

Design & Access Statement

for

8 Nepcote, Findon. BN1 0SD

Proposed two storey extension to side and rear of existing property, minor internal remodelling & demolition of existing garage.

✧ EXISTING

The property is a 3 storey, semi detached dwelling with flint / brick elevations and kitchen extension to the rear, all under a slate roof. A more recent (70's) flat roofed oversized garage has been built adjacent to the North boundary of the site. A drive leads from the garage to the road (Nepcote). Generally, all original windows have been retained with the addition of internal secondary glazing.

Front & rear gardens are laid to lawns with shrubbery to the boundaries and a small stone terrace to the rear.

The adjoining property is of identical style with a large flat roofed single storey extension to the rear and side. The adjoining property to the north (6 Nepcote) is a sixties style chalet bungalow.

✧ ACCESS

Main access to the dwelling will remain unchanged, with a WC to the ground floor and level thresholds to all external doors.

✧ LAYOUT

The proposed extension will be to the side & rear of the existing property, partly on the site of the demolished garage. All windows will face the garden, apart from the garage window which faces the north boundary. A smaller garage, utility room, WC and home office will be provided at ground floor level, with a Master Bedroom Suite at first floor level comprising of En-Suite Bathroom, Dressing Room & Bedroom with vaulted ceiling.

A high level window exists on the neighbours (6 Nepcote) property and the proposed extension will be approximately 3m from this window (see drg. no. NE.002). The adjacent North elevation will be rendered and painted white in order to compensate for any light issues.

✧ PROPOSAL

✧ Scale:

6.3m(h) x 3.7/2.7m(w) x 9.3m(l)

✧ Appearance:

In order to match the existing language of the building, The East, West & South elevations will be built in proprietary flint blocks with brick quoins to corners. The north elevation will be rendered and painted white with brickwork quoins to corners and horizontal brick banding at first floor level.

There will be 3 No. solar panels, either PV or thermal, on the south

DESIGNS FOR LIVING

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facing roof of the extension.

✈ **LANDSCAPING**

Existing landscaping to be retained, with timber decking to rear.