

DESIGN AND ACCESS STATEMENT FOR REAR SINGLE STOREY EXTENSION AND EXTERNAL ALTERATIONS.

Introduction:-

This statement is prepared in support of the application made by Mr. & Mrs. C. Suter to explain the proposal to erect a rear single storey extension, shorten the existing eastern garage in length, install two high level rooflights in existing western facing lean-to roof, extend existing lean-to roof over existing flat roof on western elevation, provision of a new skirt tiled roof over the front of the eastern garage, replacement of existing aesthetic black timbers on front southern elevation with natural oak timbers and the removal of existing leylandii hedge on the rear western boundary.

This statement is submitted as a Policy, Design and Access Statement to substantiate the application and to justify its submission.

The site lies within the Aldwick Bay Estate Conservation Area.

The property lies to the north of The Fairway.

The property is a substantial family property having undergone single and two storey extensions and alterations through its lifetime of several owners.

The property is constructed with a front elevation of lower walls in facing brickwork with upper walls in smooth render and white colourwash and feature facing brick panels all between black vertical beams and white painted Georgian window frames including a feature bay window projection under a tiled roof.

All other elevations are constructed with render and white colourwash finish with standard casement windows under a fully hipped plain tiled roof.

Amount:-

The proposed rear single storey extension will provide additional floor area of 33 sq. metres.

Layout:-

The proposal is positioned along the north facing rear external wall of the dwelling projecting 4.00 metres and with internal openings into the existing kitchen and dining room.

Landscaping:-

The existing 2.00 metre high leylandii hedge is to be removed for Building Regulation foundation purposes with the existing fencing to remain or repaired. All other trees including the silver birch, eucalyptus and other scattered small trees and shrubs to remain.

Scale:-

The proposed eaves will be set 2500mm above existing ground level with a finished ridge height of approximately 3350mm.

Appearance:-

The single storey rear extension is to be finished with smooth render and white colourwash finish with a seven panel folding doors and a western facing 1200mm wide standard window all under a flat roof with a skirted surround in plain tiles to match the existing.

The flat roof incorporates two 2700 x 1200mm roof lanterns positioned symmetrically within the extension.

A skirted roof in plain tiles to match the existing with 'bonnet' hip tiles is proposed to the front of the eastern garage replacing part of the current flat roof and to match the roof feature of the western garage.

900mm is proposed to be removed from the rear of the eastern garage to remove the overbearing effect of the garage on the existing eastern facing bay window's outlook.

Two 780 x 980mm 'Velux' rooflights are proposed in the existing western facing lean-to roof providing additional light to the utility area and extend roof over existing flat roofed area.

Existing aesthetic black timbers on front southern elevation to be replaced with natural oak timbers as the existing timbers are decayed.

Access:-

No alterations are to be made to the existing entrance and parking arrangements.

Conclusion:-

The proposals improve the visual concept of the front elevation and provide improved family areas with modern outlook in materials complimentary to the host dwelling with no overlooking windows and not to the detriment of the surrounding properties and the wider locality of the Conservation Area.