



6, Market Close, Barnham, West Sussex, PO22 0LH



LPA reference: **TBA**

DESIGN AND ACCESS STATEMENT IN SUPPORT OF:

GROUND FLOOR EXTENSION TO REPLACE EXISTING AT:

1, BREWERY HILL, ARUNDEL, WEST SUSSEX BN18 9DQ



HOME PLAN-IT Limited is registered in the UK under Company No. 5269104
Registered Office: 74 - 76, Aldwick Road, Bognor Regis, West Sussex PO21 2PE

Reference(s):

A. Government Circular DCLG 01/2006.

INTRODUCTION

1. This document constitutes the Applicant's Design and Access statement, formulated in accordance with Sections 2 & 3 of Reference A, in support of the Householder Application for the demolition of the existing ground floor extension and porch to the North elevation of the principal building and its replacement with a reconfigured layout of the same.

2. To aid understanding, this design and access statement should be read in conjunction with reference to the drawings and notes on plans Edition 3, Sheet 1.

USE

3. The existing and proposed uses of the building are, and remain, residential.

AMOUNT

4. The 80m² site comprises a two storey main house of 27 m² footprint with additional single storey extensions to the North elevation, providing a ground floor en-suite (third) bedroom and entrance porch. Access to the property is via a single entrance way within the garden set porch, access to the garden being via a gate set within the high knapped flint wall adjoining Brewery Hill.

LAYOUT

5. The layout of the existing building is best understood by reference to the attached scaled drawings and plans on Edition 3 Sheet 1 accompanying this Design and Access statement, while its relationship to its neighbours and its setting within the context of the street scene is depicted in the photographic supplement attached at Annex A hereto.

6. The applicant proposes to demolish the existing ground floor North elevation extensions, which poorly utilises a considerable amount of space as simple transit ground between the garden gate and front door. In its place, it is proposed to build a reconfigured single storey extension with attached porch, making full use of the width of the garden through replacement of the Brewery Hill knapped flint boundary wall with one of identical external appearance raised to eaves height.

7. The existing wall has been the subject of uncontrolled ivy vine spread over many years. The ivy has firmly established itself within the mortar gaps of the wall elevation inside the garden, across the top of the wall itself and may

well account for a considerable amount of the structural integrity the wall currently possesses. Accordingly, doubt as to the current structural integrity of the existing wall facing Brewery Hill, together with certain inadequacy in respect of its foundation, requires that the existing be removed and replaced with a structure identical in context appearance in terms of materials, but of orthodox build in relation to structural integrity.

8. Having achieved the new envelope of the building's North ground floor extensions, the applicant proposes to reverse the existing juxtaposition of kitchen and ground floor en-suite bedroom, so that the former sits in an open plan area off the front door beneath a vaulted ceiling, whilst the latter is sited at the rear of the building, away from the main thoroughfare.

9. These relatively simple changes to the existing dwelling will greatly enhance the interior living space, rationalising contemporary use of individual areas appropriately in a natural flow throughout the ground floor of the building.

SCALE

10. By taking the current transit dead ground within the envelope of the replacement North elevation ground floor extensions, the increase in size between existing and proposed footprints will be 9 m².

LANDSCAPING

11. No change to existing within high walled garden. The replacement of the knapped flint wall facing onto Brewery Hill will result in the loss of the current rampant ivy.

APPEARANCE

12. It is been the applicant's intention that the proposed alterations to the dwelling should have minimum impact upon the Brewery hill street scene, to preserve the existing visual amenity that the building contributes.

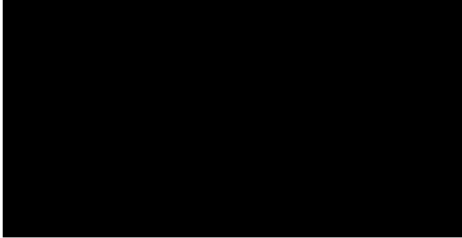
ACCESS

13. It is the applicant's intention that the proposed building fully complies with the practical requirements of the Disability Discrimination Act and Approved Document M of the Approved Documents under the Building Regulations.

CONCLUSION

14. This design and access statement is intended to be read in conjunction with the viewing of plans referred to, and accompanies the submitted application for Householder Planning permission.

15. Questions arising from the stated design intentions, or perceived omissions relating to the intended proposal and/or the content of this document, should be referred direct to the undersigned in the first instance for clarification.



M K McNally PG Dip (Cran)
For and on behalf of HOME PLAN-IT Ltd

Dated: Wednesday, 07 July 2010