

24A SOUTH HILL PARK GARDENS

Proposed extensions and alterations to existing single family residence.

DESIGN & ACCESS STATEMENT

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28 FEB 2007

1. Design

Front elevation-(north) no change proposed, but in order to improve the thermal performance of the house we propose to fit new hardwood painted box sash windows (cord operated) to match the original design in all respects except that they will be double glazed and draught-proofed to current Building Regs standards.

Side elevation (east) – It is proposed to construct a small Utility Room between the existing flank wall and the existing party garden wall. This is set back from the front façade and will not be visible from the road.

Rear elevation (south)- It is proposed to replace windows with the double glazed equivalent and to increase to size of existing openings and doors to the ground and first floor rooms

The proposed extension extends back only 1.6 metres and will be rendered and painted. The roof is zinc with galvanised steel copings. The glazing to the ground floor is in colour coated aluminium. The new doors to the first floor open inwards with a safety balcony rail in stainless steel and glass. The doors & frames are painted hardwood in traditional design.

The design is intended to give better access to the rear south facing garden and to increase daylight and amenity within the building. Where brickwork is made good it will be carried out in matching second hand facings

Roof Level- The existing dormer (east) faces directly towards the adjoining house (No 23) and has full height glazed doors. We proposed to fill this in to reduce overlooking and to create a new dormer on the south side with doors. A similar dormer has been created at a neighbouring property (No 22)

2. Access

The house as existing has level access to the front door and no off-street parking provision. This will remain unchanged. The new extensions are constructed with level access, as is the garden. The nature of the house of course includes stair access to all other areas, this also remains unchanged.

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18.12.06

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