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Design & Access Statement

Proposed single storey
rear extension to:

15 Howard Road
Arundel
BN18 9EL

Job Ref MC/054

Introduction

This statement has been prepared in support for the construction of a single storey rear extension to 15 Howard Road, Arundel

Requirements.

Mr Roberts & Ms Hardie recently purchased the above property and have been residing there for some two months. The condition of the property is jaded and in need of refurbishment, and they have begun the process of carrying out the necessary improvements which will enable them to create a family home to suit their future requirements. To facilitate that, they have recognized that there will be a need for increased living space within the property and feel that the construction of a single storey extension to the rear will satisfy this requirement.

Proposal.

The external walls of the rear extension will be timber framed construction with a fibre-cement board externally above DPC level, Colour to be a light blue-grey. The long-lasting durable colour coating requires no repainting for many years, so provides low maintenance requirements and a contrast to the existing face brickwork. Below DPC will be facing brickwork to match existing.

The roof will be a built up felt, warm roof construction as shown with Velux flat style roof lights over, to create a more light & open feel.

Doors will be uPVC. The rear elevation (North East) will be fitted with a two French doors to further increase the amount of natural daylight into the main living areas & kitchen, also allowing easy access into the rear garden via a raised treated timber decking system.

Internally, the wall between the existing kitchen and dining room will be removed to create a large open plan kitchen and living area in which they feel that they would be spending the large majority of their time. At the same time, they will take the opportunity to create a ground floor cloak room providing toilet facilities at that level.

Fascia's, soffits, & rainwater goods will be uPVC to match existing, with the surface water discharging into existing within the confines of the site.

Similarly foul water from the new kitchen will also discharge into existing with the confines of the site.

Site & Surroundings

The existing house & gardens stand within an established residential area of Arundel in a row of semi-detached privately owned properties. (See appendix photos)

The house is largely of facing brickwork. The existing roof is pitched with a flat canopy over the front entrance. The windows are uPVC to the front & rear. The front of the property is laid to lawn at present, although works were being carried out to provide off road parking at time of writing. The rear garden is laid mainly to lawn. The existing footpath to the side will be extended to suit the position of the new extension with all landscaping and fencing to boundaries at the rear and the sides of the property to remain as is.

Planning History

A search was carried out on the Local Authority database which shows no appreciable works having been carried out at the property.

Appendix Photos

1: General view of front (South West) of property



2: View of side/rear corner of property



3: View of rear (North East) of property



4. View of rear (North East) of property

