

DESIGN & ACCESS STATEMENT

Site: 4 St Johns Avenue, Burgess Hill

Context

This is a Design and Access Statement in accordance with statutory requirements and subsequent guidance.

This statement accompanies and supports an application being made to Mid Sussex District Council in respect of first floor extension to the front and a single storey extension to the rear of the property within the town of Burgess Hill. The overall increase in footprint and massing is modest compared to the existing property and garden areas.

The proposal has been carefully designed so as to respect the local environment, accord with relevant adopted development plan policies and provide an appropriate extension in this location.

Amount

Currently the site consists of the existing dwelling, garage, hardstanding and curtilage. The size is set within policy objectives and is within the town of Burgess Hill, please see the included existing and proposed drawings, site and location plans.

Layout

There is currently ample garden for the property, with the main garden area to the east of the property.

Very careful consideration has been given to the position of the extensions, in order to maintain these garden area. In particular the design and location of the proposal, ensures that the setting and impact on the neighbouring properties is no worse, this is assisted by the retention of the existing fences, hedges and trees.

The layout ensures optimum accessibility to the existing and future occupiers of the dwelling with good access throughout and the proposal has been designed to retain the safe environment for residents.

Scale

The application site is within the town of Burgess Hill. The scale of the proposal has been specifically designed to relate to the individual character of the existing and surrounding dwellings in the area. The proposal will create a more usable home for the applicants needs.

Landscaping

The design takes into account all the features within the site. Therefore the existing curtilage will be retained and the relationship between this and the proposal will remain with the current ratio.

Appearance and Design

I have taken into account maintaining the visual aspect of the area respecting both the bulk and scale of the property. We have been very careful when considering and designing the proposal, in order to design a matching extension, with the use of good quality materials. This will enhance the existing dwelling and will accord with the individual distinctiveness of the property.

The front first floor extension has been designed with a flat roof, in order to match no2 (the neighbouring property) front extension. This will give both properties balance when viewed from the road.

Access

Parking provision is included in the layout as existing. There is parking for 2 cars plus the garage. There is sufficient space to enable emergency vehicles to easily reach the property. The site is on fairly level ground therefore pedestrian access is easily accessible to the front and rear entrances from the parking area.

History and Policy Approach

This proposal is proportionate in both scale and massing when compared to the existing dwelling and most of the neighbouring properties, which have also been extended. Full consideration has been given to determining the scale and detailed design with regard to Government Guidance and Statements and Local Development Plan Policies.

Conclusion

This proposal is an appropriate response for my clients to create a larger and more usable dwelling for their needs. We have emphasised that the scheme has been carefully designed, to ensure it meets the aims and objectives of policy guidance and represents an environmentally sound development, this is achieved with good quality modern design.

