

**DESIGN AND ACCESS STATEMENT  
INFILL GROUND FLOOR CONSERVATORY TO REAR SIDE RETURN OF LISTED BUILDING**

**ADDRESS: 9 CLIFTON ROAD, BRIGHTON, BN1 3HP**

The proposal is for a structural glass conservatory infill extension to the rear of No.9 Clifton Road. Design and Access statements are normally not required for Conservation Areas where the proposals include the provision of less than one dwelling house or the provision of a building where the floor space created by the development is 100 square metres or more.

**Amount**

The proposals is single storey infill extension which is 16m<sup>2</sup> in area

**Layout**

The proposed conservatory is to the rear of the existing building between the side return and flint wall forming the boundary with the neighbours at No.10 Clifton Road.

**Scale**

The proposed conservatory has been designed with a pitched roof sloped roof towards the flint boundary wall. Where the roof meets the wall the height is at its lowest and level with the top of the wall and therefore limiting the impact on the neighbouring property.

**Landscaping**

Hard paved surfaces within the courtyard will be replaced as part of the proposals.

**Appearance**

The walls, roof and doors are structural glass which means that the existing facade of the building and the painted stucco walls are visible. The proposed extension is contemporary and designed to be clearly distinguishable from the original 1830's building. The new elevation has also been set back from existing to appear subservient to the main building.

**Use**

The proposed conservatory will be used as amenity space for the residents.

**Access**

Existing doors into the kitchen and living spaces will be retained as glazed timber doors painted white. As such there will be a door threshold between the new conservatory and the existing house.

Details of consultation carried out as part of this application are contained in the separate Heritage Statement accompanying this application,

**MICHAEL FRIEL RIBA**

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