DESIGN & ACCESS STATEMENT

6 ANSON RD

ALDWICK

This design and access statement address the planning submission for 6 Anson Rd, Aldwick for the development of a two-storey side extension in replace of the existing detached garage. The build is a semi-detached property set back from the main street scene with an double driveway. The garage is detached from the property but adjoining the neighbouring property to 8 Anson Rd.

Amount:

The existing plot at 6 Anson Road has an area of 248.23 sqm (2,671.92 sqft). The current building footprint occupies 53.18 sqm (572.42 sqft), with an additional 25.8 sqm (277.7 sqft) attributed to the garage. This brings the total built area to 78.98 sqm (850.13 sqft), which represents 31.8% of the total land area.

The proposed development includes a two-story side extension, which will increase the total footprint to 94.24 sqm (1,012.39 sqft). This will result in a total built coverage of 37.9% of the site area.

Layout:

The existing layout of 6 Anson Road is a traditional three-bedroom semi-detached property. The design intent is to create a flexible and functional ground floor that features an open-plan kitchen and dining area at the rear, seamlessly connecting to the rear garden. The ground floor will also incorporate essential back-of-house services, including a new WC, utility room, and an entrance storage unit. The garage will be retained to preserve the existing street elevation.

The first-floor extension will provide a new master bedroom with an ensuite, ensuring the property remains a three-bedroom house while offering adequate storage and improved living spaces.

Scale:

The design intent for the proposed side extension is to comply with planning guidelines and create new spaces that are visibly subservient to the host dwelling. On the ground floor, the existing garage footprint is retained to preserve the visual harmony of the street scene.

The first-floor side extension is set back by 500mm from the front elevation, ensuring that the new pitched roof remains subordinate to the main dwelling. Additionally, the first floor is set back 1 meter from the boundary line with the neighbouring property at 8 Anson Road. The roof ridge has been lowered to maintain a proportional relationship with the existing structure. This design approach aligns with the recently approved application at 18 Anson Rd, ensuring consistency with local planning precedents.

Appearance:

The design intention for the front elevation is to retain the existing proportions of the host dwelling and the current garage frontage. The new front elevation will feature a lean-to canopy over the front door and existing dwelling, designed to match the style and alignment of 4 Anson Rd. The canopy will seamlessly connect to the existing garage structure.

For the ground floor, the materiality will retain the existing painted brickwork, which will be preserved on the side and rear of the property. The first floor will introduce an exterior timber-effect weatherboard on the underside of the existing soffit. The new side extension will feature a roof that matches the finish of the existing building. Additionally, the side extension will include new windows, designed to be in proportion and aligned with the host dwelling.

Access:

Access to the building remains unchanged. Through a double driveway. The front door is repositioned central to the entrance and widened in width.

Energy Efficiency and building materials:

The extension will be designed in accordance with the latest building regulations, with particular attention to Part L (Energy Use) for existing dwellings, ensuring high levels of thermal insulation and energy efficiency. The design will prioritize energy conservation and sustainability, incorporating high-performance insulation materials in the walls, roof, and floors to minimize heat loss and improve overall thermal comfort.

Where possible, materials and building elements will be sourced from local suppliers to reduce carbon emissions associated with transportation and support the use of sustainable resources. This will also contribute to a reduced environmental impact during the construction phase.

All glazing in the new extension will be specified as a minimum of double glazing to improve thermal performance and reduce energy consumption. Similarly, all new windows to the existing building will be upgraded to double glazing to enhance the overall energy efficiency of the property. The new extension will also incorporate energy-efficient lighting and heating systems, designed to reduce the building's overall energy use.

In summary, the extension will meet or exceed the current energy efficiency standards outlined in building regulations, promoting long-term sustainability, reduced carbon footprint, and lower energy costs for the homeowner.

Building Regulation 7 materials used in the construction of the project will adhere to the relevant British standards. Alternatively, building materials must be clearly marked,

stamped, independently certified, or otherwise verified through testing or calculations to confirm their suitability for use in the construction. All contractors and subcontractors will provide evidence that any individuals working on the project are appropriately trained and competent. Additionally, any fitter or installer must be trained specifically on the system being installed.