

Design & Access Statement

Proposed Front and Rear Extensions with Alterations.

to

7 Birch Close, Arundel, West Sussex, BN18 9HN



Figure 1: Front Elevation/ Street View of the Site at 7 Birch Close.

December 2021

Prepared by:

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

1 The Old Flour Mill . Queen Street . Emsworth . Hampshire . PO10 7BT
mail@hdarchitects.co.uk www.hdarchitects.co.uk 01243 370 715

Introduction

Helyer Davies Architects Ltd. have been appointed by a private client to design the renovation and extensions to the detached residential property at 7 Birch Close, Arundel, West Sussex, BN18 9HN.

This document outlines the proposed works to include:

- Proposed single storey front extension with pitched roof
- Proposed single storey rear flat roof extension
- External renovation and internal alterations

The following documents will accompany the planning application:

- 21193_01 Existing and 21193_02 Proposed Drawings
- 21193 Design and Access Statement

Site Survey

A site survey was carried out by Helyer Davies Architects in October 2021.
The OS extracts are to show the site location and block plan only.

Local Planning History

There has been a number of planning applications previously approved in the neighbourhood of Birch Close. As noted below:

Address	– 6 Birch Close Arundel BN18 9HN
Reference	– AB/33/18/HH
Proposal	– Extension of garage, replacement of conservatory, reordering & associated works
Decision	– Approve Conditionally
Decision date	– 18-05-18

Address	– 5 Birch Close Arundel BN18 9HN
Reference	– AB/131/15/HH
Proposal	– Single storey rear extension & garage conversion.
Decision	– Approve Conditionally
Decision date	– 30-11-15

Address	– 9 Birch Close Arundel BN18 9HN
Reference	– AB/21/10/
Proposal	– Rear single storey kitchen extension, front single storey lounge extension and low fence/hedge to part of south facing front garden.
Decision	– Approve Conditionally
Decision date	– 16-04-10

1 The Old Flour Mill . Queen Street . Emsworth . Hampshire . PO10 7BT
mail@hdarchitects.co.uk www.hdarchitects.co.uk 01243 370 715

Site Location

The site is located on Birch Close in Arundel. The town of Arundel is in West Sussex with a lot of heritage and historical value. The town lies just off the A27, around halfway between the cities of Brighton and Chichester. Arundel is on a hill, sloping up from the river Arun at the bottom up to Arundel Castle at the top.



Figure 2: Map of Arundel with Birch Close Area circled. (from Google Maps)

The site of Birch Close is on the outskirts of the town itself, in a residential area to the south-west of the town center, up the hill of Torton Hill Road. Birch Close is a small close of 9 single storey dwellings all of similar design, accessed off Dalloway Road.

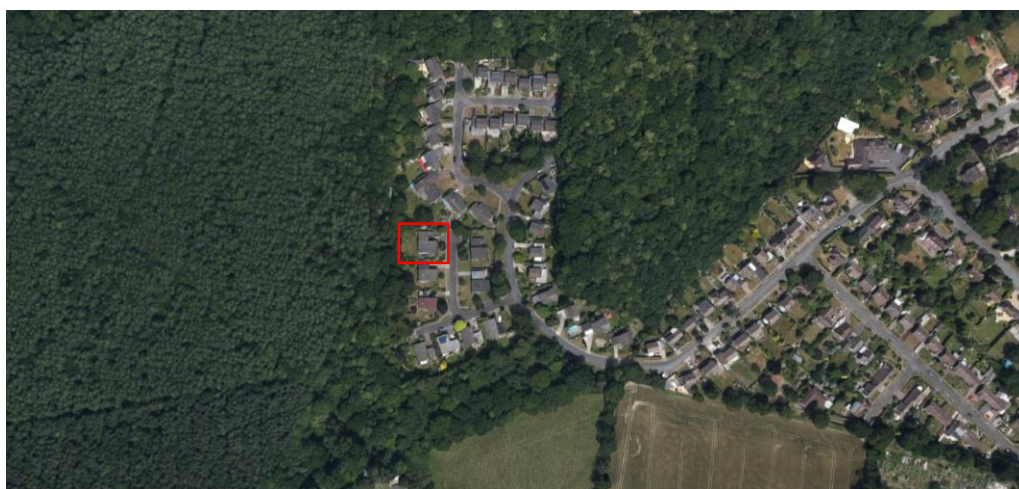


Figure 3: Map of Birch Close Area with the Site circled. (from Google Maps)

1 The Old Flour Mill . Queen Street . Emsworth . Hampshire . PO10 7BT
mail@hdarchitects.co.uk www.hdarchitects.co.uk 01243 370 715

The buildings in the surrounding area in the south-west of Arundel are predominantly detached and semi-detached residential dwellings.

