



1013SR

**27 Southview Road,
Southwick, BN42 4TW**

Design and Access Statement

Design and Access Statement in support of the planning application submitted for the above-site and setting out how the proposed development responds to national and local policy, site context, design considerations and access issues.

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RIBA 

Chartered Architect


Architects Registration Board

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1.0 INTRODUCTION

1.01 PROJECT DESCRIPTION

The proposal at 27 Southview Road, Southwick seeks to introduce a series of modest and sensitively designed extensions to the existing dwelling, with the primary aim of enhancing the usability and quality of the ground floor living accommodation. The scheme has been carefully developed to ensure that the scale, massing and overall composition remain subordinate to the host property and in keeping with the established residential character of the surrounding area.

The proposed works comprise a single-storey rear extension projecting approximately 3,000mm from the original rear elevation, alongside a full-width side infill extension. The rear addition adopts a simple flat roof form, allowing for a reduced overall height and limited visual impact. Its depth and proportions have been deliberately restrained and are reflective of development parameters typically achievable under permitted development, reinforcing the modest nature of the proposal.

The side infill extension makes efficient use of underutilised space without increasing perceived bulk, and has been designed without side-facing windows to ensure that neighbouring amenity and privacy are fully preserved. In terms of appearance, materials will be selected to closely match or complement the existing dwelling, ensuring a cohesive and integrated outcome. Overall, the proposals represent a balanced and proportionate enhancement that responds appropriately to both the host property and its suburban context.



2.0 CONTEXT

2.01 SITE CONTEXT

2.02 WIDER CONTEXT

2.03 PLANNING CONTEXT & COMPARABLE
SCHEMES

2.0 CONTEXT

2.01 SITE CONTEXT

27 Southview Road is situated within a well-established residential area of Southwick, falling under the jurisdiction of Adur District Council. The surrounding street scene is characterised by a consistent pattern of dwellings predominantly comprising semi-detached and terraced properties arranged along a defined residential grain.

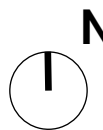
While there is a general consistency in scale and form, the area has evolved over time, with many properties having been extended or altered—particularly at ground floor level to the rear. This has resulted in a varied yet cohesive townscape, where modest domestic extensions form an established part of the character.

The application site sits comfortably within this context, benefiting from a typical plot arrangement with a private rear garden. The prevailing pattern of development is defined by buildings set back from the street, with rear gardens forming an important component of the spatial character. Overall, the site represents a conventional suburban plot, well-suited to proportionate and sensitively designed domestic extensions.

In addition the site of 27 Southview Road, benefits from a private passage (not part of the plot) which provides a break between the dwelling and the immediate neighbour to the left, thus reducing any potential impact.



Aerial View



2.0 CONTEXT

2.02 WIDER CONTEXT

This Design and Access Statement has been prepared on behalf of the applicant in support of a householder planning application relating to 27 Southview Road, Southwick. The statement should be read in conjunction with the accompanying drawings, which illustrate the nature and extent of the proposed development.

27 Southview Road is an established residential dwelling located within a defined suburban area of Southwick, falling under the jurisdiction of Adur District Council. The site forms part of a coherent residential streetscape characterised by terraced and semi-detached dwellings arranged along a regular urban grain, with properties set back from the highway and benefitting from private rear gardens.

The application property occupies a typical linear plot consistent with the surrounding pattern of development. Access is taken directly from Southview Road, with established rear garden space forming an important component of the site. The surrounding area demonstrates a consistent rhythm of built form and garden depth, contributing to a cohesive suburban character.

The wider context is defined by a pattern of incremental domestic alterations, with many properties along Southview Road and the surrounding streets having been extended at ground floor level. As such, sensitively designed rear and side extensions are an established and accepted feature of the local area.

The site does not fall within a designated Conservation Area, nor is it subject to any known heritage designations. Similarly, there are no identified statutory ecological designations or protected landscapes immediately affecting the site. The surrounding area is primarily residential in character, with local open spaces such as Southwick Recreation Ground contributing to the wider environmental setting, albeit not directly impacting the application site.

