

INTRODUCTION:

This Design & Access Statement has been prepared by Victoria Mustard Architects to accompany our Householder Planning Application for a single storey rear infill extension at the above address.

Existing Use: C3 Residential

Proposed Use: C3 Residential

DESIGNATIONS:

The site has no listed buildings and does not fall within any Conservation Areas. The site does fall within the defined High Weald National Landscape Area. The site is not within a Flood Risk Zone.

RELEVANT PLANNING HISTORY:

No recent relevant planning history.



Front Elevation of The Red House facing Lewes Road



Side Elevation of The Red House facing Windmill Lane



Rear & Side Elevation of The Red House

CONTEXT:

The site is located on Lewes Road (A22) North of Ashurst Wood, accessed via a private lane.

The Red House is a 4 bedroom detached house on a large garden plot.

The house dates from the early 20th Century, in a Sussex style with dominant clay tiled roof, clay tile hung upper storey, and facing brick ground floor.

PROPOSAL:

This Householder planning application seeks permission for a new single storey infill extension at the rear.

The extension comprises an open plan Kitchen/Dining/Living space opening onto the garden at the rear.

The roof is a flat roof with parapet upstand, to ensure continued light and outlook from the upstairs windows.

CONCLUSION:

The proposed extension does not significantly increase the volume of the house, nor does it extend the footprint out beyond the current limits of the house elevations.

The height of the extension does not affect the overall massing of the house.

The extension is to be finished with sympathetic materials, in keeping with the existing house. Facing brick is to be carefully selected to match existing.

The proposed extension will increase the comfort for the owners and enable modern living standards whilst maintaining the character of the building.



Plan extract of the Ground Floor showing the infill extension marked with light brown hatch.



Rear elevation showing the new infill extension on the left, with parapet upstand. New Crittal style rear facing doors are proposed for the new open plan Kitchen/Dining/Living area.