

15 Delaware Road, Lewes
Design & Access Statement
March 2024

BEN JONES ARCHITECTS

Introduction

This Design and Access Statement has been prepared to support a Planning Application made for No 15 Delaware Road, Lewes. It should be read in conjunction with the application drawings.

The proposals consist of a two-storey side extension and small single-storey rear extension.

The Property

The property is a 1960's detached dwelling on the east side of Delaware Road. The site is not within a Conservation Area but it lies within the South Down National Park.

The house is constructed of red brick with clay hung tiles to part of the upper front elevation. Doors and windows are of white uPVC and the roof is of profiled concrete tiles. The semi-integrated garage to the front of the property was converted into habitable space in 2021.

Proposals

The proposals are for a new two-storey side extension with a small single-storey rear element.

The side extension has been designed with a setback from the main front elevation which results in a lower ridge; the extension is therefore visually subservient to the main house. A 1.1m margin is maintained at the side of the extension along the cul-de-sac part of Delaware Rd.

The extension wraps around the back of the house, where it becomes single-storey in height.

A rooflight is proposed in the existing rear roofslope above the stairs.

Floorspace

The conversion of the garage in 2021 did not result in any additional floorspace as built. The existing floorspace as determined in Policy SD31 is 115.2sqm.

The total floorspace of the house including the proposed extensions would be 155.3sqm.

This is an increase of 40.1sqm or 34.8%, and is within the 35% increase that is stated in the SD31 TAN.

Materials

The proposed new external materials are all to match the existing house.

Sustainability

All new elements will be built to meet or exceed current Building Regulations with regard to thermal performance.

Access

Access to the main property will remain unchanged.

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