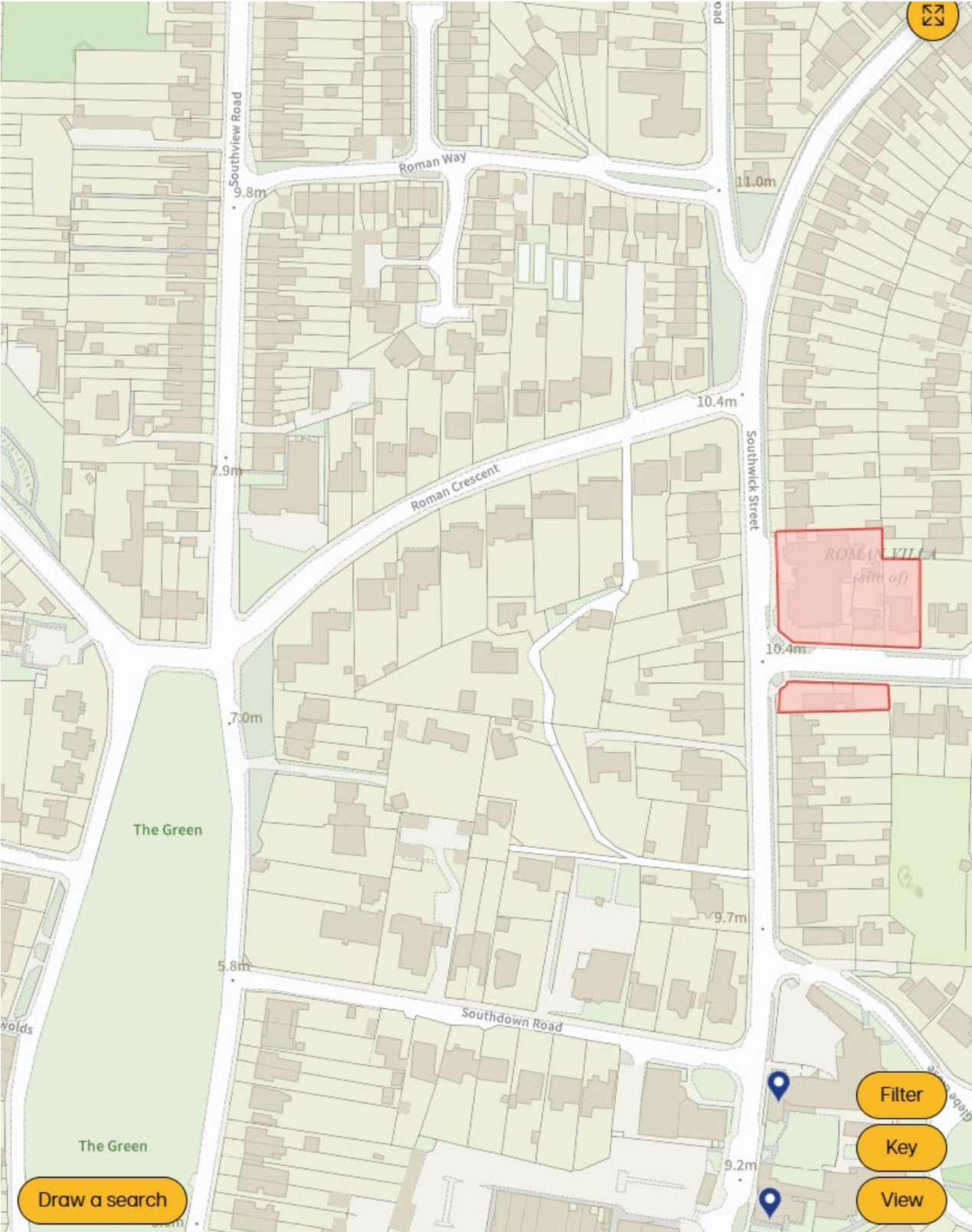
In terms of arboricultural constraints, there is no evidence to suggest that the site is directly affected by Tree Preservation Orders; however, existing boundary vegetation will be retained where possible as part of the development.

With regard to flood risk, the site is located within an area identified as Flood Zone 1 according to Environment Agency mapping, indicating a low probability of flooding. No specific archaeological designations are known to affect the site, although standard due diligence in line with local planning requirements is acknowledged.

Overall, the site is situated within a conventional suburban context with no overriding environmental or heritage constraints, making it well-suited to modest, proportionate residential extensions of the type proposed.



The Green - Conservation Area Map



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2.0 CONTEXT

2.02 WIDER CONTEXT

A review of planning history within the immediate vicinity of 27 Southview Road demonstrates a clear and established pattern of domestic extensions, particularly at ground floor level.

Notably, planning permission has been granted for a number of comparable developments along the same street, including a single-storey rear extension at No. 6 (Ref: AWDM/0639/19), a combined rear and side extension at No. 49 (Ref: AWDM/1525/22), and a single-storey side extension with alterations to the rear at No. 37 (Ref: AWDM/0880/24). In addition, further proposals for side infill development have been submitted more recently at No. 66 (Ref: AWDM/1578/24), indicating the continued evolution of built form within the area.

These permissions confirm that both rear extensions and side infill additions are well-established and accepted forms of development within Southview Road. A visual comparison between the aerial view and the formal planning record, confirms that there are number of such additions created using Permitted Development Rights.

According to the desktop research carried out and the referenced plans, the proposed development aligns with the prevailing pattern of development within the immediate context, representing a proportionate and consistent addition that reflects both approved schemes and the broader character of the area.

Relevant Applications Referenced:

- 6 Southview Road**
Reference: AWDM/0639/19
Proposal: Single-storey rear extension
Decision: Approved
Decision Date: 17 June 2019
- 37 Southview Road**
Reference: AWDM/0880/24
Proposal: Single-storey side extension + alterations to existing rear extension (incl. roof lanterns)
Decision: Approved
Decision Date: 14 August 2024
- 49 Southview Road**
Reference: AWDM/1525/22
Proposal: Rear and side single-storey extensions
Decision: Approved
Decision Date: 13 October 2022

