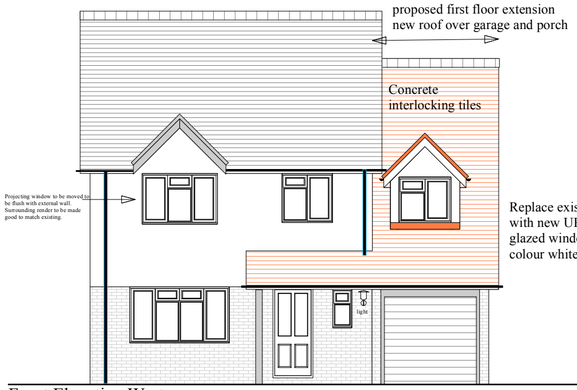
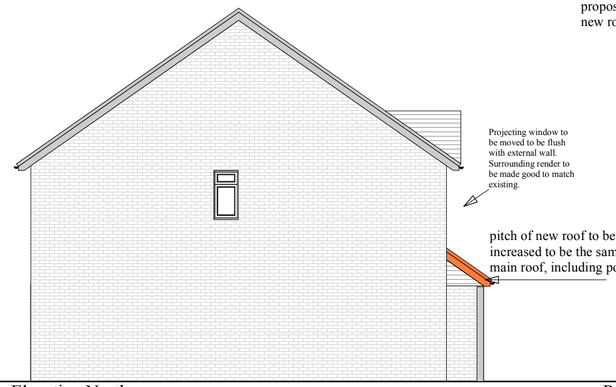
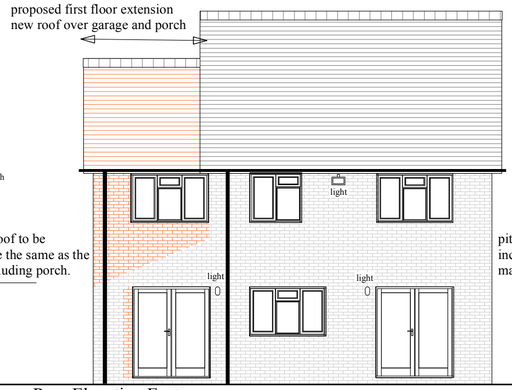


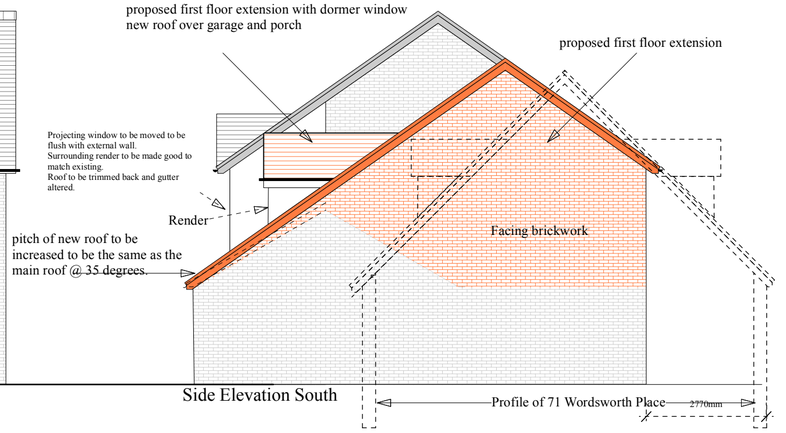
Front Elevation West



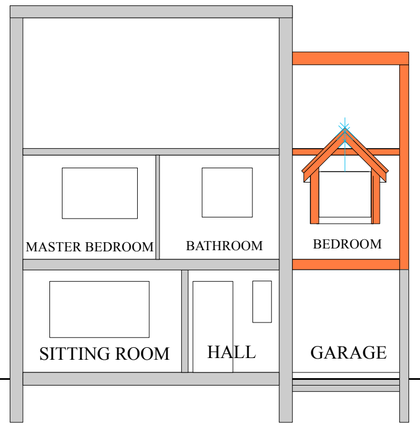
Side Elevation North



Rear Elevation East



Side Elevation South



Section Looking East

Planning statement

Layout *(How the buildings are laid out and relate to each other).*
70 Wordsworth Place is a detached 2 storey house. The directly neighbouring houses are also detached properties. There is no established building line , this house is set forwards of its neighbours'.

