Design & Access Statement- Rev A

Project: **Proposed first floor side extension over existing garage including new dormer windows to both front and rear elevations.**

Site Location: **18 Silverdale Drive, Sompting, Lancing, BN15 9SB**

Date: **August 2019**

1.0 Use

1.01- The existing property is a detached bungalow which is located on Silverdale Drive

1.02- The property is an original example of a 1950's detached bungalow.

1.03- The property has in the past had the following extensions:

- Loft conversion including front and rear dormers
- Single storey ground floor garage/ kitchen extension

2.0 Background History and Context to the Site

2.1 The applicants are the current owners of the site and are currently living in the house. A Certificate of Ownership 'A' has been used in this planning application.

3.0 Amount

3.01- Our proposal includes the following-

1. Proposed new first floor extension over existing garage
2. Remove front dormer and replace with three smaller dormers
3. Extend the existing rear dormer across new extension.

3.02 Accommodation

The following breakdown lists additional gross internal floor areas.
Gross Internal Floor Areas

Accommodation	Area (m2)
Proposed first floor extension	20
Building Totals:	**20**

4.01- The property will maintain the existing footprint within the plot and will be accessed in the same way as the existing property.

4.02 The increase to the footprint allows for the remodeling of the existing first area to increase the size of the master bedroom and provide a new en-suite.

5.0 Scale

5.01- See drawing AL-200 for size and mass of new extension

5.02 Our aims for the proposed design are-

- Create an extension that is sympathetic to the existing building form and style.

- Carefully consider the mass and design so that it is respectful to that of the existing dwelling and surrounding houses.

- Choose materials that are respectful to the character of the existing and adjacent dwellings.

- Consider the positioning of windows so that they are respectful to the amenity of neighbouring houses. We have made the side window obscured.

6.0 Landscape

6.01- We are not intending any change to the front of the property.

7.0 Appearance

7.01- Windows All new doors will be Upvc casement (white) window to match existing.

7.02- Roofs – Clay tiles to match existing house

7.03- Walls – New rendered finish to new and existing walls

7.05- Walls to existing and proposed dormers – New composite timber cladding.

7.06- New rainwater goods- Upvc to match existing

8.0 Access

8.01- **Site Access, Refuse and Drainage**

8.01 - Vehicular access onto site will remain as existing

8.02 - Refuse bins are located in the existing drive and are collected weekly.

8.03 - Existing foul drain via existing manhole inspection chamber connected to the existing foul sewer system. Surface water drainages via soakways