



Proposed Re-Construction of Extensions
to
12 SOUTH WALK
12 SOUTH WALK, MIDDLETON-ON-SEA
PO22 7RW

Design & Access Statement

October 2021

Introduction and Context

No 12 South Walk is a three bedroomed property on two floors. It is close to the sea and set back from the road. It has a white rendered façade; clay tile roof and leaded windows. Although it is slightly dated it is very characterful and set within well-tended grounds.

Proposals

The proposals include the alteration of three elements which are not original or in keeping with the style of the building:

- the demolition of the uPVC sun room at the front, to be able to extend the main structure of the building to the south maintaining the looks of the main body;
- the demolition of the non-original glass-roof and brick-wall conservatory at the rear, which will be replaced by a single-storey kitchen extension in the same style as the house.,
- the removal of the current pitched-roof entrance porch, replacing it with a more stylish flat roof one with brackets, whilst moving position of the entrance door.

The proposal included the removal of the chimney to the reception room as is no longer necessary.

Scale and Appearance

As viewed from South Walk the property will present a more cohesive form to the street, with the removal of the glass additions and incorporation of integrated architectural elements.

The two proposed conservation roof lights above the kitchen extension will not be visible as they'll be positioned in the inner pitch of the new extension.

Materials

The proposed new extensions will be built in the same materials as the main body of the house, painted textured render for the external walls, and hand-made clay tiles for the roof.

Layout

The plan form has been developed in order to provide a layout more conducive to current living standards and with accessibility carefully considered. The L-shaped sitting room is not large enough to act as a dining room. Currently the kitchen is very restricted with no space for seated dining either and is also located adjacent to the ground floor shower room /W.C which does not serve as an ideal juxtaposition.

The intention therefore is to provide a layout which improves the living standards both on the ground floor and the first floor.

Amount

The current proposal does not increase the height of the building.

Existing G.I.Area

Ground Floor = 102.5m²

First Floor = 58m²

Proposed Area G.I.Area

Ground Floor = 124m²

First Floor = 70.2m²

Increase in floor area = **33.7m²**

Conclusion

The current proposal reverts aesthetically the building to a state consistent with the original design, whilst creating an improved layout internally.

Victoria Holland RIBA
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