Claire Haigh Associates Ltd
9 Kenton Road Hove East Sussex BN3 4PG
telephone: 01273 298217
e-mail: info@clairehaighharchitects.co.uk
website: www.clairehaighharchitects.co.uk

ADUR & WORTHING
PLANNING SERVICES
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DESIGN AND ACCESS STATEMENT
4 PHOENIX CRESCENT SOUTHWICK

FIRST FLOOR SIDE AND REAR EXTENSION ABOVE EXISTING GROUND FLOOR EXTENSION

1.0 USE

The existing property is a semi-detached house with a single storey side extension behind the original garage which has been converted into a room, there is also a rear kitchen extension and rear conservatory. The house is located in a crescent with three other pairs of semis some of which have already had two storey side extensions. Most of the houses have garages at the side of them. My client would like to build above his ground floor original garage and side extension and rear kitchen extension. We discussed planning policy and I advised him to set the first floor extension back from the road. We have also stepped the new roof down from the main ridge of the original house to allow the pair of semis to retain their original aesthetics and to make the first floor extension appear subservient. The house is quite hidden from the road as can be seen from the street scene pictures below. At the back of the house the conservatory will be rebuilt and the first floor extension will continue over the ground floor extension. The footprint of the house will only be increased slightly behind the existing kitchen. The rear elevation of the house will have a more balanced appearance. The extension will allow the internal layout to be reorganised giving a better shape to the kitchen and a separate utility room with side access. Above two new bedrooms will be created and the existing family bathroom will be enlarged. A new shower room will be added to service the two new bedrooms.



Front of 4 Phoenix Crescent with garage converted to room at side.



5 Phoenix Crescent with 4 hidden from street



7 and 6 Phoenix crescent



11 and 10 Phoenix Crescent with two storey side extensions

2.0 AMOUNT
The new extension will have 32m2 of extra floor area.

3.0 LAYOUT
The new layout will provide an open plan kitchen dining room linked directly to the conservatory with a utility room with a back door. Upstairs the family bathroom will be enlarged, and the two new bedrooms will have a shower room.

4.0 SCALE
The scale of the extension is to the side of the house largely over an existing footprint and so will have minimum impact.

5.0 LANDSCAPING
The garden will not be affected by the works.

6.0 APPEARANCE
The existing house has brickwork, tile hanging and a concrete plain tiled roof. The new first floor extension will be brickwork to match the existing with a tiled roof. The new doors will be white UPVC as will the windows to match the others in the house.

7.0 LIFETIME HOMES/ACCESS/SUSTAINABILITY
The new kitchen family room will be a large room suitable for disabled access if required. There is already an existing downstairs shower room and the larger family bathroom and additional shower room will increase the suitability of this house for a lifetime home. The materials used to build the new extension will create an energy efficient new extension.

8.0 SUMMARY
The impact on the street scene will be minimal and is line with current planning policy and the two storey element at the back of the house is kept well away from the boundaries.