

17 & 19 LANGDALE ROAD, HOVE BN3 4HQ - DESIGN AND ACCESS STATEMENT NEW SINGLE STOREY EXTENSIONS TO REAR –FEBRUARY 2021

Introduction

This statement has been produced as a supplementary document to be read in conjunction with drawings 17LR/01, 02, 03, 04 & 05 and 19LR01, 02, 03 & 04 which detail the existing layout of the properties and proposals to construct two new single storey extensions to the rear alongside the existing rear addition part of the originally constructed property. The extensions will be in parallel with the existing rear additions extending the rear part of the property no further than the existing. This will include much needed improvement and refurbishment of the ground floor kitchen providing the space with new doors providing an enhanced access and communication with the gardens and will stand to use a single party boundary wall construction and thus making the greatest usage of the available space.

Previous Use

Both buildings have been private domestic dwellings since its construction in approximately 1900. They each remain as substantial dwelling houses. Notable change to No 17 has seen a new set of folding aluminium doors from the existing kitchen.

Proposed Use

The proposals do not include any change of use.

Amount

The existing ground floor rear additions are each to be refurbished with a single storey extension to flank the rear addition to the side and the rear adding just over 11m² to each property sharing a party wall to match that afforded to the main body of the existing property.

Layout

The internal layouts will be a rear extension at ground level adjoining the kitchen and will effectively form an open plan extension to this existing space and the adjoining rear reception rooms bringing open plan family space connected with the garden.

Scale

The existing scale of the dwelling is not compromised by the proposal..

Landscaping

The scheme does not include any landscaping proposals. The side extension will be built upon some underutilised shaded hard stood space up to and include the semi-detached neighbours shared boundary wall, where a reflected extension will be constructed under this application.

Appearance

The appearance at street level from the front will remain the same and from the rear there will be a small extension to the side of the rear elevation upto the party garden boundary wall set between No 17 and 19. The appearance will match the face brickwork finishes afforded to the main dwelling with folding anthracite coloured aluminium doors to match the existing to No 17 and a Crital type style French door set with side lights and door heads to No 19. Both will have flush fitting flat roof light to the side/ rear extension.

Access

Access to the building will remain unchanged.