

DESIGN & ACCESS STATEMENT

34 DOWNVIEW CLOSE, YAPTON, WEST SUSSEX.



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INTRODUCTION

- 1.1. This Planning, Design & Access Statement has been prepared by Richard Meynell Ltd *Specialist Conservation Architects* on behalf of Mr Graham to assess the impact of proposed works at 34 Downview Close, a home in Yapton. This document supports an application for Householder Planning Permission.
- 1.2. A Design Statement has also been incorporated which makes a full assessment of the detailing & layout of the proposals.
- 1.3. The proposed works to 34 Downview Close include;
 - Construction of a first floor extension to an existing single storey flat roofed portion of the house.
- 1.4. The purpose of the report is to assess the impact of proposals. The report and associated *Design Statement* cover the following key issues:
 - A summary of the design and construction of the building and its surroundings,
 - An impact assessment of the proposed works in the context of current planning policy.

The report should also be read in conjunction with the submitted drawings and supporting information.

2. SITE & CONTEXT

2.1. The application site 34 Downview Close, is edged in red on drawing 1261 – 01 and can also be seen in Figure 1 below.



Figure 1: Aerial view with the site roughly outlined red. (Google Maps, 2025)

- 2.2. 34 Downview Close is a detached two storey, 3 bed, pitched roof home with elevations of brick and white horizontal UPVC cladding. The house has an attached single storey portion; it is here that permission is sought to add a first floor extension.
- 2.3. Downview Close is a street lined on both sides with residential properties. All properties are of a similar scale and appearance. Number 34 benefits from mature boundary hedges which conceal the existing house from view from Downview Way, the adjacent street.
- 2.4. The application site lies within the Parish of Yapton. It is within the Built Up Area Boundary of Yapton. The site is not within a Conservation Area or National Parl. There are no Listed properties on nearby.
- 2.5. The home enjoys a highly sustainable location. The centre of Yapton, local schools, shops, GP surgeries and hospitality are all found within a one mile radius of the home. Public bus routes are found fewer than 350m from the house, on the B2233 – the main road through Yapton.

3. DESIGN ASSESSMENT

3.1. The proposed works are for the construction of a first floor extension to an existing single storey flat roofed portion of the house. The proposals will be discussed below.

3.2. **First floor extension to an existing single storey flat roofed portion of the house**

The overall design approach of the extension has been to create the additional space required in as modest and visually harmonious way possible.

The proposed accommodation is sited atop the existing single storey garage, neatly enclosed within a new sloped roof.

The pitched roof form of the extension matches the pitched roof form of the existing house. The ridge height of the proposed extension is lower than the ridge of the main house and therefore the extension is subservient to it.

A dormer window is proposed on the East (principal) elevation, including a window to match that on the left of the first floor fenestration, and in-line vertically with the existing ground floor window of the same size. The East elevation will therefore become more balanced than as at present. The garden-facing (West) slope will have one roof light. A fixed triangular window will be in the south elevation, where the roof has a small gablet.

Internally, the existing window at the first floor landing, becomes the doorway though to the new extension. The lower section of roof can be used for storage and a bedroom and shower room are accommodated in the new first floor roof space.

No works to any other areas of the house are proposed.

The roof will be covered in concrete tiles to match the existing house. The dormer will have a zinc roof, with white horizontal cladding to the dormer cheeks and the window will be white UPVC double glazed, to match the windows of the existing house. Any new rainwater goods will be white UPVC to match the existing.

Matching materials of the existing house will help the extension fit in seamlessly with the it.

3.3. **Sustainability**

The extension will comply with and exceed current building regulations standards. The proposals will also benefit the ground floor accommodation by enclosing it in construction better insulated than the existing flat roof.

The extension will be built using highly insulated timber framed walls and roof.

Windows will be thermally-efficient double glazed units to match the existing house.

Lighting will use low-energy fittings and sanitary appliances will be of 'low-flow' design to conserve water.

Heating will be via a small extension of the existing central heating system.

Rainwater from the extension's roof will be channelled via new gutters to the existing gutters and downpipes to disperse into a rainwater harvesting tank and the ground.

3.4. Ecology

A Preliminary Bat Roost Assessment has been conducted. The proposals are considered to represent a negligible impact upon ecology. The proposals will not negatively affect habitats or protected species and no further surveys are recommended.

4. ACCESS CONSIDERATIONS

4.1. Vehicular Access

The property has designated vehicular access via a dropped kerb on Downview Close. The proposed works will not alter this status.

4.2. Access by Foot

Pedestrian access is via the same access This entrance route to the house will remain as existing. There are no additional access points to the property and none will be created in these works.

5. CONCLUSION

- 5.1. 34 Downview Close is a two storey detached house in a residential area of Yapton. It is sited within the Built Up Area Boundary of Yapton. The site is not within a Conservation Area or National Parl. There are no Listed properties on nearby.
- 5.2. The proposals are for a modest first floor extension, built ontop of existing ground floor footprint. The ridge height will be lower than that of the main house.
- 5.3. The design and layout of the scheme has been carefully integrated into the existing form of the house. The use of high quality, appropriate materials and finishes will help to ensure that the proposals are visually successful.
- 5.4. Overall, it is believed that the proposals are within local and national planning policy guidelines and should be approved without issue.

Richard Meynell Ltd - January 2026