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DESIGN AND ACCESS STATEMENT
12 MILTON DRIVE SOUTHWICK WEST SUSSEX BN42 4NE

SINGLE STOREY REAR EXTENSION TO ENLARGE KITCHEN WITH PITCHED ROOF AND ROOF CONVERSION

1.0 USE

The house is presently a three bedroom semi detached bungalow with a front garden and a long rear garden.





2.0 AMOUNT

The existing house has a total floor area of 80m2 and the proposed new ground floor area will be 96m2 and another 36.5m2 in the roof.

3.0 LAYOUT

The existing layout has living room and kitchen at the rear of the house the bedrooms at the front and bathroom to the side. The kitchen presently has a limited view of the garden and is dark as there is a coal shed in front of the kitchen. The proposed layout will open up and increase the size of the kitchen with French doors opening onto the garden. The pitched roof will be used to let more light into the new dining area. The new staircase to the first floor will be positioned in the airing cupboard to allow the small bedroom still to be used as a study. The roof will be converted to form one room with an ensuite shower room, there will be no dormer as the windows will follow the shape of the roof.

4.0 SCALE

The size of the ground floor extension will be in keeping with the size of the house and garden and will not affect the neighbours on the north as it is within the 45 degree line. The neighbours on the south already have a large conservatory which is built close to the boundary line.


Neighbour to north of property


Neighbour to south of property

5.0 LANDSCAPING

The existing garden is overgrown and my client is presently landscaping the garden with new plants, lawn and shrubs. They also intend to recycle the rainwater and will be storing water for use in the garden.

6.0 APPEARANCE

The existing house has brick elevations with pitched roof with plain tiles. The new extension will be brick to match with brick arches over the French doors where appropriate. The pitched roof will match the existing roof with plain tiles. The French doors will be white upvc to match existing doors and windows.

7.0 LIFETIME HOMES/ACCESS

The house will have a larger area of accessible accommodation at ground floor level as opening up the layout will allow easier access for wheelchair users and furniture.

8.0 SUSTAINABILITY

The new building fabric will incorporate sound and thermal insulation and will improve the heat loss from the back of the house. My client also hope to install a grey water recycling system to use for the washing machine and flush the toilets.

9.0 SUMMARY

We have tried to keep the extension in keeping with the existing bungalow by using similar details. My client wishes to improve the look of the back of the house while at the same time providing a better internal living space with views and better use of the garden.