

DESIGN & ACCESS STATEMENT

14.12.23

17 Hanover Crescent, Brighton, BN2 9SB

Site/ Building

The site is located in Hanover Crescent within Brighton. The house is set in a terraced crescent, set back from the main road.



Front view from road



Rear view from garden

Proposals

The proposal is for the construction of a small conservatory to the side of the rear garden property. This will provide additional space for the kitchen for dining/sitting.

Appearance:

The footprint of the conservatory has been kept to a minimum, the ridge will be kept low and transparent to appear subservient to the main house. Placement of the conservatory will sit behind existing higher boundary wall to minimise any visual impact. There will be no overlooking, loss of light, or privacy issues for neighbouring properties.

The materials to be used typically match existing, white painted timber framing, clear glass and painted rendered blockwork, colour to match existing building.

Scale:

The proposals whilst enlarging the floor space, remain in keeping with the current scale of the property.

Use:

The proposed use of the building is to remain unchanged as a single residential dwelling.

Access:

Access to the conservatory will be via the existing rear double doors into the house and from the conservatory into the garden.

General:

Being a centre terraced house, access to carry out the work will be through the houses.