

Design and Access Statement for work to 22 College Lane, Hurstpierpoint, Hassocks, BN6 9AQ

Introduction

This statement is submitted in support of the householder planning application by Mr Kelly Hyatt relating to the above property. Planning permission is sought for a single storey, ground floor, rear extension, replacing the existing rear extension conservatory structure. The property lies within the Hurst Wickham Conservation Area.

Amount

The proposed extension will provide an additional usable floor area (GIA) of approximately 13 sq m.

Use & Layout

The property is a private dwelling comprising a kitchen, dining room, lounge, 2 bedrooms, and bathroom with separate WC. The proposed extension will contain a new kitchen and extended dining space. This will provide a more efficient GF layout than that of the existing. The resulting size of the extension will provide the additional living space for the applicant and their family within the property for many years to come.

Scale and Form

The modest scale and squared off form of the proposed extension is proportionate to the existing property. The height and depth are kept to a minimum, being lower in height than the existing conservatory (to be removed) and there is a generous 1.2m setback from the neighbouring property line. It is considered that the extension has been designed to be respectful of neighbours' privacy, daylight and outlook, and as such will not cause harm to the current amenity enjoyed, nor cause any suffering by direct overlooking.

Appearance & Design Quality

The proposed design employs a flat roof with a concealed gutter and parapet at the eaves on three sides. A low level rooflight allows the necessary daylight into the back of the new space, and the external walls are finished externally in a dark grey brick, with soldier course features, in compliment to the painted white brick of the host property. Through a sensitive choice of high quality building materials and careful detailing, it is anticipated the proposed development will be a well-designed, subservient and attractive addition to the existing building.

Sustainable Development

The extension will incorporate energy efficient measures comprising enhanced building u-values and glazing specifications, low energy internal lighting and heating, plus naturally derived and recyclable building materials where appropriate.

Landscaping

There is no significant re-landscaping proposed.

Access

There will be no change to the current access arrangements as a result of the proposals.