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ARCHITECTS

**A Proposal for an Extension
to provide a Ground Floor W.C. with Disabled Access**

at

**5 Surrey Wharf
Arundel · West Sussex
BN18 9DW**

**DESIGN & ACCESS STATEMENT
(with Planning Statement Appended)**

12th August 2011

1. Amount

The proposal is for a single storey rear extension designed to provide a ground floor W.C. with disabled access (i.e. to Approved Document Part M of the current Building Regulations) which the property presently lacks. (See also 'Context' for further explanation).

2. Layout

The new proposal is to be sited in the east-facing rear garden, replacing the existing small extension. The ground floor layout will retain its simple plan but will extend eastwards so that the new disabled W.C. can back on to the existing kitchen where it can take advantage of the existing drainage and plumbing facilities. It was also important to the client that access to the new W.C. should not be through the kitchen but off the living room and, furthermore, that the access door to the W.C. should not be viewed directly from the living room.

3. Scale

The scale of the proposal is deliberately kept low-key and as modest as the brief will allow. The detailing and choice of materials will be in-keeping with the existing house and its neighbour specifically to suggest that the extension is an integral part of the whole. The existing perimeter garden wall of flint is of a generous height and will have the effect of screening the bottom half of the extension, thereby further reducing its impact.

4. Landscaping

Little landscaping work will be required as the garden is modest in size and laid mainly to patio with borders of shrubs and flowers. New works to the garden following completion of the extension will be simply to re-lay the patio to suit.

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5. Appearance

The new extension has been designed, not only to fulfil the Clients' brief, but then modified following consultation with the immediate neighbours and Surrey Wharf Arundel Ltd (SWAL), the latter particularly being an obligation of their ownership. This has informed the external appearance to the extent that the height of the proposed extension matches that in the neighbouring property (No. 3 Surrey Wharf) as do the gutter line and the angle of the roof pitch. Similarly, the materials chosen for the scheme are all to match the existing materials of the houses and are those considered to be most suited to their purpose and in-keeping with the context and nature of Surrey Wharf. Thus, in accordance with the advice received from SWAL, we have kept the design very much within the design ethos of the existing properties at Surrey Wharf.

6. Access

The property is set in a private residential court behind the properties fronting the River Arun and forms part of a larger private residential area that follows the river eastwards along Tarrant Wharf, linked by walkways to Arun Street. The whole area is laid to brick pavers with little distinction made between pedestrian and car use, softness being provided by planters, screening hedges and the gardens of the houses. This, of course, makes the area very wheelchair friendly and access into the town following the river easy. Internally, the entrance hall, kitchen and reception room are all on one level, forming the ground floor, the bedrooms and bathrooms above being accessed by the stairs. The proposal will give the owners the much needed W.C. facility on the ground floor making daytime life so much more practicable, without the need to climb the stairs to make use of the bathroom facilities. The extension will be built to have the same ground floor level throughout, allowing for the easiest possible manoeuvrability for a wheelchair user.

7. Context and Planning Statement

5 Surrey Wharf is a three-storey townhouse built in 1989 as part of the redevelopment of Arundel's river frontage and is part of a private development managed by Surrey Wharf Arundel Ltd, from whom permission has been sought and granted for this proposal. Our client has a slowly degenerating health problem which they feel now needs to be addressed by the addition of ground floor W.C. facilities, designed specifically for the disabled with restricted mobility. Although it might not have been the case in 1989, any house built today will have ground floor W.C. facilities designed for use by the disabled as a matter of course and so it is rather a shame that a house built so recently lacks this amenity. The granting of permission for these proposals will, we hope, allow the owners to continue to enjoy living in the house for the foreseeable future. (Included with this documentation is a letter from the client outlining her difficulties together with copies of her disabled parking notices which confirm her entitlement.)

We believe that we have successfully answered our brief and designed a suitably sensitive and attractive solution that is to everyone's advantage.