Claire Haigh
Associates Ltd

9 Kenton Road Hove East Sussex BN3 4PG

telephone: 01273 298217

e-mail: info@clairehaigharchitects.co.uk
website: www.clairehaigharchitects.co.uk

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DESIGN AND ACCESS STATEMENT FOR 2A ADUR AVENUE SHOREHAM

SINGLE STOREY AND FIRST FLOOR FRONT EXTENSION, FRONT DORMER AND ENLARGEMENT OF REAR DORMER

1.0 USE

The property is a detached house in Shoreham and is on a corner site with a large under used front garden. We would like to make better use of this front garden providing an off road parking space with an orangery and an extra bedroom upstairs by extending over the single storey front room. We submitted a pre-application query in December and discussed our proposals with Eve Hearsey on 7 February 2017. She advised us that the front first floor gable and new front dormer was acceptable as long as the timber detailing and overall ridge height was not increased. The orangery would improve the plain front elevation to Erringham road and the street impact of this would be assessed on site. The enlargement of the rear dormer was not considered to have an impact on the street scene. The driveway will be next to the neighbours drive.





Existing plain front elevation on Erringham road and view from neighbours house







Front door and single storey front room

2.0 AMOUNT
The existing house area will be increased by 30m2.

3.0 LAYOUT
The new layout will provide upstairs an extra bedroom and shower room with wc and an orangery downstairs.

4.0 SCALE
The scale of the extension is in keeping with the street scene.

5.0 LANDSCAPING
The driveway will be of permeable material to allow the rain water to free drain through the drive.





6.0 APPEARANCE
The design will enhance the style of the main house which has some great art deco features. The existing house is white render with timber windows and a concrete tiled roof. The new extension will have timber windows and doors and rendered walls with a parapet roof with hidden GRP flat roof and frameless glass rooflight.

7.0 LIFETIME HOMES/ACCESS/SUSTAINABILITY
The new extensions will be warm well insulated additions to the house.