



DESIGN & ACCESS STATEMENT

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ARCHITECTURAL DESIGN

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Introduction

The proposal looks to add two storey side extensions with a single storey rear extension to an existing family home. Providing two additional bedrooms and facilities to the first floor, and large family open planned areas to accommodate young family's requirements.

This design and access statement should be read in conjunction with the following documents:

- Drawings:

- BB1 1000 Rev. 00 - Location Plan

- BB1 1001 Rev. 00 - Block Plans

- BB1 1002 Rev. 00 - Site Plans

- BB1 2000 Rev. 00 - Existing Plans

- BB1 2001 Rev. 00 - Existing Elevations

- BB1 2002 Rev. 00 - Proposed Plans

- BB1 2003 Rev. 00 - Proposed Elevations

- BB1 2004 Rev. 00 - Site Elevations

Context

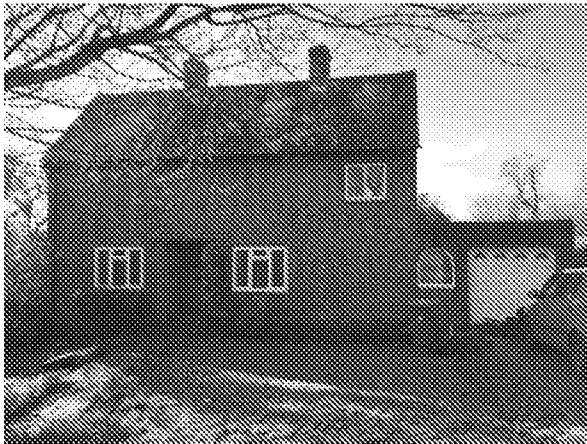
The site is located on Torton Hill Road, Arundel. The area surrounding the site has similar detached residential properties of varying size. The two properties adjacent to the site are amongst the larger properties on the road.

Site Description

54 Torton Hill Road is a 3 bedroom, two storey detached house set within a large garden. The footprint of the site is 1,312sqm. Due to a lack of windows on the front elevation there is a lack of natural light within the property, especially on the first floor. The internal space is also no longer adequate for the family and additional living space is required to meet their needs.



Neighbouring Properties (No.50)



Front Elevation (Street)



Rear Elevation



Neighbouring Properties (No's.50 & 52)

Planning History

Previous planning applications linked to this site are as follows:

Reference	Location	Applicant	Accepted	Proposal	Type	Status
<u>AB/4/04/</u>	54 Torton Hill Road Arundel	Mrs S Hill	22-01-04	Renewal of unimplemented Permission AB/53/99 for first floor extension over existing garage	Planning Plan Application	ApproveConditionally
<u>AB/53/99/</u>	54 Torton Hill Road Arundel	Mrs S Hill	22-04-99	Renewal of unimplemented planning permission AB/59/94 for first floor extension over existing garage	Planning Plan Application	ApproveConditionally
<u>AB/59/94</u>	54 Torton Hill Road Arundel	Mrs S Hill	15-07-94	First floor extension over existing garage	Planning Plan Application	ApproveConditionally

Planning Policy

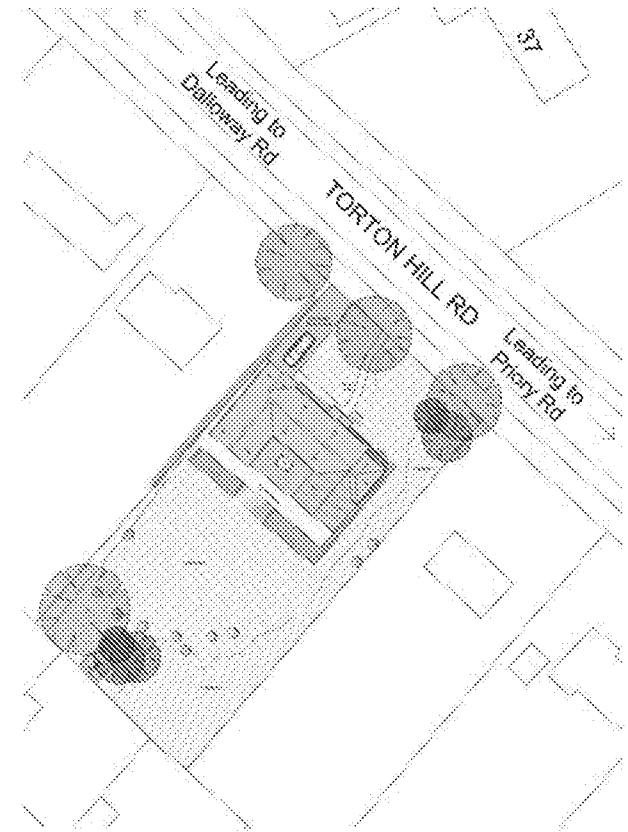
The proposed design reflects feedback given following pre-application advice submission Ref: PAA/64/19 & PAA/77/19. Two options were submitted. Planning Officer feedback stated they had no major objections with either scheme, the loft conversion option was preferred with the smaller massing.

Following careful consideration the client preferred the alternative option (PAA/64/19) with two double storey side extensions; as this provides a better layout and living space to meet the needs of their family life and also retained the loft area for storage.

Use

Conversion of a 3 bedroom detached dwelling to a 5 bedroom family home. This provide a more sustainable use of the site and better internal space for the family to live in.

The site is situated within reach of local shops and good transport links. This would allow them to continue to make easy use of the local shops and community facilities.



