

DESIGN & ACCESS STATEMENT

FOR PROPOSED, REPLACEMENT OF REAR ELEVATION SUNROOM & MINOR EXTENSION

AT 1 BOURNE HILL COTTAGES, KERVES LANE, HORSHAM.

Context:

This application relates to the replacement and enlargement of the existing, single storey, rear elevation conservatory extension. Note: First floor accommodation will not alter.



Amount:

The replacement rear extension will provide an additional 12.68 sq.m of ground floor accommodation.

Layout:

The existing ground floor layout will not alter substantially. The proposed work will allow my clients to omit the steps down into the existing conservatory, thus ensuring that all ground floor accommodation is level throughout the house.

The existing conservatory, etc. will be replaced with a traditionally constructed extension, to match the main house. This will allow the existing kitchen to be extended slightly. The existing first floor layout will not alter.

Scale:

The scale and proportions of the proposed, replacement extension will be subservient to the main house, as can be seen on the accompanying plans and elevations. The height of the pitched apron roof will be 3.4m, from the lowest external ground level.

Landscaping:

Landscaping will not be altered. There is a brick path around the rear elevation of the house, adjacent to a neatly mown lawn. A 2.0m high, wooden fence separates the gardens of 1 and 2 Bourne Hill Cottages. No hedging or mature trees will be affected by the proposed extension.

Appearance:

The proposed construction will see stock brick cavity walls formed below double glazed, powder-coated aluminium fenestrations. The flat, mineral felt covered roof will see a clay tiled pitched apron roof formed around its perimeter, with a masonry parapet wall on the south-western boundary. Roofers' sarking felt will be secured to rafters using tanalised softwood battens. Plain clay tiles will be placed over, externally. Proportions, roof pitches, materials, etc. will all be in keeping with the main building. A double glazed, powder-coated aluminium lantern light will be installed in the flat roof, allowing sunlight to enter the rear of the replacement extension.

Access:

Pedestrian and vehicular access will not alter.

General:

I am of the opinion that wildlife will not be affected by the replacement of the existing conservatory, etc., particularly as the extra footprint will only amount to 12.68 sq.m. Being glass, the existing conservatory roof is not a natural habitat for birds or bats, etc. and there are no trees in close proximity to the proposed rear extension.



Flood Risk Summary:

using data provided by the Environment Agency's website.

Surface water

Yearly chance of flooding = very low

Yearly chance of flooding between 2040 and 2060 = very low

Rivers and the sea

Yearly chance of flooding = very low

Yearly chance of flooding between 2040 and 2060 = very low

Groundwater

This location is outside of a groundwater floor alert area.

Reservoirs

Flooding from reservoirs is unlikely in this area.