DESIGN and ACCESS STATEMENT

Proposed Single Storey Extension to existing Residential Dwelling

5 Spinnals Grove, Southwick, Brighton BN42 4DU.

This Design and Access Statement accompanies the Planning Application for the erection of a single storey rear / side wraparound extension to a single detached residential dwelling.

Context

The site is located in a small residential cul de sac within a residential built up area.

The site is bounded to the south and north by a timber fence and a brick wall to the west, which abuts a public highway.

The site is located centrally on the western side of Spinnals Grove which is a small development of 12 detached houses constructed in the mid 1980's in a mock Tudor style with brickwork ground floor external walls and render upper floors with dark stained timber 'framing', The pitched roof is plain clay tiled.

The frontages serving the individual properties are generally open with small front gardens and drives serving integral or attached single garages.

The site is accessed via the road to the cul de sac, which also serves the remaining 11 houses.

Site Location

The site is located to the south west of the conurbation of Southwick between Shoreham by Sea to the west and Fishersgate to the east.

Topography

Level and self-contained.

Ecology

The proposed site is located entirely within the curtilage of an existing dwelling.
An ecology report is not deemed necessary for this application.

Arboricultural

The proposed site is located entirely within the curtilage of an existing dwelling.
There are no trees within the site of the existing dwelling and an arboriculture report is not deemed necessary for this application.

There is a single tree located within the grounds of the adjacent property to the south which is thought to be a sycamore and is thought to be under the protection of a TPO. Evidence of this is hearsay only as records have not been produced to confirm this.
The rear extension extends to the fringes of the spread of the sycamore tree and it is proposed to design foundations to avoid encroachment into the spread of the tree and its notional root protection area. The foundations will be of a pad and beam type with the corner of the extension under the canopy being cantilevered and fully supported from outside of the root protection area.

Design Principles

1. The extension will be single storey and provide a kitchen and family dining room.
2. The development would not cause (or create any): overlooking of existing residential properties, overshadowing, loss of privacy or cause an overbearing presence.
3. The outlook from the extension will be entirely into the rear garden of the host dwelling.
4. The proposed use of burnet larch cladding will compliment the existing dark stained timber framing of the existing dwelling and adjacent properties.

Design Solution

The design of the extension is contemporary and the scale of the development as a single storey extension is similar in scale to the rear extension recently added to the immediate and adjacent neighbouring property to the north of the site. The scale is entirely residential.

The timber framed construction and dark timber cladding materials offer a modern contemporary lightweight solution whilst respecting the existing materials and finishes of the host dwelling. The timber construction will allow for simple pad and beam foundations reducing the impact upon the existing ground conditions.

Sustainability and Energy Efficiency

The design proposals for the proposed extension will utilise:

The fabric first approach, maximising energy efficiency, with high U-values and low air permeability.

Energy efficient lighting shall be installed throughout.

To minimise the embodied energy of the dwellings the materials selection has been considered to maximise the selection of materials with low embodied energy that score highly in the BRE Green Guide for Building Specification. The majority of the materials will achieve an A+ and A rating and the windows shall score an A-D rating.

Landscaping

A notional landscaping plan is indicated on the scheme drawings.
Further development of the scheme design will be fulfilled through a specific landscape condition, if deemed necessary.

Flood Risk Assessment

The site is located entirely within Flood Zone 1.

Development classification: Residential development is classified as “More Vulnerable” as defined in Table 2 of the Technical Guidance to the National Planning Policy Framework.
Relevant Historic Flood Risk Assessment: None available.
Sequential Test: A classification of flood zone 1 can be made and as such the Sequential Test can be passed.
Exception Test: As flood zone 1 the Exception Test does not apply.