JESSEY MASON
ASSOCIATES

Design & Access Statement

Address: 343 Upper Shoreham Road, Shoreham, BN43 5NB

Use
The existing building is a detached residential dwelling with an existing single-storey extension to the rear and side.

The proposal is to extend the first floor to the same length as the existing extension. This will provide an additional master bedroom, ensuite and wardrobe, to provide a property in more proportion to the ground floor footprint and to the size of the plot.

Amount
The additional footprint of the first floor would be 31.50 sqm.

The proposal is utilising the existing ground floor footprint. We have looked to keep the proposal away from either side boundary to ensure that the proposal has no effect on either adjacent property.

Layout
The proposed first floor extension is positioned to the rear of the property, facing South and sits directly on top of the existing ground floor extension.

The existing extension has been designed to be recessed from the original side of the property to show that the proposal is subservient to the original house and this will be the same with the first floor. The proposed roof will be an extension of the existing, at the same height and diameters.

Scale
The design has been considered to minimise the impact of the appearance from both side elevations. On both sides, the design of the proposed is to best match that of the existing in terms of window style, roof design and materiality. However, on the rear elevation the style will be modern, with more contemporary windows to match the existing ground floor extension.

Overlooking has been considered. The proposed will not protrude into the rear garden any more than the existing ground floor extension. The rear of the neighbouring house (right when facing from street) protrudes further than the proposed and has no windows on the side elevation, so blocking of sun light would not be an issue.

Landscaping
N/A

Appearance
The materials used for the proposed works will be in keeping with the existing house. The window styles and materials will match with the other windows on each of the elevations. The roof of the proposed will be an extension of the existing.

Access
The access to the main property is to remain as existing.