

Design and Access Statement

Proposed Extension and Alterations

4 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 north side of “Jefferies”, a residential road in Horsted Keynes, West Sussex. The property is not listed, nor is it situated in a conservation area. The proposal comprises the construction of a part two storey side extension and part single storey rear extension, part first floor rear extension, and internal alterations to create a new kitchen/dining/family room, on the ground floor, and two further bedrooms and family bathroom above.
Use	The property is a domestic dwelling and this will not alter.
Amount	Although the property has undergone some previous internal alteration, it has been extended hitherto. The gross floor area of the existing property is 96.32m². Once extended, the gross floor area of the property will be 183.87m².
Layout	The proposed two storey element of the proposal will sit beside the existing house, while the single storey element will be located to the rear, between the existing rear projection and the boundary of the attached property. The first floor element will replace the current catslide roof, to the rear of the property, and will allow the entire room to be utilised. There is good separation (approximately 5.66m) between the side of the existing property and the boundary fence and also between the fence and the adjoining property, of approximately 6.2m). A path of approximately 1.16m width will be provided between the proposed side extension and the common boundary fence.
Scale	While on the face of it, the proposed extension is quite large, it is felt the generous spacing between the adjacent properties diminishes to extension's dominance. Furthermore, the roof has been designed to match that of the existing property, with a “half-hipped” gable design. The new roof to the first floor portion of the rear projection has been split in two, again to minimise its overall size and height. The ground floor extension has a pitched roof, but the height of this has been minimised to a) reduce the overall height of this element, b) minimise its impact on the adjoining property and c) to avoid a conflict with the first floor windows.

Landscaping	Two sections of leylandii hedging will be removed, with the section to the front of the property, along the boundary, being replaced by a 1.8m close boarded fence. It is also necessary to re-locate the existing heating oil tank, and this will be positioned in the rear garden. Beyond this, 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 plain tiles that match those currently on the house. The new windows and front door will have white P.V.Cu frames to match existing. The section of new fence will match the existing fences on that boundary. The first floor window in the east elevation serves a bathroom and will be obscure glazed to prevent overlooking. The cill of the side window below, serving the family room, will be set at a high level to minimise overlooking of the adjacent property.
Access	Principal access to the property will continue to be via the existing front door, which is not being changed.

Site Photographs



Existing South (Front) Elevation



Existing South - East Elevation



Existing East - North Elevations



Existing North Elevation



Rear Garden (looking north)