

Design and Access Statement for work to 71 Southdown Road, Portslade, Brighton, BN41 2HL

Introduction

This statement is submitted in support of the householder planning application by Ms Vicci Warnell, relating to the site at 71 Southdown Road in Portslade. Planning permission is sought for a ground floor rear development, replacing the existing conservatory with an extension to the existing kitchen and dining spaces.

Amount

The proposed extension will provide an additional usable floor area (GIA) of approximately 13 sq m.

Use & Layout

The property is a private dwelling comprising a kitchen, dining room, lounge, 3 bedrooms and a bathroom. There is also a small conservatory attached to the rear of the property.

The proposed extension will contain a new open plan kitchen and dining space. This, plus further internal reorganisation will provide a more efficient GF layout than that of the existing. The resulting size of the extension will provide the additional living space required for Ms Warnell within the property for many years to come.

Scale & Form

The modest scale and squared off form of the proposed extension is proportionate to the existing property and the height and depth are kept to a minimum. As such, it is considered that the extension has been designed to be respectful of adjacent neighbours' privacy, daylight and outlook, and so will not cause harm to the current amenity enjoyed, nor cause any suffering by direct overlooking.

Appearance & Design Quality

The proposed design employs a shallow tiled pitched roof and rendered wall - materials matching those existing. Rooflights allow the necessary daylight into the back of the living spaces, and new patio doors from the dining area onto a level rear terrace allow for a safe and practicable access up to the existing garden level (approx 700mm higher than the property ground floor level). Through a sensitive choice of high quality building materials and careful detailing, it is anticipated the proposed development will be a well-designed and attractive addition to the existing building.

Sustainable Development

The extension will incorporate energy efficient measures comprising enhanced building u-values and glazing specifications, low energy internal lighting and heating, plus naturally derived and recyclable building materials where appropriate.

Landscaping

There is no significant re-landscaping proposed.

Access

There will be no change to the current access arrangements as a result of the proposals.