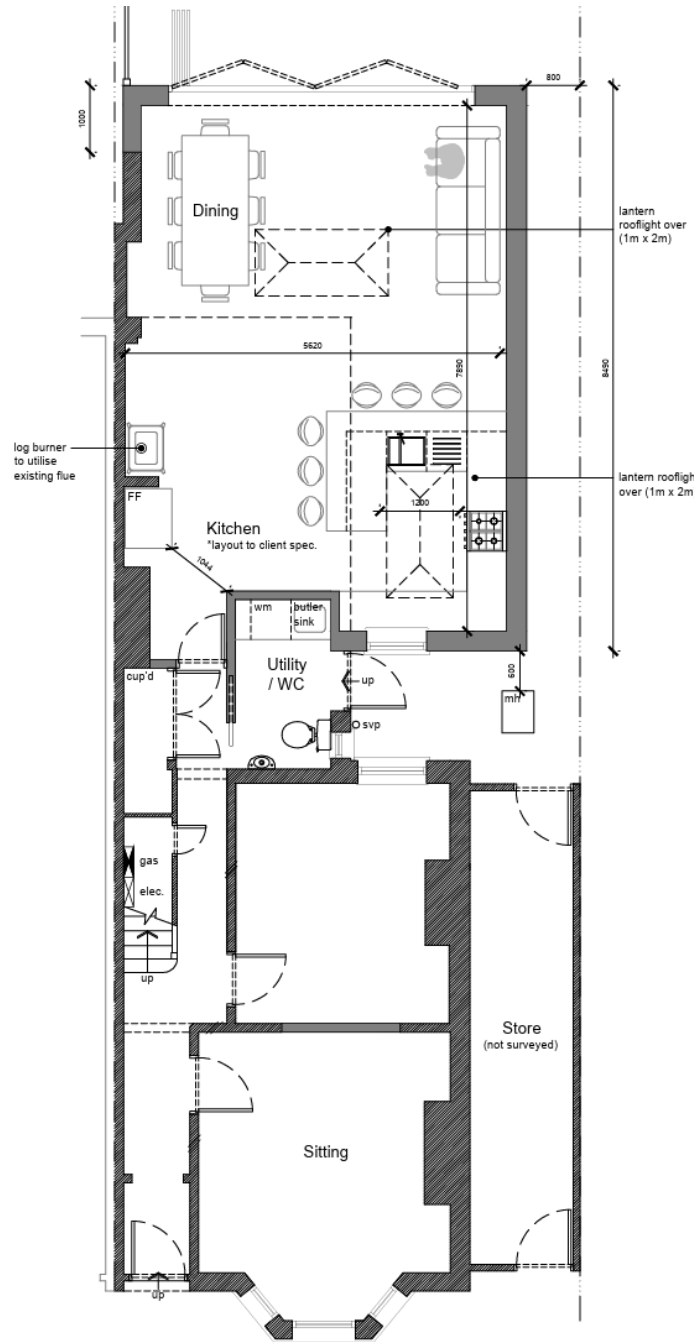
- 66 Southview Road**
Reference: AWDM/1578/24
Proposal: Single-storey side infill extension between house and boundary & rear alterations
Status: Approved

- 84 Southview Road**
Reference: AWDM/0446/21 (variation of AWDM/1821/20)
Proposal: Rear extension (amended scheme)
Decision: Approved
Decision Date: 6 May 2021

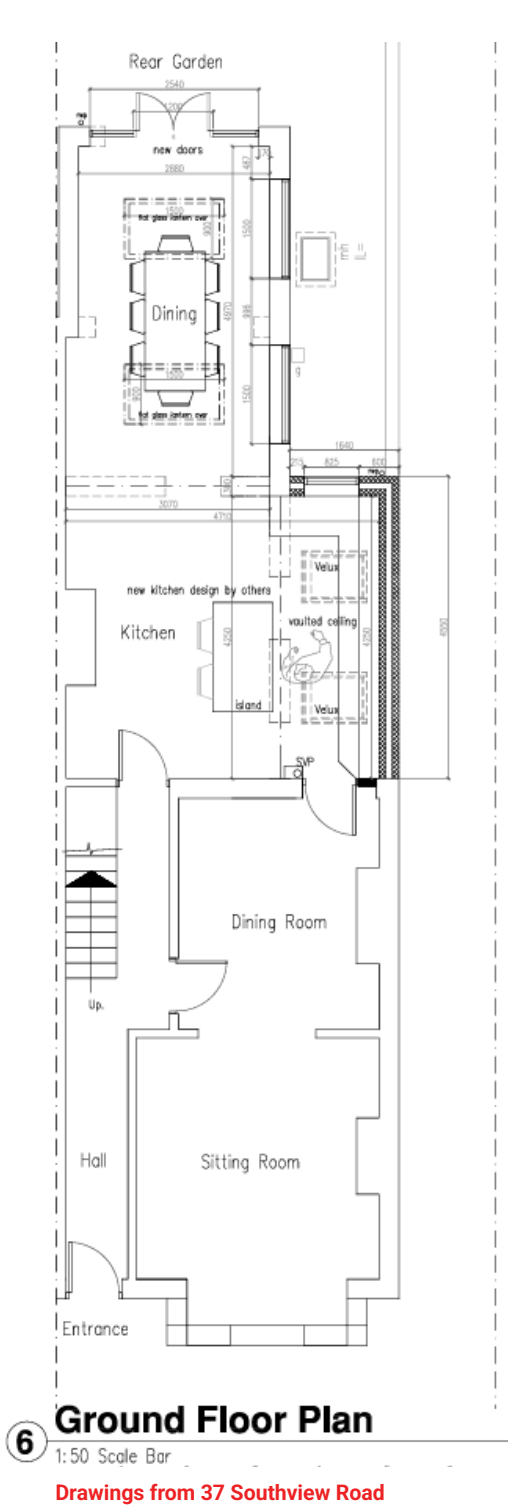
In addition the neighbouring property N25 is planning on carrying out a PD extension 3m ground floor extension which will align with the proposed works.



