

Extension Planner Ltd.

Property: 10 Highdown Way, Ferring West Sussex, BN12 6QQ

Proposed works

Loft conversion and addition of side extension

Design statement

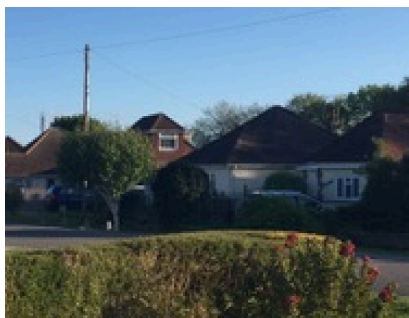
Highdown way is a typical mid 20th Century low density development made up of largely single-storey residences, many of which have been the subject of additions and extensions. While many of these have been sympathetic to the original style, there have also been a number of notable exceptions, all of which have presumably received planning permission.

In 2016 an application was made to substantially extend no.10 which included a substantial raising of the main roof height, together with the creation of ashlar walls. It was refused on the grounds of scale and bulk, so in this application we have sought to produce the greatest possible increase in effective floor space, while minimising the impact on the existing profile of the property.

To do this we have followed the existing roof line to provide a rear extension. The property most likely to be affected by these works, number 8, sits to the North West of the site, and has a side gable facing the site which will not lose any afternoon sunshine. The neighbours have been approached to discuss the plans and feel it will not affect them.

Impact on street scene

In designing the loft conversion we looked around the area and found several traatements which could not with the best will in the world be described as sympathetic. Several of the less attractive additions will doubtless have been erected using the very flexible terms of permitted development rights, such as the house almost opposite as shown by the picture to the left.



This has effectively created a side dormer, something we looked at and dismissed as we felt it would be adding a large protuberance to the side of the house that would stand out like the proverbial sore thumb and have a totally negative impact on the streetscene, as shown in this photoshopped image.

As our client is keen to create the least impact on the existing streetscene, we looked at a number of alternatives and settled on the concept of incorporating 'eyebrows' to either side of the roof line.



Extension Planner Ltd.

These are widely used along the south coast on similar properties, indeed there are many within Adur and Worthing, as seen by this excellent example just down the road in Smugglers Walk, Goring

Eyebrows provide the ability to deliver the required head height for stairs and bathrooms in a manner that is wholly in keeping with the original architectural design of the bungalow.



Using eyebrows for the loft extension gives the ability to blend this useful functionality into the design without detracting from it or the adjacent street scene.

The other main addition to the property is a redesign of the existing front porch to provide a substantial shelter from the driving rain, which so often affects coastal settlements, for guests awaiting entry.

In the design of this feature we have again looked extensively at the local vernacular, and whereas several nearby properties, including no.6 Highdown Way have opted for large flat roofed canopies, our approach has been to blend it into the rooflines by using a tiled upstand.

Access

The property enjoys direct access to Highdown lane with parking for at least three vehicles,

There will be no additional traffic generation.

Garage

The existing garage will be shortened by 1.8 metres in order to allow adequate clearance of the new extension.