The surrounding buildings on Birch Close specifically are single storey dwellings all of similar design, with a material palette of mainly brickwork walls, with timber cladding details on elevations, and clay tile pitched, and some flat roofs. There is also evidence of more recent building work and modern materials in the area, including a combination of modern timber cladding.



Figure 4: 3D View of Birch Close Area with the Site circled. (from Google Maps)

The site of 7 Birch Close has an area of approximately 1174m².

The site is not in a conservation area, and the building is not listed.

Flood Risk

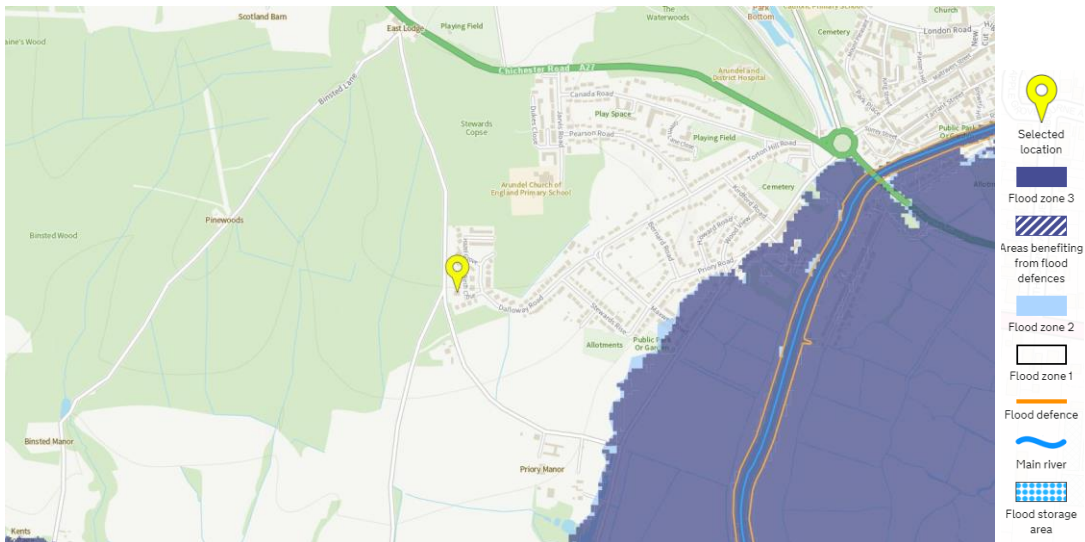


Figure 5: Flood Zones map. [https://flood-map-for-planning.service.gov.uk]

Flood Zone definitions are set out in the National Planning Policy Guidance:

Flood Zone	Definition
Zone 1 Low Probability	Land having a less than 1 in 1,000 annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map – all land outside Zones 2 and 3).
Zone 2 Medium Probability	Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding. (Land shown in light blue on the Flood Map).
Zone 3a High Probability	Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding. (Land shown in dark blue on the Flood Map).
Zone 3b The Functional Floodplain	This zone comprises land where water has to flow or be stored in times of flood. Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map).

Note: These flood zones refer to the probability of river and sea flooding, ignoring the presence of defences

The Map in Fig. 5 shows that despite the location near the Adur river, due to the hill and the flood defences in place, the site at 7 Birch Close is in Flood Zone 1 and is not near the boundary for flood from rivers/sea.

As such, risk is considered extremely low. Therefore, this application will not require a flood risk assessment.

Site Photographs

The location of the photographs in figures 7-16 are noted on the map below in figure 6.