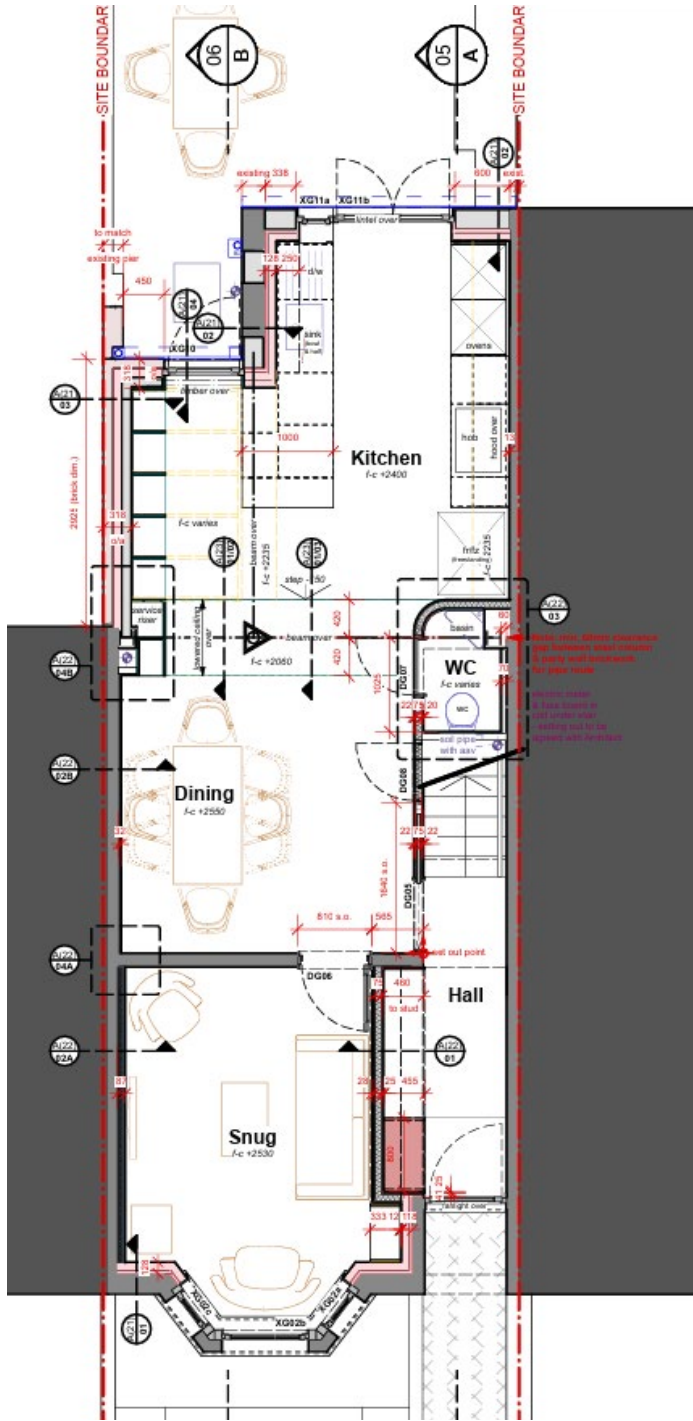
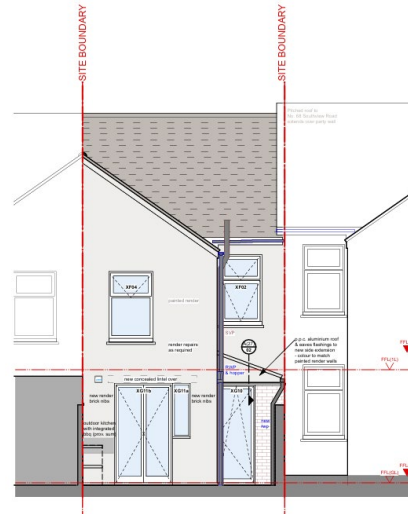
Proposed Rear Elevation (W) 1:100



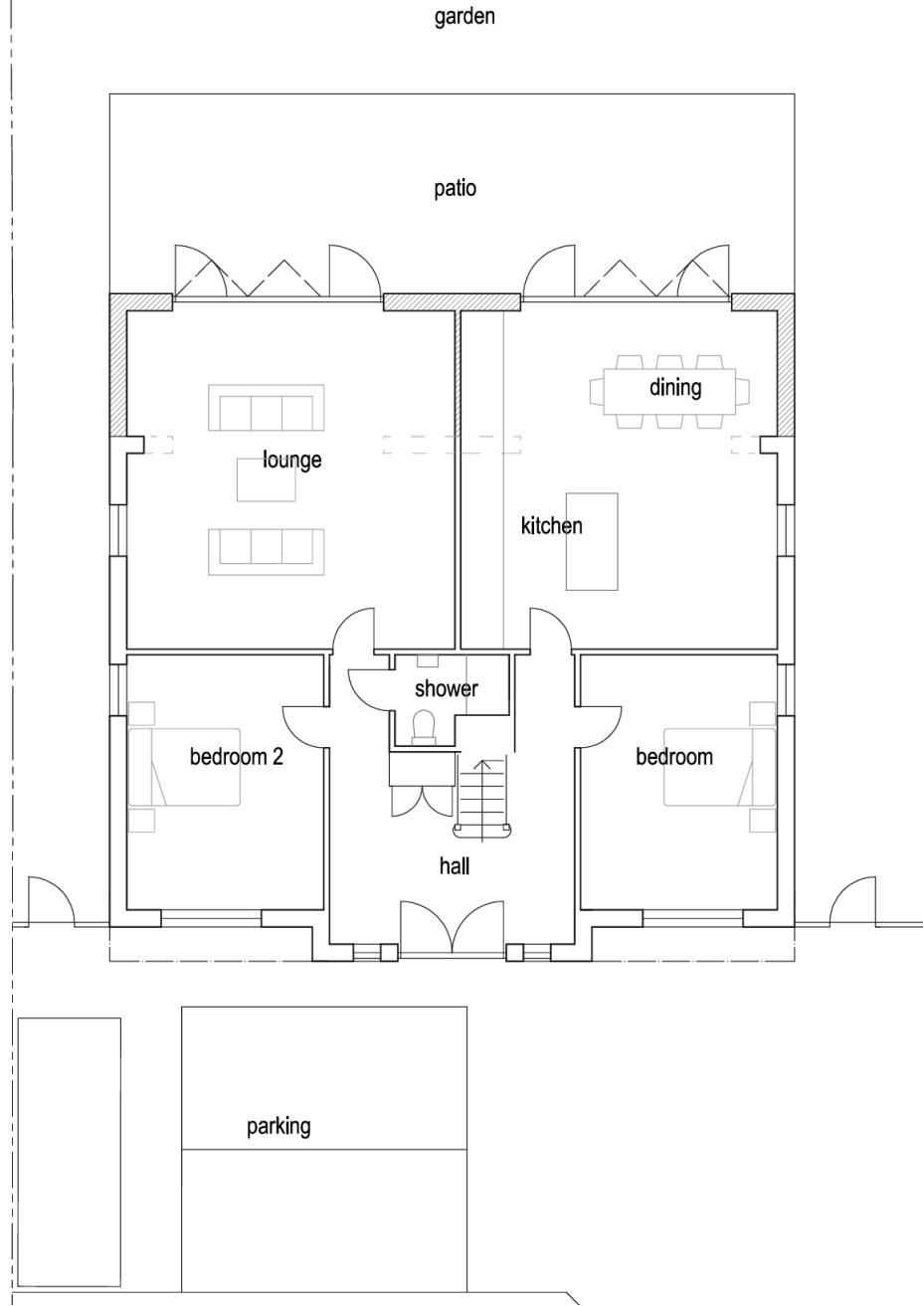
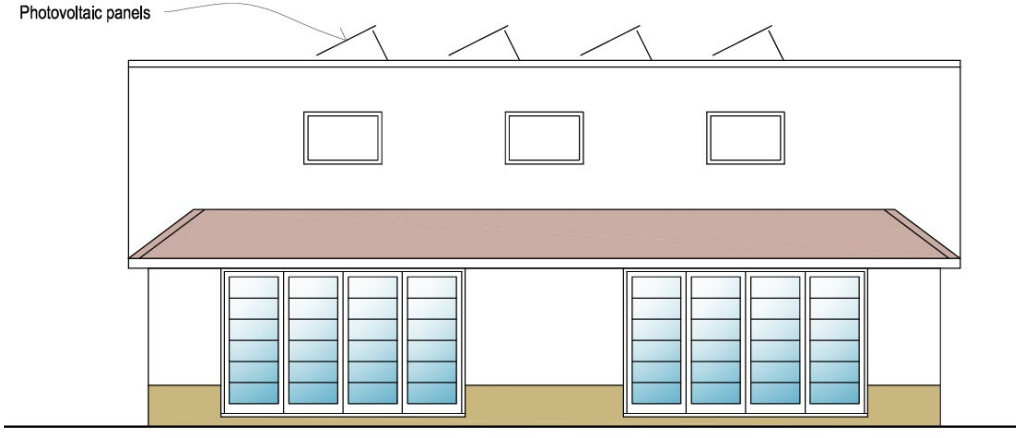
Proposed Ground Floor Plan 1:50
Drawings from 49 Southview Road