Proposed Site Plan

Amount

The size of the site is approximately 1,300 square metres with planning permission being sought to add two storey side and single storey rear extensions. The proposal will increase from a 3 to 5 bedroom property which meets the clients growing family's requirements.

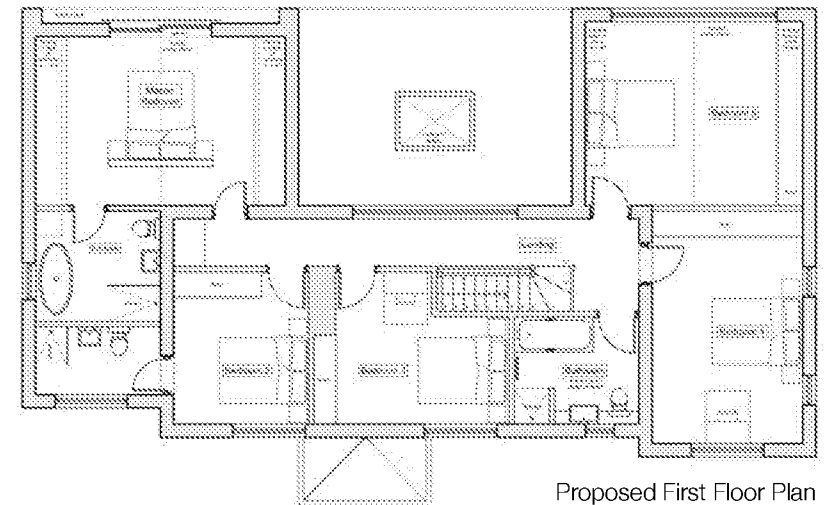
Layout

The proposal includes full internal re-modelling to make efficient use of the space with an open plan lounge/kitchen/dining room with a separate study and snug room. The proposal includes 5 bedrooms and exceeds design housing standards. Access can be gained from the front of the property and from the rear of the property where new expanses of glazing have been included in the design.

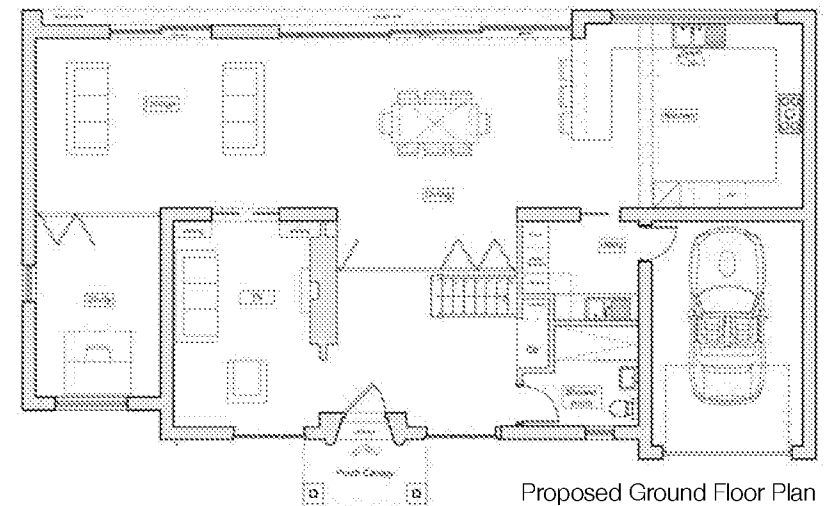
Scale

The proposal includes a two storey extension to both sides of the property and a single storey extension to the rear of the property. There will be no change to the existing ridge height.

Adding an additional storey above the dilapidated garage and sun room to the rear utilises the existing ground floor footprint.



Proposed First Floor Plan



Proposed Ground Floor Plan

Appearance

The proposed street elevation will retain existing materials and styles, the front has been designed to be sympathetic with the surrounding properties. The existing materials used will be matched in the proposed design. The brick arch and recess of the front door will be retained to maintain the original character of the building.

The rear of the property, which is not overlooked, is a more contemporary design with a mix of masonry and timber cladding. A standing seam roof and wall system has also been incorporated into the design. Large expanses of glazing have also been included which look out to the large rear garden.

Landscaping

The property sits on a slope so the ground levels to the West and South elevation will be built up to reduce the impact of the drop on the site. For further please see BMI 1002 Rev.00 Site Plan .

Vehicular and transport Links

Vehicular garage access to the property will remain as existing. There is one point of access to the site off Torton Hill which leads onto a private driveway. There is a separate footpath for pedestrian access.

The site is located close to the A27 offering good transport links and Arundel train station is also close by (1.2 miles). Bus stops are also located within a short walking distance.



Proposed Front Elevation



Proposed Rear Elevation

Inclusive Access

A new level entrance threshold with a new DDA Ambulant Disabled cloakroom and shower. The building will have level thresholds throughout and this also allows external rear terrace to be accessed easily. Generous communal and private entrance lobbies allow ease of access to disabled residents and visitors. The internal doors to all habitable rooms are a minimum 750mm clear, allowing for optimum use of space and ease of access. All external hardscaping will be fully accessible with level walkways and will allow wheelchair users to fully enjoy the amenity space.

Conclusion

The proposed development seeks to make more effective and efficient use of the existing site. Creating a 'forever home' for a growing family with the addition of 2 further bedrooms and full internal remodelling.

With sympathetic design to its surroundings and contemporary internal alterations. The proposed dwelling provides the client and family the necessary space and flexibility for their family.