

Design and Access Statement
Two Storey Side Extension
White Lodge Rectory lane
Angmering West Sussex BN16 4JU
December 2016

1. Use

The land at present has a small fish pond on it and is a small courtyard area to the side of the house with walls on 3 sides

2. Amount

The proposal is for a two storey side extension to the existing property

3. Layout

Is as shown on the existing plans. The extension makes use of currently underutilised area with the existing building fabric and building line not being altered to the front or the rear only from the side. There will be no changes to the parking or access to the building.

4. Scale

The proposed extension is 4.9m wide and it follows the line of the existing house. It will be exactly the same external finish on all walls to match the existing fabric of the building. It fits nicely into the available space and does not impact on the overall size of the existing building.

5. Landscaping

The existing Flint wall to one side of the extension is to remain and the new wall will be constructed to one side of this thereby retaining this wall. There will be no other landscaping works.

6. Appearance

The extension has been designed to respect and reflect the existing building with render white walls to the front and the side with flint stonework to the rear. The roof will be tiled with similar red clay tiles and the roof line on all elevations will match the existing building.

7. Access

The access to the property will not change, all vehicles will come in to the driveway as existing and the access to the rear garden through the flint wall is to remain. From the interior, the access to the new extension will be as it is now and the current side door will be moved to the rear elevation and will form part of the glazed doors that look out over the garden.