



ARCHITECTURAL DESIGN
PLANNING, SURVEYING,
STRUCTURAL DESIGNS &
BUILDING REGULATIONS

*the design
to build on*

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DESIGN AND ACCESS STATEMENT

PROPOSAL

ERECTION OF GROUND FLOOR SINGLE
STOREY FRONT EXTENSION AND PORCH

SITE

THE HOLLIES, NATTS LANE
BILLINGHURST
RH14 9EX

Location & description of site

The hollies forms part of a small enclave of properties built 2004 forming Kenilworth Place and Natts Lane, part of the southern built up area of Billingshurst. Natts Lane is predominantly modern properties and joins the historical A29 Stane street to Daux Road, both of which have a mix of Victorian and 20th century properties. South of Kenilworth Place are the modern larger estates of similar age in Cranham Avenue.

The existing property is a modern detached 4 bedroom, 3 reception room study & integral garage family home. It is a gable ended property with a prominent tile hung gable on the principal elevation street scene. There is a large mature tree lined hedgerow along the street which provides considerable screening to the property and there is only a small view of the house down the drive.

Materials include face brickwork up to first floor with tile hanging to the gable, face brickwork to the rest of the property with feature detailing and concrete cills and lintels. There is also a feature bay window on the gable elevation and plain tiles to the roof face.

Reproduced below are the elevations of the existing property.



Figure 1 Existing Elevations

The property sits in general alignment along the street of Natts lane in keeping with 1,2 & 12 of Kenilworth Place and Gable Cottage. This is clearly seen on the block plan.

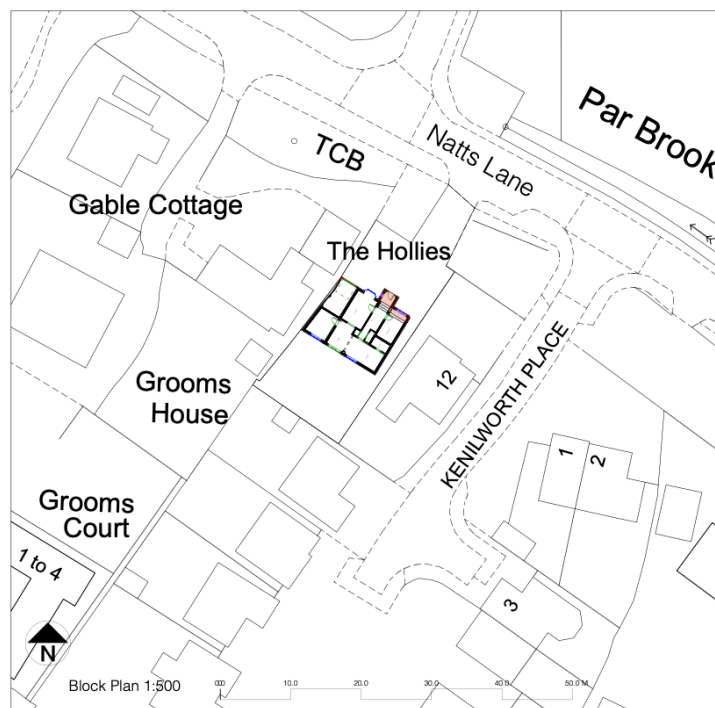


Figure 2 Location showing application property

The street scene picture clearly shows the relationship with the boundary hedging and screening and demonstrated the property is well set back from the road.



Figure 3 Existing Street Scene

The proposal is to add a small Porch extension and a front extension to the playroom onto the principal elevation. The porch addition is 1.8m in depth by approx 2.4 m wide and the playroom extension is 1m in depth for the room width of 2.85m. Both of these proposals have been designed to minimise the impact on the drive and side access of the property resulting in no loss of car parking space to the existing drive. The porch has been designed with a tile hung gable end to match the dominant main Gable end and the playroom roof blends nicely as a pent roof to the side, again matching the main roof. All new materials will match the existing host dwelling.

Reproduced below are the indicated elevation details.



Figure 4 Proposed Elevations new works lined in red