

Date: 15 March 2011

Re: **41 Southdean Drive, Middleton-on-sea, PO22 7TB**

Design and Access Statement

1. An Assessment of the site and its surroundings

41 Southdean drive is a 1940's art deco style single family dwelling located in middleton-on-sea. Southdean drive is located on the coastline of middleton-on-sea, adjacent to the English channel.

The property in question is a single occupancy family dwelling, in which the main bulk of the property is a 2-storey house, which includes an occupied loft space. The property is detached with access from Southdean drive, which is also the case with its surrounding neighbouring properties.

Although the property currently has double doors on the front façade, these are rarely used as the primary entrance is to the east side of the property.

At the rear of the house there is garden and a separate garage structure.

2. Purpose of our proposal

Erection of new ground floor rear extension, new dormer roof extension and minor alterations to the front façade.

3. How the proposed works relate to the existing building and Measures taken to reduce impact on neighbouring properties considering shadowing/ lighting/ visibility/ proximity/ overbearing issues

The coverage of glazing to the extension will be a sympathetic addition to the existing house, while causing no loss of privacy to the neighbouring properties and the proposed material treatment and detailing will match that of the existing where applicable.

The roof of the new extension will feature a glazed lantern light, which will match the materials of the existing windows. This roof light will cause no overlooking or overbearing to the neighbouring properties.

The dormer roof extension will be of timber construction to match existing and will utilise timber framed glazed doors to become a sympathetic addition to the existing house, while causing no



loss of light to the neighbouring properties. The small proposed roof terrace will be recessed within the line of the existing roof and will cause no overbearing to the neighbouring properties.

4. Appearance & materials of the proposed works and relationship to the existing building.

The existing double doors on the front façade will be removed and replaced by a dwarf wall and window to match existing. The primary entrance to the house will be retained and unaltered.

In order to create cohesion between the proposed extension and the existing rear elevation, the material choice will be rendered masonry to match the existing walls throughout the existing façades.

The proposed rear extension will be a high quality sympathetic design that is visually subordinate to the existing building. Finishes and materials will match and be sympathetic to the existing property and new glazed door openings will be minimally detailed to create a visually low impact addition that will compliment the existing architecture.

5. Considerations given to accessibility, to and between parts of the proposed works

Front Elevation:

Double doors to the front will be removed and replaced by a dwarf wall and window to match existing. These doors are rarely used as the primary entrance is to the east of the house.

Rear Elevation:

Access to garden through new extension, existing floor levels retained. Proposed door openings to be wider than existing access.

Internal works:

Main floor levels and internal circulation to remain as existing.

6. Relationship between the proposed works and public routes.

Same as existing.