

38 Backwoods Lane

Design and Access Statement

This Design & Access Statement is submitted by FAB Architects Ltd in support of a planning application for the development of an existing property as described below.

Address

38 Backwoods Lane, Lindfield, RH16 2EN

Introduction

The proposal is to add a single storey front porch, side and rear extension to the existing property at ground floor. There is also a loft conversion proposed with a hip to gable element and rear dormer to provide additional bedroom space to the property. An amendment to the existing dropped kerb is proposed to bring it in line with the existing drive.

Planning History

No Planning History available

Proposal

The Building

The existing property is a 2 storey semi-detached residential dwelling comprised of a ground floor with kitchen and living spaces, and 3 bedrooms and a bathroom above. There is a significant width side access to the property up to the neighbouring boundary and a large sized garden to the rear of the property. There is an inclined front drive leading from the road with a narrow section of dropped kerb

The Proposal

This proposal seeks the following permissions:

- Addition of a single storey front porch
- Addition of a single storey side extension
- Addition of a single storey rear extension with rooflights and glazing
- Addition of a hip to gable loft conversion with rear dormer
- Amendment to the existing dropped kerb

Design Aims + Principles

The primary aim of the design is to add space internally to provide an open plan kitchen dining area whilst respecting the existing form of the building and maintaining a practical side access to the garden from the front of the property. Storage and utility space will be created in the internal ground floor of the plan, tucked away from the main open plan living area but easily accessed. Additional accommodation will be provided through the loft conversion, and a working from home space will be provided on the ground floor in part of the porch. The porch adds practical storage space and a way to decompress as the residents enter the home and keep coats, shoes and clutter away from the main living areas of the ground floor.

The design of the rear extension is contemporary and utilises a material palette that respects the existing property, using with brickwork whilst introducing elegant architectural forms such as the vaulted pitched roof, triangular rear gable glazing that helps to maximise natural light along with the rooflights.

The front porch, side extension and rear main volume has been designed with a pitched roof to soften its mass at the boundary.

The proposed roof dormer has been designed to match the general design for roof dormers in the area with hung tiles, blending in with the roofscape. The new gable end has been designed to be an extension of the floor below it in the typical fashion.

Materiality

Existing House:

Walls - Mixture of brick and render

Roof - Tiles

Windows - White framed

Rear extension walls - Brick

Rear extension top trim - Black capping where required

Rear extension roof - Combination of tiles and dark grey flat roof membrane

Rear extension windows and doors - Black

Porch walls - Render to match existing

Porch roof - Tiles

Porch doors and windows - Light green/neutral tone

Side extension walls - Brick

Side extension roof - Tiles

Side extension windows - White framed

Loft Dormer Walls - Hung Tile

Loft Dormer Roof - Dark grey flat roof membrane

Loft Windows - White framed

Neighbourly Development

Privacy

Throughout the design process the privacy of both this and the adjacent properties have been of great importance. There is no neighbourly change to privacy by the changes proposed. The side windows ground floor are present in the existing scheme and the proposed windows do not change the privacy factor of this side elevation. The retained drive side passage ensures there is a gap between the properties. The dormer windows look out towards the rear only, and the proposed rooflights to the front roof elevation are set back in from the roofs edge.

Impact on Light and Massing

There is limited impact to light due to the orientation of the site and the deliberate design to pitch the extension down toward the boundaries to reduce the mass as experienced from the neighbouring properties.

Access + Areas

Access & Security

The new doors and windows will be fitted with secure locks in line with Secured by Design and PAS-24 standards.

Parking

No change to parking is proposed, off street parking is retained.

Refuse Storage

The refuse requirements are unchanged for the existing property.

Area Change

Note: Areas approximate based on measurements of CAD drawings:

Existing area: GF - 49m², 1st Floor - 51m², unconverted loft space (area above 1.5m head height) - 27m²

Combined proposed porch, side and rear extension area: 52m²

Proposed loft area: 39m²

Delivering Sustainability

Sustainability

We are committed to ensuring that the development of this site is seen as an opportunity to create a project that during design, construction, and throughout its life cycle aims for sustainability in a holistic sense. Accordingly this building will utilise sustainable materials wherever possible.

Optimising Use

This proposal aims to improve the usable space of the property, making it fit for purpose, thereby extending its lifespan for decades to come. As well as adding efficiency and privacy, the space can function better, adding flexibility and making the house fit for occupants of a greater range of ages, further extending the use of the property.

Low Impact Materials

This proposal will look to reduce the carbon footprint of the building by specifying materials with a low environmental impact, usually with a rating of A - D in the current green guide.

All timber will be FSC certified, and insulants will have very low GWP or global warming potential.