

12 BELFAST STREET, HOVE
Rear extension at Ground Floor Level

Our ref: 210315

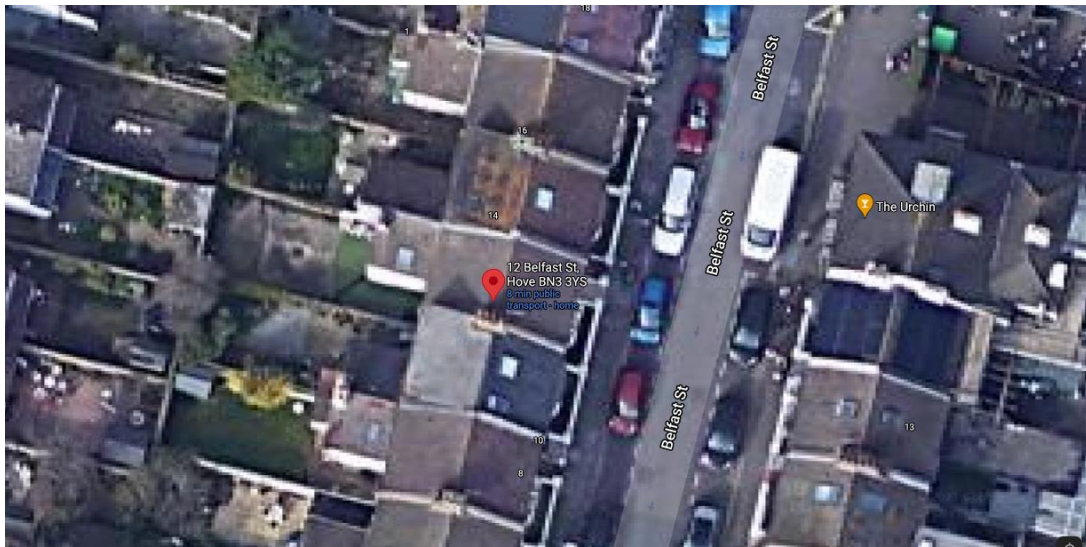
for Patrick Hadley & Jessica Coleman

Discretionary Architect's Design Statement

Design Element

General Description:

The property is in an area of terraced Victorian properties which have been modernised and updated in varying ways.



The house used to have an original single-storey rear lean-to structure attached to the West wall of the two-storey existing part which was how the vast majority if not all the houses would have been built – many still remain. The neighbour to the North has had an additional storey added to this structure.

Note in the picture on the right the line of the roof of the original lean-to still clearly visible.



The application is for a rearwards extension infilling the gap between the side wall of the kitchen and the bungaroosh Party Boundary wall. The proposal has been shown to and discussed with the neighbour on this side and it has been agreed that the existing wall will be retained and the new construction will be on the demise of 12 BS.

The proposal is also for the reinstatement of the lean-to structure and hence the rearwards extension aligns with this. I am aware of the SPD12 guidance and have explained it to the applicants about the wrap-around look may not find favour with the Local Authority. The applicants have seen another property in the immediate area with this arrangement – presumably taking advantage of a retained existing lean-to structure still available to use as the rear extent of the property. On the basis that it involves reinstatement of the original lean-to structure it is hoped that you might agree to the form of this application

David Kemp

DK. Architects June 2021