

Design and Access Statement

Proposed Extension and Alterations

2 Gage Close, Crawley Down, West Sussex, RH10 4XT

Introduction	This statement has been prepared to describe the rationale behind the design of the proposed extension and alterations to the above property. The property comprises a two storey detached property located on the junction between Aviary Way and Gage Close in Crawley Down, West Sussex. The property is not listed or situated in a conservation area. The house has previously been extended to the rear of the existing garage, to create a utility room and W.C. but neither the walls or roof were insulated, so the space is very cold and not really habitable. The current proposal comprises the construction of a two storey extension to the front of the property, accommodating extensions to the current ground floor kitchen and the bedroom above, along a number of internal alterations though the rest of the house. The internal alterations on the ground floor comprise the creation of a new family kitchen/dining room, at the rear of the house, and converting one half of the existing integral double garage to create a new utility room, a W.C. and a study, which will have window installed to replace of the existing garage door. On the first floor, the existing front bedroom will be extended into the new extension and a new ensuite bathroom will be created.
Use	The property is a domestic dwelling and this will not alter.
Amount	The gross floor area of the existing property (including the utility room but excluding the double garage and entrance lobby) is 106.96m². The proposed extension will add a further 31.47m², making a total floor area of 138.43m².
Layout	A new front door will be created in the front elevation of the property so the proposed two storey extension can sit beside the current entrance lobby. The new family kitchen/dining area will be created at the rear of the property, with direct access to the garden via new French doors that will take the place of an existing window. A new lounge will be created at the front of the property, occupying the current kitchen and the new front extension. The new/replacement utility room, new/replacement W.C. and study will occupy one half of the existing double garage, towards the front of the property.
Scale	It is felt the scale of the proposal is acceptable, given the open nature of the frontage.

Landscaping	Specific landscaping is not included in the proposal.
Design and Appearance	The front extension will be built with facing brickwork that matches the existing house at ground floor level, with plain tile hanging above that will match those that already exist above the existing kitchen. The new roof will have a hipped end and be clad with single lap concrete tiles that match those currently on the house. The new windows and front door will have white P.V.Cu frames to match existing. It is noted that very similar extensions have been built on to the fronts of a number of other houses in the vicinity, viz Nos 1 and 4 Gage Close. It is proposed to insulate the existing flat roof above the existing utility room which will result in its height being increased by approx. 150mm which, it is felt, will be acceptable despite its close proximity to the boundary.
Access	Principal access to the property will be via the new front door which will, as far as possible, have a low or level threshold.
Parking Provision	Although one of the garage parking spaces will be lost as a result of the proposal, there is adequate space for at least 2 further vehicles on the existing drive.

Site Photographs



Front Elevation from the road junction with Aviary Way



Existing South West (Front) Elevation



Existing South East Elevation



Existing North East Elevation