

**DESIGN AND ACCESS STATEMENT
FOR ALTERATIONS AND EXTENSION
AT 20 JANES LANE BURGESS HILL**



DELAVALS DESIGN

MARCH 2025

DESIGN AND ACCESS STATEMENT

**REMOVAL OF EXISTING FIRST FLOOR ROOF VOID ACCOMMODATION, RAISING EXISTING
WALLS AND RECONSTRUCTING NEW ROOF**

NO INCREASE IN EXISTING GROUND FLOOR FOOTPRINT

AT

20 JANES LANE BURGESS HILL

PREAMBLE

This Statement has been prepared in line with DCLG Circular 01/2006

20, Janes Lane is **NOT** a Listed Building and the property is **NOT** in a Conservation Area

The property is a detached dwelling on the south side of Janes Lane and enjoys a large residential curtilage with a rear garden depth of more than 30m

The property is a typical 1930's bungalow that has been extended to try and provide additional accommodation within the existing envelope of the building

This has been achieved with dormers to the front elevation but creating cramped rooms with restricted headroom.

The property has also been extended to the rear, DM/16/3824 and this approval has been implemented, which again provides "contrived" accommodation within a roof void

Approval DM/22/3319, for a similar scheme has not, however, been implemented, and has, therefore, time lapsed

The applicant has spoken to both neighbours, numbers 22 and 18 and they both again support the current application.

There is no proposed increase in the existing ground floor accommodation.

This application seeks to remove the existing roof void accommodation, raise the existing walls and reform a new traditional pitched roof.

This exercise will be less "contrived" than the previous application and provide good quality accommodation with adequate headroom throughout.

This will also provide much needed and more beneficial accommodation without increasing the footprint of the dwelling.

This application also seeks to improve the street scene by making the property more modern in appearance with a painted render finish and a natural slate roof.

By extending the new roof slope the projecting bay and the front entrance porch become a more integral part of the dwelling

Number 18 to the west is already a two-storey dwelling with an eaves and ridge height which will be well above that of the application property

The property, immediately to the east is a substantial bungalow with ground level some 450mm above the application property, whilst the next property being a three storey Victorian dwelling where ground level is already 1.00mm above the application property.

This contextual elevation provides a rise in storey height as the road rises.

USE

The proposed extension will provide much needed residential accommodation without the need to increase the built form at ground floor

AMOUNT

This application does not seek to increase the residential footprint at ground floor level

The present property has a GIA of approximately 242m² over both the ground and first floor albeit much of the first floor is within a roof void with very restricted headroom

The ground floor provides some 174m² whilst the present roof void offers a further 68m²

This application seeks only to increase the first floor accommodation by a further 68m²

LAYOUT

The layout is indicated on the drawings

The proposal does not take light or sunlight from the neighbouring properties

The proposal does not create overlooking or loss of privacy

SCALE

The proposals sit comfortably with the host property.

The proposal sits comfortably in the street scene.

The property will remain subservient to the dwellings on the west side with both the eaves and ridge line finishing below

LANDSCAPING

It is not proposed to undertake any additional landscaping

APPEARANCE

This application takes the opportunity of improving the appearance of the property when viewed from the street.

The property will no longer have the dated appearance of a circa 1930's bungalow with roof dormers.

It will now have a more contemporary appearance with a mono couche render finish, sitting under a slate roof

Windows and doors will be powder coated aluminium to match the existing

ACCESS

The proposals will have no impact on the present off road parking