

Design and Access Statement

Proposed Extension and Alterations

14 Jefferies, Horsted Keynes, West Sussex, RH17 7DR

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 one half of a pair of semi-detached properties, located at the south side of “Jefferies”, a residential road in Horsted Keynes, West Sussex. The property is not listed, nor is it situated in a conservation area. It is, however, located within the High Weald Area of Outstanding Natural Beauty. The proposal comprises the construction of a part first floor and part two storey to the side of the property, and internal alterations to create a new kitchen/dining/family room, on the ground floor, and an additional bedroom and two ensuite bathrooms on the first floor. Planning permission was granted for a very similar extension in 2018, under planning reference DM/18/1387, the front porch element of which has been implemented and built.
Use	The property is a domestic dwelling and this will not alter.
Amount	The gross floor area of the existing property is 108.76m², including the existing front porch extension. Once extended, the gross floor area of the property will be 161.32m².
Layout	The first floor extension is created by removing the existing cat-slide roof and this, together with the extension sit to the of existing house. Being a corner plot, there are no other significant structures beyond the side of this property, likely to impacted by it. A gap of 1.0m will be provided between the side of the extension and the boundary fence.
Scale	While on the face of it, the proposed extension is quite large, it is felt the lack of adjacent properties diminishes to extension’s dominance. Furthermore, the extension will have a hipped roof to tie in with the original design of the property.
Landscaping	Specific landscaping is not included in the proposal.

Design and Appearance	The ground floor parts of the walls of the proposed extension will be built in facing brickwork to match the existing house. The walls at first floor level will be clad with plain tiles that match the existing tiles. The roof will be clad with concrete pan tiles that match those currently on the house. The new windows and front door will have dark grey (RAL 7016 “Anthracite”) P.V.Cu frames. The existing windows will either be replaced or painted RAL 7016 “Anthracite” to match the new ones. As there are no properties to the west of this one, the first floor window in the west elevation will not overlook any properties so will not lead to loss of privacy or amenity to anyone.
Access	Principal access to the property will continue to be via the current front door, which is not being changed.

Site Photographs



Existing North (Front) Elevation



Existing South - East Elevation



Existing South Elevation