Scale *(The height, width and length of the building(s) in relation to its surroundings)*
The proposal is to build a first floor extension over the existing garage and garden room.
8.2 x 2.5 internal dimensions (including the dormer window). Area =18.873 sq m

The design and Appearance *(The visual impression the building makes)*.The eaves of the existing attached garage are to be kept at the same level as the existing and the roof line extruded up, however the roof pitch over the extension will also be increased from 30 to 35 degrees to provide more usable space in the extension and to be the same as the existing house roof. So at the front the extension will appear as a roof with a dormer window, which is a common feature of the house designs in Wordsworth Place, and at the back will appear as a 2 storey house, the same as the existing house. The reason for this is to set the roof and window back at the front so the extension appears subservient to the host house and to give consideration to the neighbouring house number 71 Wordsworth Place, to avoid being over bearing. To demonstrate this, the 45 degree line from the quarter point of the nearest neighbouring first floor window has been observed and the dormer window will not cross this line. The housenumber 70, which is the subject of this application, is however to the north of number 71, so the proposed extension would not block out sunlight to this first floor room in question.

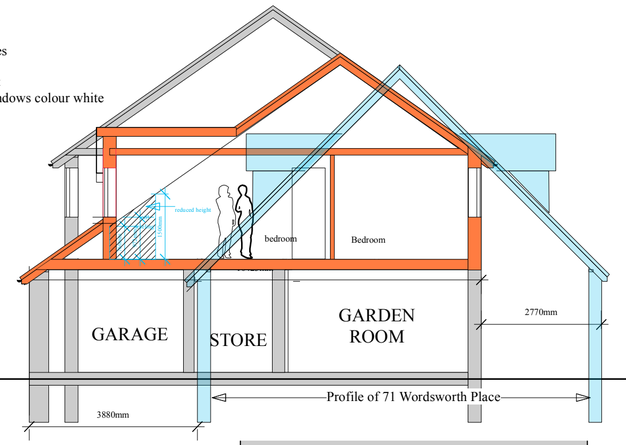
Alteration to the first floor projecting window to push it back flush with the external wall, this is because the window cheeks are not properly insulated and there are problems caused by cold bridging. The roof above the window will also be trimmed back and the gutter altered with a second downpipe.
Replacement of window and door with patio doors is to make the garden more accessible.
Replace existing windows with new UPVC double glazed windows same style colour white.



