

Design and Access Statement

37 Kings Stone Avenue | Steyning | 14 May 2026



1 Introduction

The aim is to create a home fit for the 21st Century which minimises environmental impact, ensures year round comfort and futureproofs against reduced mobility, while enhancing the character, and remaining sensitive to, the surrounding residential context.

2 Site and Surroundings

The site comprises a semi-detached dwelling within a residential street of similar properties. The surrounding area is characterised by modest domestic scale dwellings, pitched roofs and traditional materials with varied rear extensions and roof alterations. The application site sits between no.35 and no.39, with established boundaries and a private rear garden.

3 Existing Property

The existing dwelling performs poorly thermally, and the layout is constrained and not well suited to modern living or accessibility.

4 Proposed Development

The proposal reflects the local pattern of development and does not introduce any atypical form or scale and includes:

Rear Extension

A single-storey rear extension aligned with neighbouring development depths with a large, glazed opening to make the most of the fantastic views and maximise the connection to the garden.

Loft Conversion

A hip to gable and dormer extension allowing the creation of a new bedroom and bathroom.

Internal Reconfiguration

An open plan ground floor layout & improved openings providing better circulation and accessibility.

External

A bike shed attached to the property with detailing to match the existing façade while maintaining access from front to back. A raised rear deck level with the internal ground floor. Solar PV to the flat roofs at a low 10 degree pitch to allow natural cleaning but minimise visual impact.

5 Design Principles

Amount and Scale

The extension is consistent with neighbouring properties at 8.1m wide and 4.3m deep, and at 3.3m high is only just slightly higher (to allow for the higher internal floor level at no. 37).

The rear dormers along the back of Kings Stone Avenue vary widely and there is no consistency, and the form and size is often determined by Permitted Development criteria rather than architectural merit. The proposed dormer to no. 37 is subordinate to the main roof, set down from the ridge, set back from the gable end, set in from the eaves and is appropriate in terms of massing. The dormer is positioned along the boundary with no. 35 to accommodate a more accessible internal stair, and aligns comfortably with the neighbouring dormer (which is set further away.).

Appearance

The design maintains the 1930's aesthetic on to the street scene while introducing contemporary detailing to the rear. The roof is to be re-tiled, (with the dormer similarly tile hung) to match the neighbours. The extension is to be timber clad and allowed to weather naturally.

Layout

The internal layout is reconfigured to maximise views and connection to the rear garden, and improve accessibility.

6 Environmental and Sustainability Strategy

A key driver of the design is a fabric-first, low-carbon retrofit approach, going beyond minimum Building Regulations requirements to provide year round comfort and health.

High-Performance Fabric

The proposal incorporates a highly insulated and airtight building envelope to both the existing house and the proposed extension and loft, including attention to cold bridging and triple glazed fenestration throughout, with the goal of meeting Passivhaus EnerPHit Component Method where feasible.

Use of Cellulose Insulation

The extension and loft conversion are to be insulated with cellulose which offers a significantly lower environmental impact than oil-based insulations, helps regulate moisture, has reduced thermal bypass, higher decrement delay and improved acoustic performance. However, cellulose insulation is required to be slightly thicker to meet mandated U values, which marginally increase the overall construction heights.

Overheating Mitigation

The design mitigates unwelcome solar gain through external Venetian blinds to the extension, and integrated Venetian blinds to the loft windows, and allows purging of heat through external grills to the two ground floor side windows in conjunction with motorised rooflights to the loft.

Renewable Energy

Solar PV arrays on both flat, and the pitched roof, are Permitted Development, and in conjunction with batteries and an EV should result in zero-bills.

Water Management

All the rainwater is harvested from the roofs, and in conjunction with grey water harvesting stored under the deck, provides irrigation to the gardens, with the overflow discharging through a rain garden.

Heating and Services

The house will be all electric with an Air Source Heat Pump (ASHP) located discreetly behind the hedge in the front garden (and being more than 1m from highway is Permitted Development). A whole house mechanical ventilation system with heat recovery (MVHR) will provide excellent air quality and improved health year round.

7 Access

The homeowner is retired and the aim is to allow continued occupation for as long as possible. The scheme significantly improves accessibility with level access from the (retained) car parking at the front right through to the deck at the rear and connecting to the side alley and garden, as and when required. A mobility scooter could replace the bikes if it was ever required. The stairs to the loft are generous allowing use of the loft for as long as possible before transitioning sleeping arrangements to a ground floor bedroom. The house is designed to be wheelchair accessible wherever possible including both the ensuite and bathroom.

8 Impact on Neighbours

The proposal has been designed to minimise impact on the neighbours with an extension depth aligned with neighbouring properties, no unacceptable overlooking or loss of privacy, no material overshadowing or overbearing impact, and the minor increases in height are not harmful to amenity. The rear deck to no.37 must be level with the internal floor height so as to provide a level threshold for accessibility, and is thus about 0.2m higher than the neighbours at no.35, but a 1.8m fence retains privacy to both sides.