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Operating throughout the UK
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Design and Access Statement

for

**34 Regis Avenue
Aldwick Bay Estate
Aldwick, West Sussex
PO21 4HJ**

prepared for

**Mr D Reynolds
34 Regis Avenue
Aldwick Bay Estate, Aldwick
West Sussex PO21 4HJ**

Ref: AW/MJ/2814A
Date: September 2012

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1. **Introduction**

This is a design and access statement that has been produced in accordance with the Government Guidelines contained within the document titled "Design and Access Statement How to write, read and use them" produced by CABI and dated 2006.

2. **Assessment of Physical Context**

Regis Avenue is situated on the outskirts of Aldwick and close to the beach. The locality is a largely residential one, with mainly detached properties with generous size gardens in the vicinity of Regis Avenue.

The property appears to have been constructed circa 1990. The property has been constructed using traditional construction methods with mixed colour fair faced brickwork, all under a pitched roof clad with tiles. The windows frames are PVCu in white complete with double glazed units. In 2010, the property received a rear extension to provide an larger kitchen and dining space.

3. **Social Context**

The proposal to extend the front of the property and provide a larger floor plan on the first floor does not intend to have a social impact.

4. **Involvement of Local Interests**

The local interest is principally one of the architectural landscape. The proposal to extend the front of the property will not have any significant impact on the local interests.

5. **Evaluation**

In evaluating the front extension, the following were considered:-

- The main opportunities afforded by the site
- A modern safe environment
- Architectural integrity
- Architectural consistency with the neighbouring properties.

The main constraints on the site are as follows:-

- Maintaining the character of the buildings
- Ensuring that the properties can function efficiently whilst not having any detrimental effects on the neighbouring properties.

The proposed application was chosen for the following reasons:-

- Increased thermal and acoustic comfort for the residents.
- Added security for the residents
- Consistent visual impact
- Little impact on the overall street scene.
- Maximising resident's safety and comfort within the property.

6. Design Principles

The proposal is for an extension to the front of the property. The proposal looks to extend the master bedroom by raising the walls above sun lounge and extending the roof and provide a roof with a gable end.

It is intended for all new brickwork and windows to match existing. The gable end and pitched roof is intended tie the existing roof together and remain in keeping with the architectural style of the building. A similar style property and roof configuration is located on Tithe Barn Way around the corner from Regis Avenue.

7. Amount of Development

The development is restricted to the extension at the front of the property.

8. Layout

The proposed extension will match the existing design by providing an identical layout on the first floor. This will have no significant effect on the layout of the site as the ground floor layout has a protrusion at the front of the property. This is the sun lounge which currently has a flat roof.

9. Scale

The scale of the development is limited. The proposed works will blend in with the neighbouring houses. The properties in the vicinity of 34 Regis Avenue, are a generous size and offer the flexibility for such an extension. The proposed extension will not have a significant impact on the property and its visual presence.

10. Landscaping

No landscaping will be undertaken.

11. Appearance

The character of the property will largely be maintained due to the use of matching materials and roof design. The appearance will alter slightly, but it is intended for the proposal to have minimal visual impact.

12. Access

The proposed development will have no significant effect on the access to the buildings or on the public highway.