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ALCOVE architecture

Design & Access Statement

4 Hawkins Crescent, Shoreham
19111

Rev	Amendments	By	Date
-	First Issue	JE	12/07/19
A	Second Planning Application	JE	27/04/22



4 Hawkins Crescent
Shoreham
Design and Access Statement

April 22
Revision A
JE

Hawkins Crescent is a residential road that lies to the south of the A27 elevated on higher ground looking over Shoreham to the south

Number 4 is a semi detached bungalow on the southern side and this application proposes a rear single storey extension alongside a roof space conversion to provide improved and additional accommodation with some internal reconfiguration

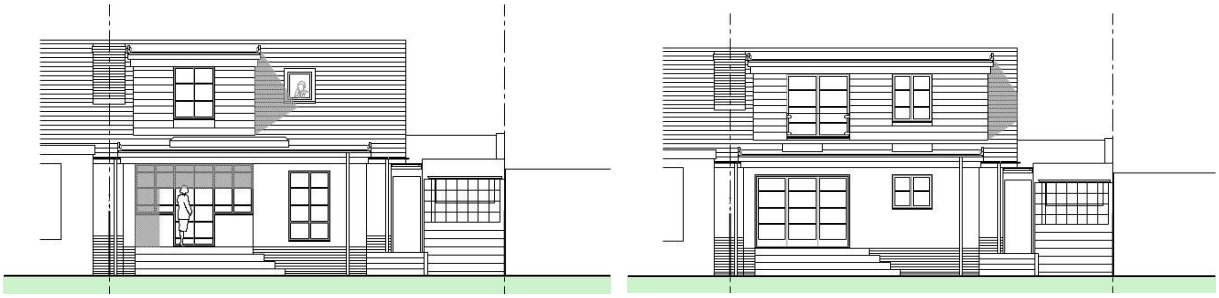
Planning Statement

A previous planning application ref AWDM/1112/19 was granted Planning Permission on 29th August 2019 for a similar scheme.

However, since receiving permission the applicant's circumstance has changed and they now need more space for the sleeping accommodation within the roof space.

Therefore, the rear dormer will be made wider to account for this requirement with some fenestration changes along the southern (rear) elevation. The northern (front) elevation remains as original approved design and one window is removed from the eastern (side) elevation.

Internally there are some reconfigurations to suit.



Rear elevation comparison: Permitted scheme (left) and new application (right)

Principal Planning Officer, Peter Barnett confirmed in his email dated 25th April that, *"I consider that, as the rear dormer is increasing in size, a new application is required rather than a non material amendment"*

Hence this new application is submitted for consideration and this document further explains the proposed amendments.

Use

The use of the land will remain unchanged as family living.



There are numerous extensions and roof space conversions in the vicinity of the application site
(Image courtesy of Google)

Amount

Spread over the single floor the existing home contains two Bedrooms to the front with a Living Room and Kitchen to the rear separated from the garden by a full width Conservatory. To the side a bathroom and separate WC look over the garage which although attached, cannot be accessed from within the house.

The applicant has recently purchased the home with a view to modernising the inside but increase and rationalise the accommodation. They have an expanding family and intend to provide a more fluid ground floor for living, which focuses on the garden and views to the south, whilst providing a double bedroom, twin bedroom and second bathroom within the extended roof space.

Thus the alterations will increase the number of bedrooms from two to four.

Layout

The original approved layout at ground floor largely remains as intended but by rotating the stair location by 90 degrees, enables the two bedrooms to either side of the home within the roofspace, with the second bathroom again occupying the hip to gable end extension.

However, the need for a larger kitchen necessitates some changes to the rear elevation to accommodate worktop under the southern window and an eastern window, proposed in the approved design is removed to further provide wall units.

Appearance

The existing conservatory provides clear views to the south but is poorly constructed with low headroom and separates the home from the garden. It will be demolished to make way for a flat roof single storey element which will have a smooth render finish with Crittal style fenestration that provides minimal sections, thus reducing the impact on the view and emulating an art deco theme.



New extensions will retain and maximise views whilst complementing the neighbouring extensions along the street

A new dormer, containing the largest bedroom, will be located with a feature Juliet Balcony window that relates to the bifold door at ground, and a second window that is centred on the kitchen wndow below.

To the front elevation a dormer will be centred on the existing front door but with a window style to match others along the street aspect and to the side, the render will extend into the new gable end with a central window with obscured glass containing the second bathroom. Both dormers will be clad in through colour weatherboard to enhance the overall feel to the home.

Access

Current access to the home is via driveway which will be retained as existing.

Although the proposed extension does not affect the existing access arrangements to the family home, once inside, the more fluid plan improves accessibility and the bifold door enables improved outside living.

The existing yard is no longer the prime access route to the garden but does enable a direct route to the Utility room and Garage which is more relevant to these uses.

Hawkins Crescent is a reasonably quiet road so on street parking is available. However, as noted above the existing driveway is retained for off street parking and access to the garage where a further vehicle can be stored, along with cycles.

Refuse and recycling arrangements will be the same as existing with storage of bins provided beside the garage.