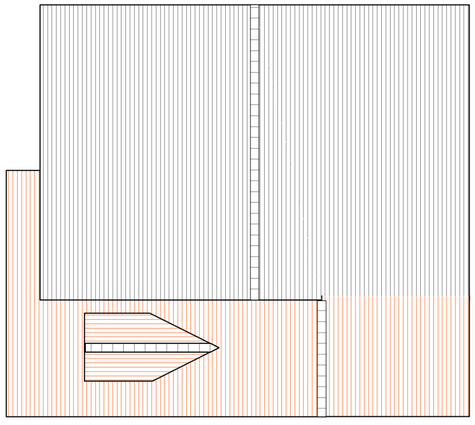
Section Looking West

Materials

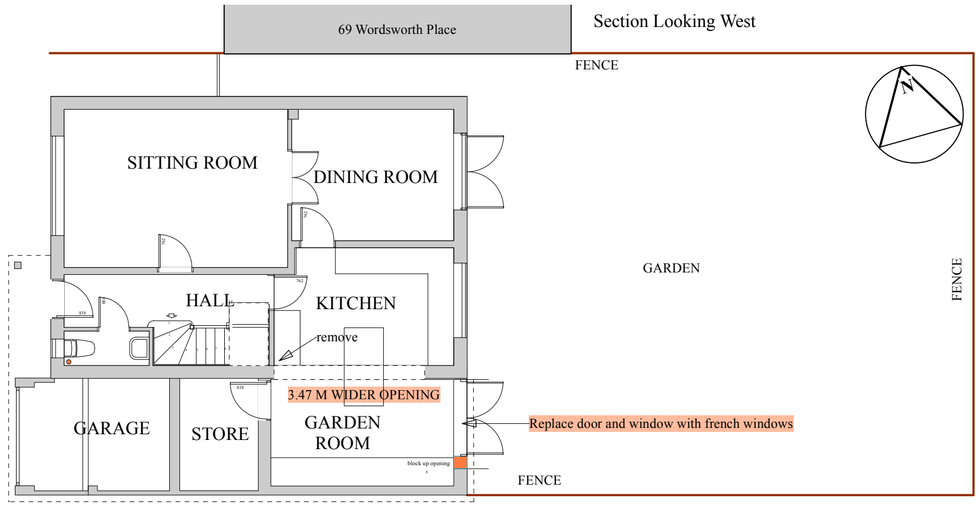
Concrete interlocking tiles
Facing brickwork
Render at first floor front
UPVC double glazed windows colour white



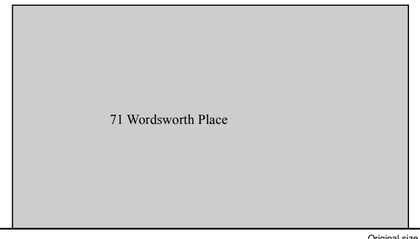
Section Looking North

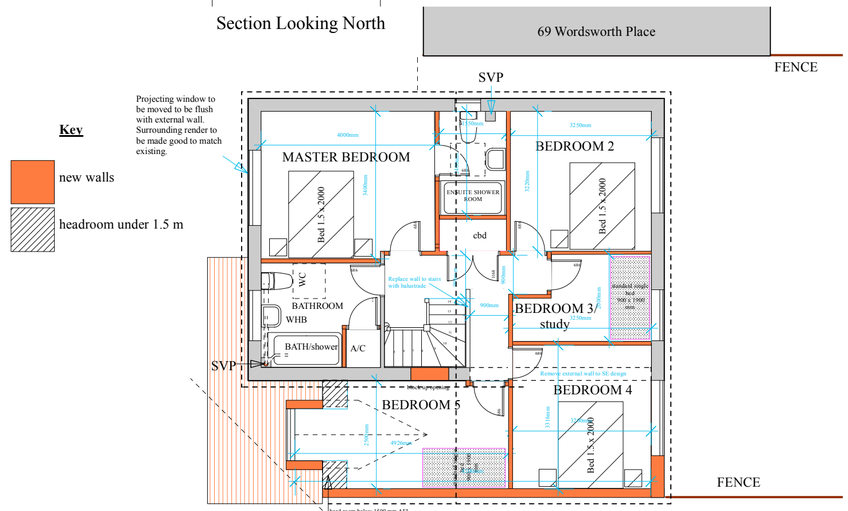


Roof Plan

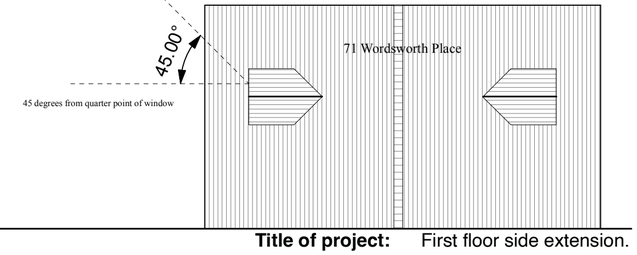


Ground Floor Plan





First Floor Plan



Sara Rudkin RIBA Architect
5 Thornden Cowfold Horsham West Sussex, RH13 8AG Tel: 01403 864 530.
e-mail: sararudkin@btinternet.com www.sararudkin.co.uk

Original size A2

0 5 10

Scale bar 1/100. Measures 10 metres

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Date: **July 2023** Drawn : **SER** Scale(s): **1-100**

Title of project: First floor side extension.

Client: **Mr and Mrs Woodward**

Location: **70 Wordsworth Place Horsham RH12 5PS**

Title: Proposed Plans , sections and elevations

Drawing No: **JW/24/03**