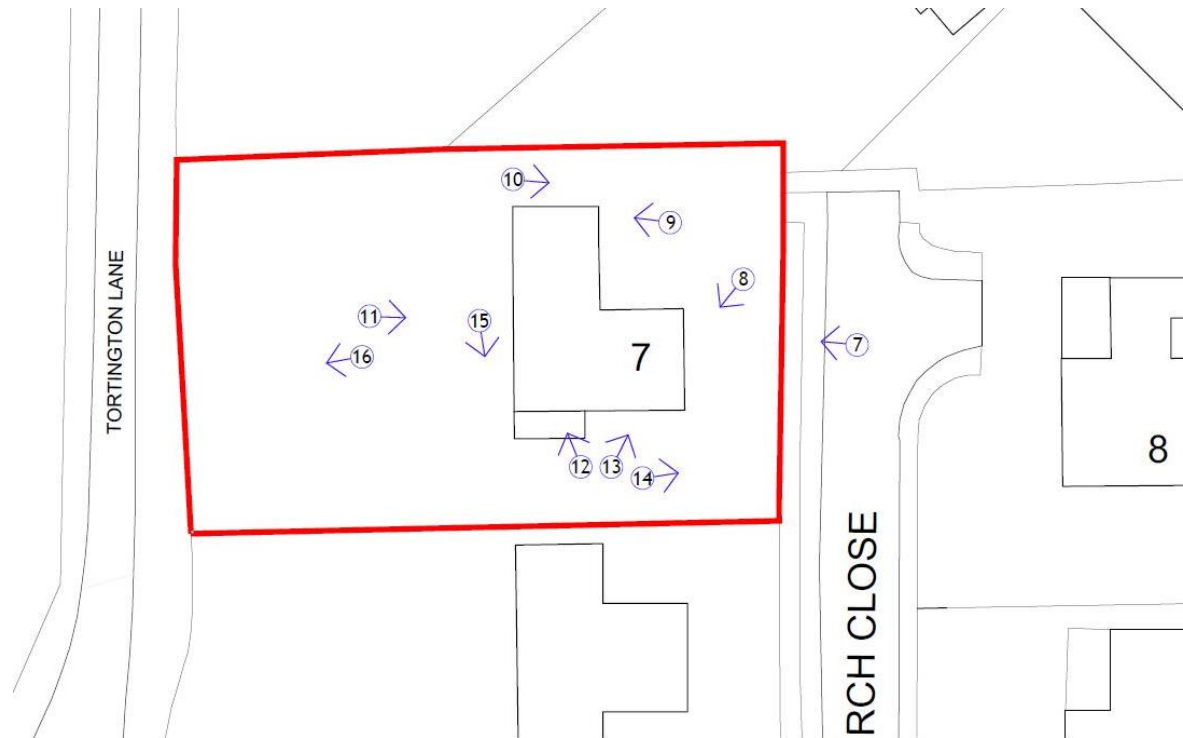


Fig 6. Photograph Locations Map on Site Plan.



Figure 7. Front Elevation/ Street View of the Site on Birch Close.

1 The Old Flour Mill . Queen Street . Emsworth . Hampshire . PO10 7BT
mail@hdarchitects.co.uk www.hdarchitects.co.uk 01243 370 715



Figure 8. Front Elevation Detail



Fig 9. Front Elevation – Garage/Wall Detail



Fig 10. Side Elevation – North Side/Wall Detail

1 The Old Flour Mill . Queen Street . Emsworth . Hampshire . PO10 7BT
mail@hdarchitects.co.uk www.hdarchitects.co.uk 01243 370 715



Fig 11. Full Rear Elevation



Fig 12. Side View of East Elevation/Patio



Fig 13. Side View of East Elevation / Bedroom Windows

1 The Old Flour Mill . Queen Street . Emsworth . Hampshire . PO10 7BT
mail@hdarchitects.co.uk www.hdarchitects.co.uk 01243 370 715



Fig 14. View of South Patio



Fig 15. Garden View towards the South



Fig 16. Garden View towards the trees to the West

1 The Old Flour Mill . Queen Street . Emsworth . Hampshire . PO10 7BT
mail@hdarchitects.co.uk www.hdarchitects.co.uk 01243 370 715

Design

The proposals include extensions, refurbishment and alterations to the single storey dwelling at 7 Birch Close.

The design proposals are for a single storey pitched-roof front extension, a single storey flat-roof rear extension, alterations to the main roof, external refurbishment, and internal alterations, as shown in figure 18.

The proposed works include alterations to improve the flow and functionality of the living and sleeping spaces. The alterations include a new open-plan Kitchen and Dining room to form the main hub of the home, with direct access to the rear garden through new sliding doors, and rooflights above. Along with this, the space at the front of the house is to be revised, including the existing Bathroom, Bedrooms 1, 2 and 3, to allow for two appropriately sized double Bedrooms with Ensuites.

