

# Architectural Design Solutions

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**The Haven, 57 Reigate Road, Hookwood, RH6 0HL**

## **Proposed Replacement Dwelling - Planning Statement**

The site lies on the eastern side of Reigate Road and is set back from its frontage behind the frontage housing. It benefits from previous submissions in the form of a planning permission, prior notification and a certificate of lawful development. These three proposals allow for an increase in footprint, floor area and height of the dwelling.

The fabric of the building has been found to be in a poorer state than had originally been anticipated. It is now considered that whilst it could be extended, it is a more viable proposition to rebuild the dwelling having regard to the condition and the improvements that could be achieved through a new build in respect of thermal upgrades and the integrity / longevity of the resultant building as a whole.

In preparing this proposal, we have had regard to the previous proposals and taken reference from the adjoining building to the south in regard of the ridge and eaves heights whilst maintaining a more articulated formation.

We have not sought to create a dwelling of the same footprint as that which could be achieved by implementing the three previously

approved additions. Rather, by comparison, a small reduction in floor area is achieved.

A tradition vernacular style is sought with quality materials and suitable sustainability measures to be employed.