

DESIGN AND ACCESS STATEMENT

30 BEACONSFIELD VILLAS BRIGHTON

1.0 USE

The existing property is a semi-detached Victorian Villa with a two-storey rear outrigger. The garden slopes up at the rear toward the rearmost boundary. The proposals are to construct a single storey flat roofed extension to the South side of the former rear outrigger.

2.0 AMOUNT

The side extension will add just under 12m² to the floor area and the new area will enhance the kitchen and dining area and connect more readily with rear garden. The existing rear access staircase (non-original construction) will be demolished offering this area back to the general amenity offered by the garden.

3.0 LAYOUT

The new layout will move the kitchen into the existing main reception room area on the South side of the property. The existing kitchen will provide utility space and the extension a more direct and attractive well glazed connection to the garden.

4.0 SCALE

The scale of the alterations will not affect the neighbours as the foot print of the extension is no deeper than the outrigger and furthermore the non-original external staircase will be removed.

5.0 LANDSCAPING

The garden will be nominally altered to account for the removal of the external stair and to enable a positive link with the garden from the new extension.

6.0 APPEARANCE

The proposed rear extension will have new white double glazed folding doors and low profile roof windows. Painted rendered finish to walls to match existing house. The roof will have a parapet on the external perimeter edges and a GRP roof with aluminium rooflight.

7.0 LIFETIME HOMES/ACCESS/SUSTAINABILITY

The materials used in the extension will greatly improve the efficiency of the house and connect the new family kitchen to the garden.