The proposed front extension is to allow for a relocated Bedroom 3, an enlarged Entrance hall to the dwelling, and a separate WC. The alterations also propose that the existing Garage is converted into spaces including a Utility Room, an Ensuite to Bedroom 3, a Boot Room and an external Garage/Store.

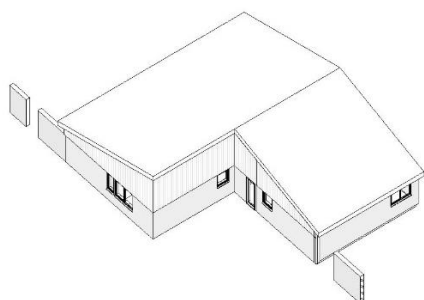


Fig 17. Existing 3D View

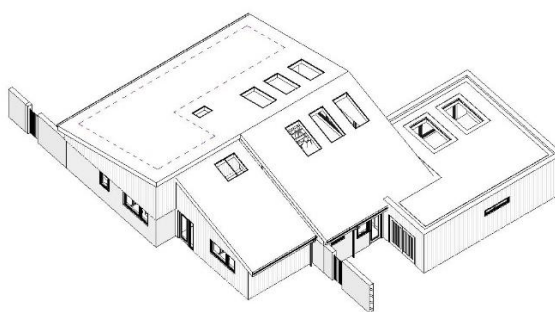


Fig 18. Proposed 3D View

The proposed rear extension has been designed to provide a Gym, study, and additional living spaces with sliding glass doors to address the garden, and three flat roof lights to allow ample natural light into the space. The flat roof to the rear extension has been proposed as a sedum and wildflower roof to blend in with the garden, and aims to improve biodiversity.

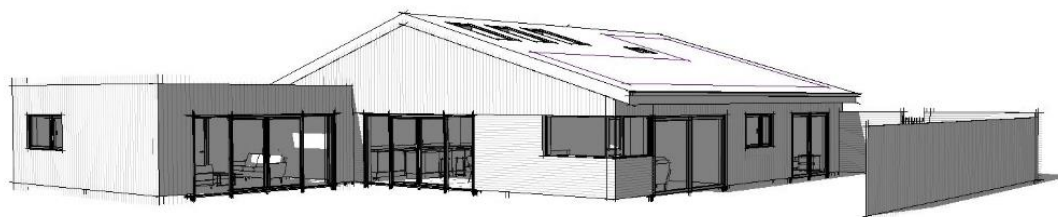


Fig 19. Proposed Rear View

Externally, the timber cladding is to be replaced with a more modern and naturally coloured alternative, to improve the appearance of the dwelling with its natural setting. Additionally, the main roof is to be replaced with a modern, standing seam finish, with rooflights to the internal spaces, to provide ample natural light.

The proposed extensions are to be finished in timber cladding to match the main house. And as seen in figure 21, on front elevation the proposed extension has a roof pitch to match that of the existing roof, to remain in keeping with the street scene.