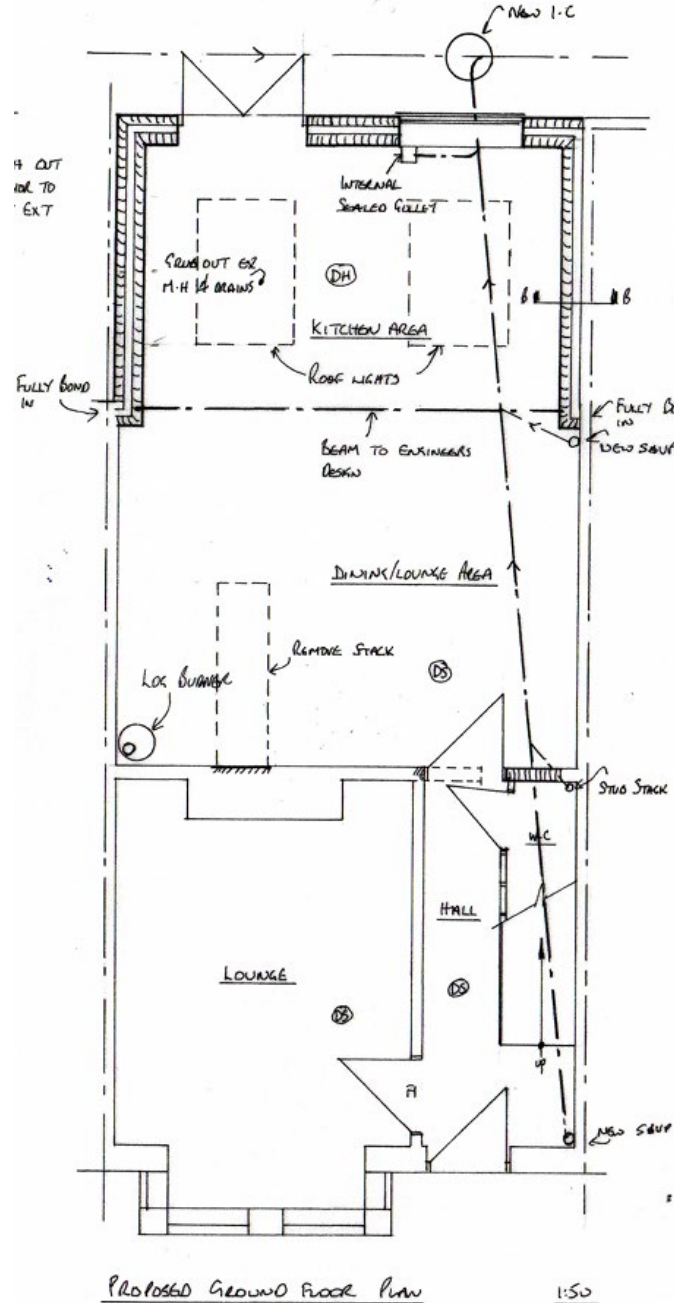
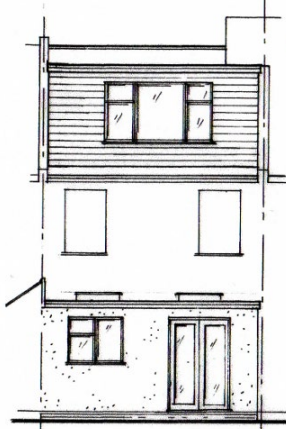
6 Ground Floor Plan
1:50 Scale Bar
Drawings from 37 Southview Road



Drawings from 66 Southview Road



Drawings from 84 Southview Road



Drawings from 6 Southview Road



3.0 DESIGN

- 3.01 DESIGN - USE
- 3.02 DESIGN - AMMOUNT
- 3.03 DESIGN - LAYOUT
- 3.04 DESIGN - SCALE & VISUAL PROMINENCE
- 3.05 DESIGN - APPEARANCE & MATERIALS
- 3.06 DESIGN - ACCESS

3.0 DESIGN

3.01 USE

The existing use at 27 Southview Road is Residential Class C3 and there are no proposed changes of use.



