

Design and Access Statement

39 Woodland Drive, Hove BN3 6DH

Proposal

Dormer to Front Elevation

Prepared by

Shape Architecture Ltd

Introduction

Number 39 Woodland Drive sits on the edge of the Woodland Drive Conservation Area and not within it. Woodland Drive is a wide road and the properties are all set back some distance from the public highway. To the rear of the property the setting is one of large gardens with the properties on Deanway set back some distance away and largely shielded by mature planting and trees.

Number 39 Woodland Drive sits among a number of similar house all of which have developed in various ways over time. This includes a number with a first-floor balcony, which forms part of this application. Whilst each house is of a similar type, they are not exactly the same as each other.

It is proposed to form a dormer to the front elevation. The design of the dormer follows that already exist in the host property and as does the design of the fenestration. The dormer is subservient to the main dwelling.

We do not believe the addition of the dormer will have a negative impact on the street scene nor upon the privacy of neighbours. The neighbouring property which gives onto number 39 does so with a large gable wall devoid of windows and is set forward and higher than number 39.

The addition of the dormer allows an existing storage space to be used as a further bedroom

Context



Street Scene



Neighbouring properties with street side first floor terraces



Neighbouring properties with street side first floor terraces

Design Statement

Use

The use of the property is as a private residential dwelling, and this will remain so.

Amount

The proposed amount of development is modest and subservient to the host dwelling. It is not believed that the proposals will have any negative impact of the quality of neighbouring properties.

Layout

The layout of the property largely remains the same

Scale and Appearance

We believe the proposal does not detract from the host building and is subservient to it. High quality materials that will match existing palette are proposed.

Access

Access to the property remains as existing.

Landscaping

The landscaping is unaffected.

Site Photographs



Photograph 01: Front Elevation



Photograph 02: Front Elevation



Photograph 03: Rear Elevation



Photograph 04: Rear Elevation



Photograph 04: Rear Elevation

Ends.