

Design and Access Statement

Proposed Extension and Alteration of 10, Torton Hill Road, Arundel, West Sussex, BN18 9HE



August 2015

Prepared by:

Helyer Davies Architects Ltd
1 The Old Flour Mill
Queen Street
Emsworth
Hampshire
PO10 7BT

Contents Page:

- 1.0 Introduction
- 2.0 Context Appraisal
 - 2.1 The Physical Context
 - 2.2 Social Context
 - Planning Policy
 - Flood Zones
 - Evaluation
- 3.0 Design
 - 3.1 Use for development
 - 3.2 Amount of development
 - 3.3 Layout on site & within the proposed development
 - 3.4 Scale of building & surrounding spaces
 - 3.5 Landscaping principles
 - 3.6 Appearance of proposed design
- 4.0 Access
 - 4.1 Vehicular and transport links
 - 4.2 Access to the site
 - 4.3 Access for the disabled
- 5.0 Conclusion

Site Maps of Location (not to scale)



1.0 INTRODUCTION

This statement is prepared in support of an application for planning permission for the following works at detached property, 10, Torton Hill Road, in Arundel.

The following documents accompany the Application:

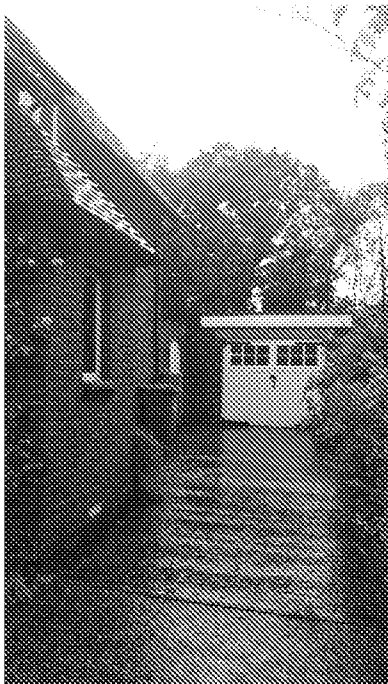
- Application Form
- Ownership Certificate
- Agricultural Certificate
- Design and Access Statement
- Drawing Nos. 15-097

2.0 The Physical Context

The site location is not within the Conservation Area of Arundel.

The surrounding properties are detached homes of traditional style and typical of the local vernacular. Materials are generally made up of brown bricks for the walls. The roofs are an eclectic mix of pitched forms with varied colour tiles, mainly brown clay tile and dark slate.

The area has a lot of green foliage that gives natural soft landscaping and boundaries to the locality. Low brick and stone walls are used in conjunction with hedges and planting to keep an open inviting feel to the location.



Existing garage to be demolished.

Flood Zones:



Light Blue: Shows the additional extent of an extreme flood from rivers or the sea. These outlying areas are likely to be affected by a major flood, with up to a 0.1 per cent (1 in 1000) chance of occurring each year.

Dark Blue: shows the area that could be affected by flooding, either from rivers or the sea, if there were no flood defences. This area could be flooded:
from the sea by a flood that has a 0.5 per cent (1 in 200) or greater chance of happening each year;
or from a river by a flood that has a 1 per cent (1 in 100) or greater chance of happening each year.

Please note that the above flood map from the Environment Agency displays no concerns for flooding the immediate area of our site.

Evaluation:

The proposal will extend and renovate the existing property in relation to style and materials. There is an opportunity to improve the functionality of the building with no detriment to neighbours or the surrounding area.

3.0 DESIGN

3.1 Use

The west elevation/entrance frontage is to be renovated externally and internally to accommodate modern family living. There will also be a garage added to the east side and a porch added to the front.

3.2 Amount

Site Boundary: 992 square metres.

Existing built footprint: 120sqm for house & garage.

Proposed built footprint: 175sq.m for house & garage

3.3 Layout

Access to the site and dwelling will be as existing with the exception that the garage has been brought forwards and integrated to the house. This will improve the amenity of the side boundary and rear garden for both properties.

3.4 Scale

The scale of the proposed new dwelling will reflect the form and appearance of the existing property and many other detached homes in the location.

The dwelling has evolved over the years and is somewhat unplanned to the rear. We wish to rationalise the rear of the property and therefore do not propose lower the rear ridges as this would add an overly complicated form to the building. Therefore we have extruded the existing roofs further to the rear.

3.5 Landscaping

The existing landscape is a mix of grass, shrubs and borders. There is an eclectic mixture of trees on the site that will remain undamaged.

3.6 Appearance

The proposed form and materials emulate the surrounding traditional vernacular and that of the existing property.

External masonry and roofing materials will be selected accordingly as follows:

Roof: Clay tile to match existing roof of main house.

Walls: Brick to match existing brick

Glazing: UPVC windows to match main property.

4.0 ACCESS

4.1 Vehicular and transport links

As existing and not an issue to current property.

4.2 Access to the site

Access remains as existing.

4.3 Access for the disabled

The design follows the current building regulations part M..

5.0 CONCLUSION

The existing dwelling on the site will benefit from the extensions and alterations proposed. Our clients wish to refurbish and improve the character and usability of the house to make a positive contribution towards modernising through high quality design and materials, improved construction techniques and adherence to current building regulations and policy, whilst remaining in sympathy with its surroundings so that there will be no loss of traditional character.

We ask that Arun District Council look upon this application favourably.