Aerial Overview of Development

3.0 DESIGN

3.02 AMOUNT

The existing Gross Internal Area of the property is:

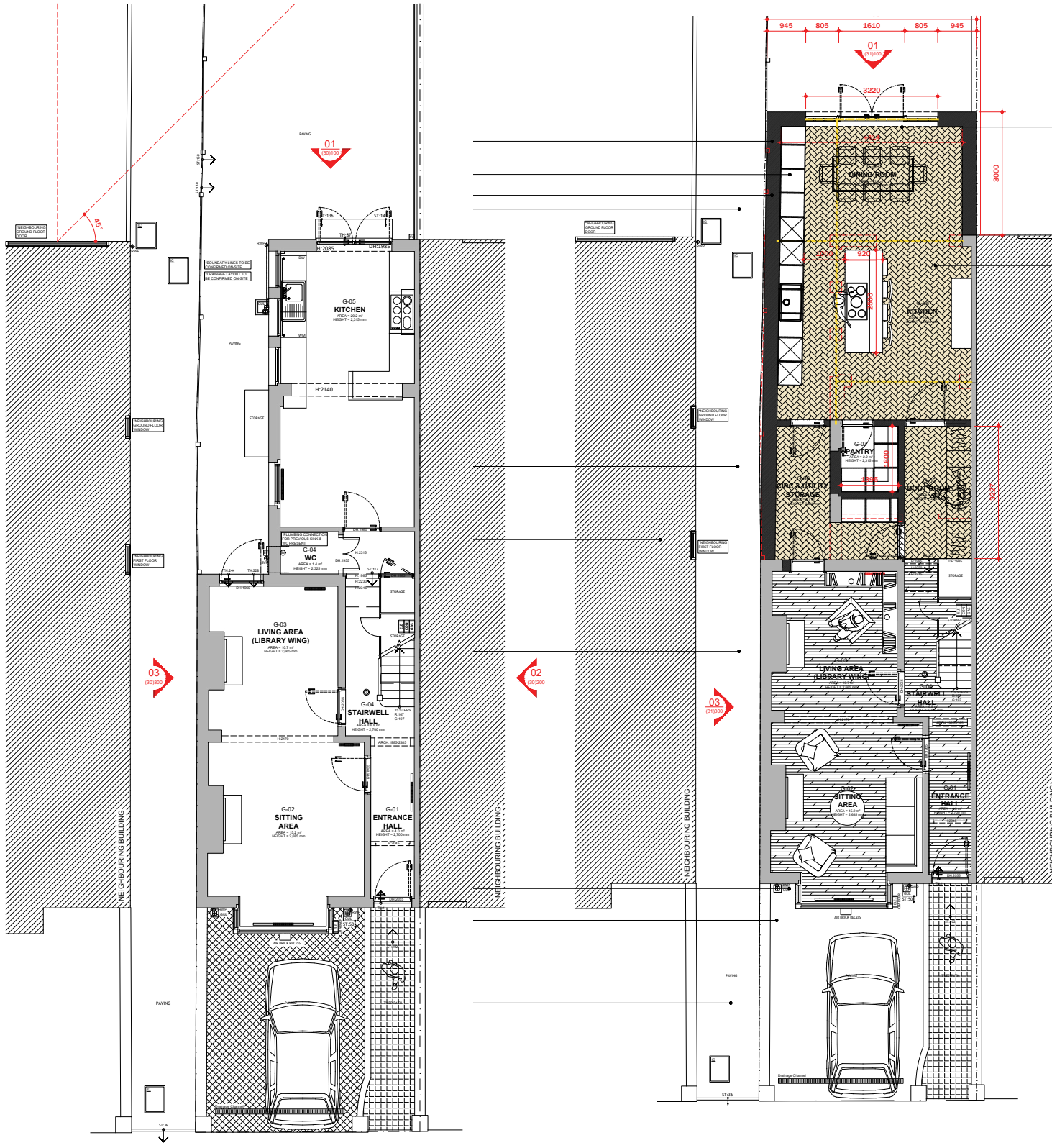
120 m²

The proposed Gross Internal Area of the property will be:

152 m²

This is an increase of 26% of GIA. The reduction of open amenity space is nearly negligible from 218 m² to 186 m². This is a decrease of 14 %.

The additional area to the property allows to maximise the potential of the house and provide modern living enabling the dwelling to be up to standard with the new modes of working from home.



Existing Floor Plans - Not to Scale

Proposed Floor Plans - Not to Scale

3.0 DESIGN

3.03 LAYOT

The proposed extension is confined to the rear of the property, maintaining the existing relationship between the dwelling and the public realm. The single-storey rear extension projects approximately 3,000mm from the original rear wall, representing a modest and proportionate addition that preserves a functional depth of private rear garden. The full-width nature of the extension has been carefully balanced to ensure that sufficient outdoor amenity space is retained.

The side infill extension utilises underused space along the flank of the property, improving the efficiency of the overall layout without extending beyond the established built envelope in a manner that would disrupt the spatial hierarchy of the plot. Its position between the main dwelling and the boundary allows for a logical and integrated expansion of the internal floor area.

