



# BAVIAN DESIGN LTD.

## DESIGN AND ACCESS STATEMENT

SITE: 10 TILBURY WAY, BRIGHTON, BN2 9QU

DOCUMENT NUMBER: DAS/0521/29

TOTAL OF PAGES: 2

### Introduction:

This draft design and access statement has been prepared using the format set out in the CABE guidance and accompanies the planning application for an extension to an existing semi-detached house at 10 Tilbury Way, Brighton, BN2 9QU..

Details of the design and layout are shown in the accompanying drawings.

We request that any planning permission issues arising with the current design can be dealt with during the planning consultation period. (relating to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, which states the planning authority is to work 'with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with a planning application').

### Existing House:

The existing house is a two storey, two bedroom, semi- detached end-of-terrace dwelling house with side access to private rear garden.

The pedestrian and vehicular access is from Tilbury Way only, which is a cul-de-sac within the Hanover area of Brighton.

### Historical information:

There are no historical records relating to this property available at this time. Of note however are applications relating to number 2 Tilbury Way approving a two storey side extension.

### The Proposal:

The proposed extension to the rear of the property has been designed with the following considerations:

- The creation of an extra bedroom ensuite facility
- The creation of a second reception room
- The development shall be finished in external materials different to the existing property. However within the context of the street scene, the proposed white rendered finish matches that of adjacent properties.



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- The development impact on neighbouring amenities has been carefully considered and the impact upon these is not deemed to be significant or detrimental.

The proposed extension does not require the increase in height of the ridge line of the property.

The proposed extension does not

- Access to the property remains the same.

## Sustainability:

Sustainable technologies will be employed throughout, namely:

- Water saving installation limited to 110 L per person per day.
- Where possible, additional solar panels are proposed to the south facing roof slopes following consultation with suppliers

## Glazing:

The overall glazing to comply with AECB standards for creating carbon efficient homes. and an overall glazing to floor area percentage of 25.8%. The fenestration layout has been designed to comply with this and provides sufficient opening areas for escape egress light and purge ventilation to each room while minimising heat loss and maximising solar gain.

All side facing fenestration to be obscured glazing below 1.7m