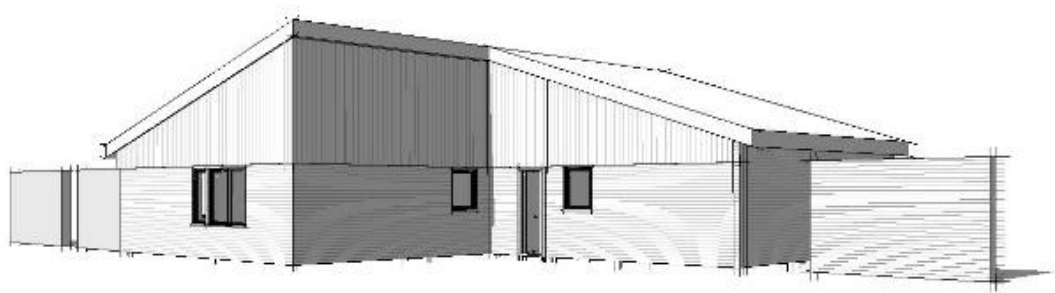


Fig 20. Existing Front View

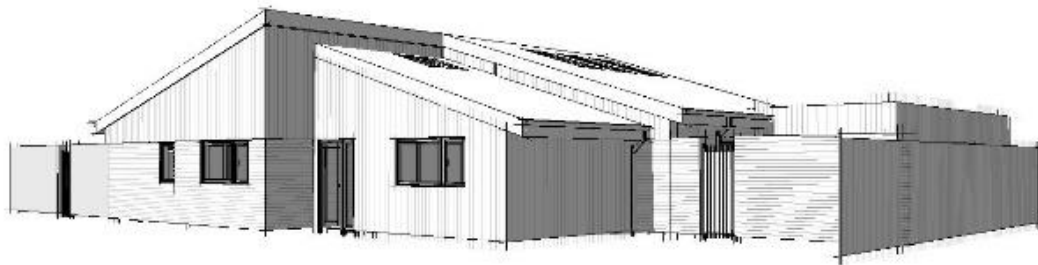


Fig 21. Proposed Front View

The materials of the house are to be upgraded to improve the external aesthetics overall. The proposed extensions and alterations are to be constructed of high-quality materials to complement the existing dwelling and surrounding area of Birch Close.

Use

The use of the building at 7 Birch Close will remain as a residential dwelling.

Amount & Scale

The proposals are of an acceptable scale, and have been designed to remain in keeping with the plot and the existing property. The existing and proposed floor areas are as follows:

Existing Internal Floor Area:

Ground Floor: 148m²

Proposed Internal Floor Area:

Ground Floor: 232.3m²

Total Increase: 84.3m²

The design would result in an overall increase of 84.3m². This is shown diagrammatically below in figure 22.

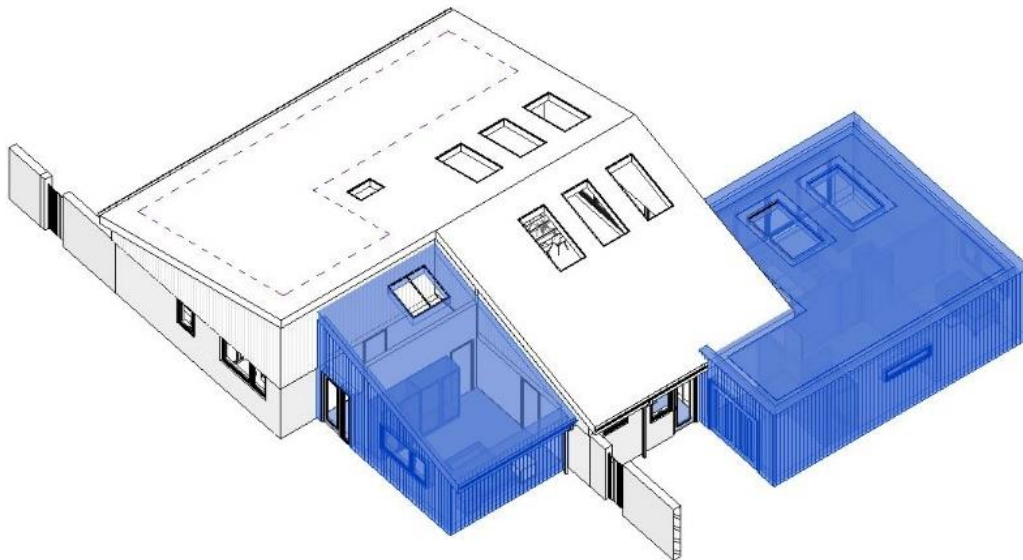


Fig 22. Proposed front and rear extensions highlighted in blue.

Appearance

The external appearance of the dwelling is to be improved overall, and finished in a contemporary style. The proposals are to be built with specially selected materials to give the house a high-quality finish.

Externally, the existing timber cladding is to be replaced with a modern and naturally coloured alternative. Additionally, The proposed extensions are to be finished in timber cladding to match.

On front elevation, the proposals have been designed to remain in keeping with the street scene. To the rear of the site, the rear extension is to be finished with a sedum flat roof, to address the garden.

The proposals are to upgrade and improve the external aesthetics of the house. The extensions and alterations are to be constructed of high-quality materials to enhance the dwelling, and complement the surrounding area of Birch Close.

Landscape

The surrounding landscape is to remain as existing, with any ground works to be made good around the proposals.

Access

Existing access to the dwelling from Birch Close is to remain the same.

Parking

The garage is to be converted to allow for internal alterations and extensions. However, there are no additional bedrooms proposed, and there is sufficient car parking space on the front driveway.

Conclusion

The proposed extensions and alterations to 7 Birch Close will improve the quality and flow of the living spaces of the dwelling overall, along with modernizing and enhancing the appearance of the house, with a high-quality finish.

Additionally, the proposed sedum flat roof to the rear extension will encourage biodiversity on the site, and the proposals have been designed to have minimal impact on the street scene.