Internally, the revised layout enhances the usability and flow of the ground floor accommodation, creating a more open and connected living environment with improved access to the rear garden. The reconfiguration allows for more flexible and functional spaces suited to modern living requirements, while maintaining a clear and legible arrangement throughout. The new design will form a generous kitchen space, dediacted dining area, alongside practical spaces such as utility & boot room, WC and pantry.

Overall, the layout has been carefully considered to optimise the use of available space while respecting the established plot configuration. The proposals deliver a balanced and efficient arrangement that enhances the functionality of the dwelling without compromising the character or spatial qualities of the site.



Proposed Internal Concept Views

3.0 DESIGN

3.04 DESIGN - SCALE & VISUAL PROMINENCE

The proposed development has been carefully designed to ensure that its scale, massing and visual presence remain proportionate and subordinate to the host dwelling. The extensions are limited to single-storey additions and are set out from the original rear wall of the property, with no existing ground floor extensions forming part of the baseline condition.

To the rear, the proposed extension projects approximately 3,000mm from the original elevation. This depth aligns with development parameters typically achievable under permitted development and is therefore reflective of a modest and well-established form of enlargement within a suburban context. The extension adopts a flat roof design with a parapet height of approximately 3,250mm above external ground level. This restrained height ensures that the addition remains comfortably below the main eaves line of the dwelling, significantly reducing its perceived bulk and ensuring that it does not compete visually with the primary built form.



3.0 DESIGN

3.05 APPEARANCE & MATERIALS

The proposed material palette has been carefully considered to ensure a cohesive and sympathetic relationship with the existing dwelling at 27 Southview Road. The intention is to create a seamless extension of the host property, maintaining visual continuity while introducing a subtle level of contemporary refinement.

The external walls of the proposed rear extension will be finished in brick. The chosen finish will match the existing material palette at N26 - 20. The side of the extension will be finished in render to match the existing dwelling in both tone and texture. This approach ensures that the additions read as a natural continuation of the original building, avoiding any visual fragmentation across the side elevations.

The roof coverings will be selected to match the existing tiles, maintaining consistency in colour and materiality and reinforcing the integrated appearance of the development. The flat roof to the rear extension will be concealed behind a simple parapet, providing a clean and understated finish, while the mono-pitch roof to the side infill extension will be finished in complementary materials appropriate to its form.

Fenestration will be specified as powder-coated aluminium, providing a modern, durable and low-maintenance solution. The clean lines and refined finish of the frames introduce a subtle contemporary element, enhancing the overall quality of the design without detracting from the established character of the dwelling.

Overall, the proposed materials are deliberately restrained and complementary,



Reference Image of Brick Finish - N26-20

Brick finish; Light brick to match the existing palette on site

Powder coated fenestration



Precedent Images



Series of rooflights to provide natural light in the Hall and the FF rooms

Soldier course detail

Proposed Exterior View

4.0 BIODIVERSITY

4.01 OVERVIEW

4.02 SELF ASSESSMENT REPORT

4.0 BIODIVERSITY

4.01 OVERVIEW

The proposed development at 27 Southview Road has been designed with careful consideration of the site's existing ecological conditions, ensuring that there is no adverse impact on biodiversity and that opportunities for enhancement are maintained where appropriate. The works comprise a modest single-storey rear extension (3m projection) and full-width infill within the established footprint of a residential dwelling, located within a suburban setting characterised by managed private gardens and built form.

The application site lies entirely within the defined domestic curtilage and does not extend into undeveloped or ecologically sensitive land. The existing garden will be largely retained, and the proportion of soft landscaping remains significant in relation to the overall plot size. As such, the proposal preserves the functional role of the garden as a low-level ecological resource typical of residential environments.

There are no records or indications that the site falls within or adjacent to any statutory or non-statutory ecological designations, such as Sites of Special Scientific Interest (SSSI) or local wildlife sites. A review of available environmental mapping suggests that the site is not located within a designated biodiversity corridor or area of heightened ecological value. The surrounding urban context further supports the conclusion that the site is of relatively low ecological sensitivity.

No protected trees are proposed to be removed as part of the development, and existing boundary treatments and vegetation will be retained where feasible. The scale and siting of the extension ensure that there is no significant loss of habitat, and no features likely to support protected species—such as mature trees with roosting potential or undisturbed structures—are affected by the proposals.

In accordance with the provisions of the Environment Act 2021, developments are expected to deliver measurable biodiversity improvements where applicable. However, given the small scale and domestic nature of the proposal, it is considered exempt from mandatory Biodiversity Net Gain requirements. Nonetheless, the scheme adopts a precautionary and responsible approach to ecological matters.

Opportunities for proportionate biodiversity enhancements could be incorporated into the development, in line with best practice guidance and local policy aspirations set by Adur District Council. These may include the installation of integrated bird or bat boxes within the fabric of the building, the use of native or pollinator-friendly planting within retained garden areas, and the enhancement of boundary planting to support local wildlife. Such measures would provide a net positive contribution to biodiversity at a local level without compromising the usability of the site.

Overall, the proposal is considered to comply with national and local planning policy objectives relating to biodiversity conservation and enhancement, ensuring that the development integrates sensitively within its environmental context while offering the potential for modest ecological gains.



