

## **Design and Access Statement for work to Flat 1, 40 Titian Road, Hove, BN3 5QS**

### **Introduction**

This statement is submitted in support of the householder planning application by Mr Stuart Cairns, relating to the above property. Planning permission is sought for a ground floor rear development to Flat 1, extending the existing kitchen and dining spaces.

### **Amount**

The proposed extension will provide an additional usable floor area (GIA) of approximately 4 sq m.

### **Use & Layout**

The property is a private dwelling comprising two flats, each comprising a kitchen, lounge/dining space, 3 bedrooms and 2 bathrooms. The property is under the single ownership of Mr Cairns., with his in-laws occupying the upper floor spaces.

The proposed extension will allow the GF spaces to be reconfigured to form a new open plan kitchen and dining space. This will provide a more efficient GF layout than that of the existing, and the resulting size of the extension will provide the additional living space for Mr Cairns and his family within the property for many years to come.

### **Scale & Form**

The modest scale and simple squared off form of the proposed extension is proportionate to the existing property and the height and width are kept to a minimum, particularly in relation to the garden wall between nr. 42. 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 tiled pitched roof and rendered wall - materials matching those existing. New folding patio doors from the dining area provide better access onto the existing garden. 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.