

Design And Access Statement

Spindrift, Golden Acre, East Preston, Littlehampton. EN16 1QR

1. Introduction

Spindrift is a detached early twentieth century house in East Preston. The proposal consists of a full refurbishment of the property mainly to the rear Elevation. Two Storey Side extension, with pitched roof to match existing house. Two-storey front entrance porch with pitched roof. Two-storey rear extension with pitched roof to match existing. Single storey extension with flat roof and flush glazed roof lights, with fully glazed sliding doors. Two rear dormer windows with French doors. New slate roof throughout. New velux windows to front side and rear elevations. Remodel existing garage with change in roof covering and roof pitch at front and rear elevations. Velux windows added to west side of garage roof. The extensions we propose will be subordinate and in keeping with the existing buildings in both size and scale. The two-storey extension at the rear of the property is in the center of the plot and will have little impact to the neighboring properties. The two-storey side extension will rationalize the front and rear elevations and the two storey front entrance extension will give a clear focal point to the entrance.

2. Layout

The entrance will be moved to the center of the property. The staircase remains central to the property and the main living area will remain on the ground floor. On the first floor there will be four bedrooms with a further two bedrooms in the proposed loft conversion. The drive will be moved over slightly to allow more cars on the drive, as the parking is restricted on the private Estate.

3. Scale & Appearance

The existing building is a two storey white rendered building with clay roof tiles. It has previously had a two-storey flat roof extension to the side and a large conservatory style extension to the rear. The Proposed conversion will rationalize the front elevation by extending the roof pitch over the whole building, the central entrance porch adds to the symmetry of the elevation. The rear conservatory style extension to the rear elevation will be removed and the new lightweight modern extension will be in contrast to the more traditional main body of the house. The wall of glass will make the extension semi transparent and ephemeral in look. Within the proposal we have tried to keep the feeling of a low lying building by extending within the roof space creating new dormer windows at second floor level. The proposed building is a vast improvement on the existing building and sits well within the beautiful surroundings. The glass kitchen extension externally will reflect the surrounding landscape.