40 HINDE ROAD FELPHAM WEST SUSSEX

DESIGN AND ACCESS STATEMENT 24 March 2013

1.0 Introduction

40 Hinde Road is an unlisted building which was constructed in the early1970s. The house is located in the Summerley Field estate and is not in a Conservation Area. The house is detached and on a reasonably sized plot.

2.0 Amount

The proposal is to erect a single storey extension, at the rear and a small porch at the front. A leaking flat roof over a bay window and projecting garage is to be replaced with a mono pitched plain tiled roof. The upper part of the house is to be clad in pre-painted Cedral weatherboarding.

3.0 Layout

The layout is to be altered to incorporate the existing dining area and kitchen into a large family room space formed by the rear extension. The sitting room will be a discrete space accessed from the new corridor. Access to the new family room will be by new corridor from front entrance.

4.0 Scale

The scale of this development is very modest and reflects current requirements. Neighbouring houses on both sides have extended to the rear in a similar way.

5.0 Landscaping

Not applicable.

6.0 Appearance

The appearance of the elevations to this house will blend into the setting well as the form, windows, materials and roof lines continue the design of the existing house and its neighbours. The new weatherboarding will unify new and existing, as well as solve damp problems caused by defective render.

7.0 Access

Access to the property will be unchanged.

DUNCAN O'KELLY PARTNERSHIP



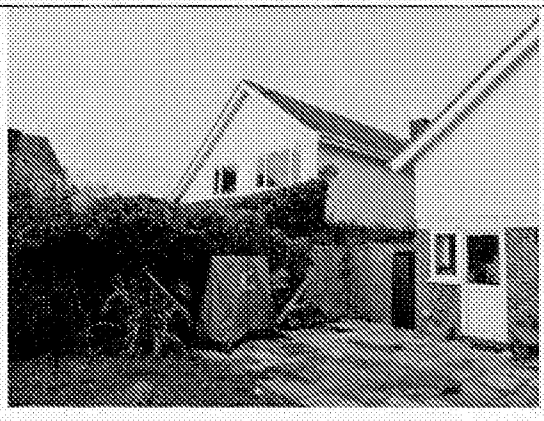
40 HINDE ROAD
FELPHAM
WEST SUSSEX

PROPOSED EXTENSIONS

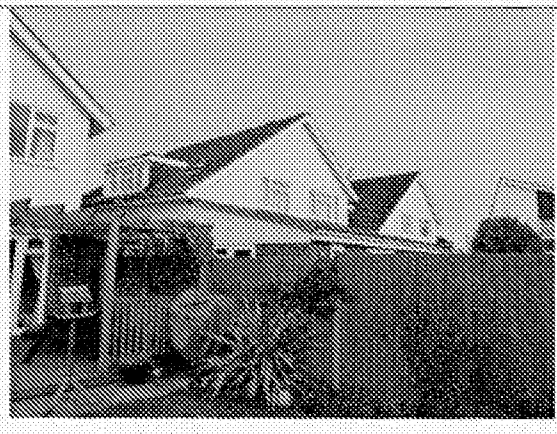
DESIGN AND ACCESS STATEMENT



View of rear elevation.



View of neighbour to the West



View of neighbour to the East