Biodiversity Enhancements - Bee & Swift Bricks and local wildlife planting



Wildlife Assessment Check - Summary Report	
Site location: • Postcode (nearest): BN42 4TW • Grid reference: TQ242058	
Type of development project: • Householder building projects	
The Local Environmental Records Centre (LERC) is: Sussex Biodiversity Record Centre	The Local Planning Authority is: Adur District Council

Output from the Wildlife Assessment Check, including whether input from a suitably qualified ecologist is required and the species or species group surveys that may be necessary:
Based on the information you have provided, it is unlikely that you will need to consult an ecologist concerning this development project.
Precautionary advice for birds <i>Birds are legally protected during the breeding season and need to be considered in respect of any impact from the proposed work. Work must take place outside the optimum breeding season (March to August inclusive), unless it can be confirmed there are no breeding birds in the proposed work area.</i>

Section 1: Protected and Priority Species results
Types of works being carried out and habitats present nearby (options selected): • Works to alter or enlarge a house and/or listed building ◦ Involves external features such as weatherboarding, hanging tiles, fascia boards or soffit boxes ◦ Affects cavity walls • No woodland, trees, hedgerows, watercourses or waterbodies present within 200m of the proposed works
The applicant is aware of Protected and/or Priority species being present within or adjacent to the development site: • No



Section 2: Statutory Designated Sites results
International/European sites • This proposed development project does not lie within any international/European designated sites. • There are no international/European designated sites within 50m of this proposed development project.
National sites • This proposed development project does not lie within any nationally designated sites. • There are no nationally designated sites within 50m of this proposed development project.
Local Nature Reserves • This proposed development project does not lie within any Local Nature Reserves. • There are no Local Nature Reserves within 50m of this proposed development project.

Section 3: Local Wildlife Sites (locally designated sites of importance for biodiversity and nature conservation)
There may be non-statutory Local Wildlife Sites (also known as Sites of Importance for Nature Conservation, County Wildlife Sites etc) that should be considered as part of this proposed development project as they receive protection through the planning system. This tool does not hold information on Local Wildlife Sites so separate advice should be sought.
If your development proposal is within or adjacent to a Local Wildlife Site, the Local Planning Authority may require an ecological assessment to be undertaken by a professional ecologist.

Biodiversity Net Gain in England
Biodiversity Net Gain (BNG) is an approach to development that leaves biodiversity in a measurably better state than before and is mandatory for major developments and from 2nd April 2024 for small sites: https://www.gov.uk/guidance/understanding-biodiversity-net-gain
Additional guidance on this approach can be found here: https://cieem.net/i-am/current-projects/biodiversity-net-gain/

5. SUSTAINABILITY

Approach Overview

Sustainability is a fundamental consideration in all construction projects, as the built environment is one of the largest contributors to carbon emissions. The design proposal should therefore aim to enhance the energy efficiency of the existing property. This begins with understanding the building's current performance and identifying where energy is being lost.

Typically, around 25% of a building's heat loss occurs through the roof, with significant additional losses through uninsulated walls, floors, and glazing. The first step in improving energy performance should focus on addressing these areas. Insulation can be added between or beneath existing roof rafters, cavity walls can be filled or lined internally, and ground floors can be insulated either below the floor joists or directly onto the slab. Existing windows should also be reviewed and, where necessary, replaced with high-performance, double-glazed units to improve thermal efficiency.

Studio Grit Architects is committed to proposing the most sustainable and responsible approach to each project. Key considerations include:

Fabric First – New Construction

All new construction should aim to exceed minimum building regulation standards by prioritising high levels of insulation, airtightness, and the use of high-performing materials. Good detailing at junctions and interfaces is essential to prevent thermal bridging and ensure long-term efficiency.

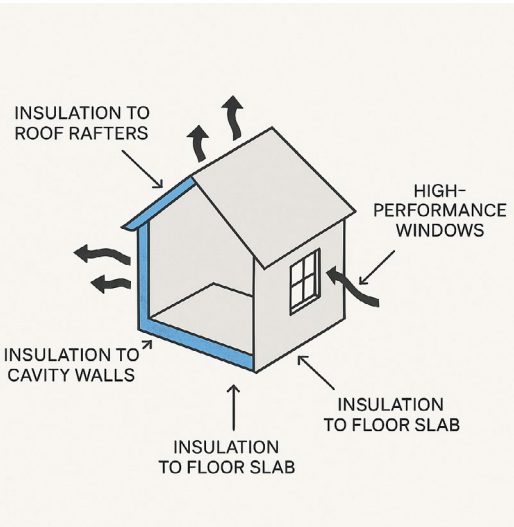
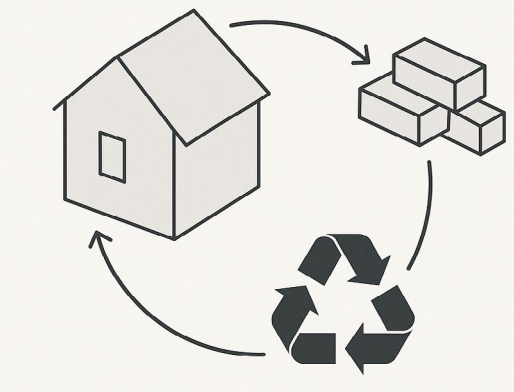
Fabric First – Retrofit

For existing buildings, opportunities to upgrade insulation within the walls, roof, and floor should be explored. The condition and performance of existing windows should be reviewed, and airtightness improvements considered. A thorough understanding of the building's current energy performance is crucial before implementing changes, ensuring that interventions are both effective and appropriate to the building's fabric.

Current Services

Outdated systems such as boilers, heating controls, and lighting should be replaced with modern, energy-efficient alternatives. These upgrades can make an immediate and measurable difference to the property's overall performance.

CONSTRUCTION RE-USE • RE-DUCE RE-CYCLE



6.0 CONCLUSION

The proposed development at 27 Southview Road represents a coherent and well-considered enhancement of the existing dwelling. The scheme has been designed to remain proportionate and subordinate, preserving the established character of Southview Road while safeguarding neighbouring amenity through careful control of scale, height and massing. The single-storey rear and side infill extensions adopt restrained forms, with roof profiles and overall heights deliberately limited to reduce visual prominence and ensure a comfortable relationship with adjoining properties.

We trust that the information provided demonstrates a clear, proportionate and policy-led approach, and we look forward to constructive feedback to inform the forthcoming planning application.application.



