



Open Design Studio

Design & Access Statement

Norton Farm House
Norton Lane
PO20 3NH

External and internal alterations and additions to the existing dwelling located at Norton farmhouse



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Introduction

This Design and Access Statement has been produced by Open Design Studio on behalf of the applicant.

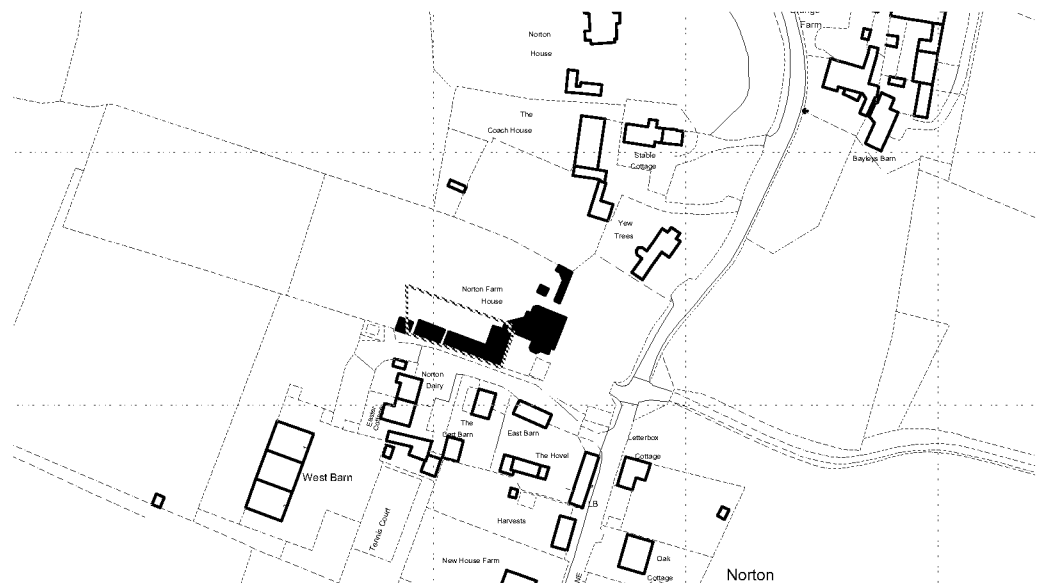
This report describes the proposed external and internal alterations and additions to the existing dwelling located at Norton farmhouse.

This document supports the existing and proposed drawings which, together, form the planning application submission to the Arun District Council Planning Department.

Site address:
Norton Farm House
Norton Lane
Aldingbourne
PO20 3NH

Agent:
James Griffiths
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Location





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Planning History

This document refers to below previous application on the site

Reference AL/34/20/PL

Sub-division of existing building to create 1 NO. 1- bed dwelling & construction of 4 bay oak framed outbuilding as a garage. This application affects the character & appearance of the Norton Lane, Norton Conservation Area & affects the setting of a Listed Building.



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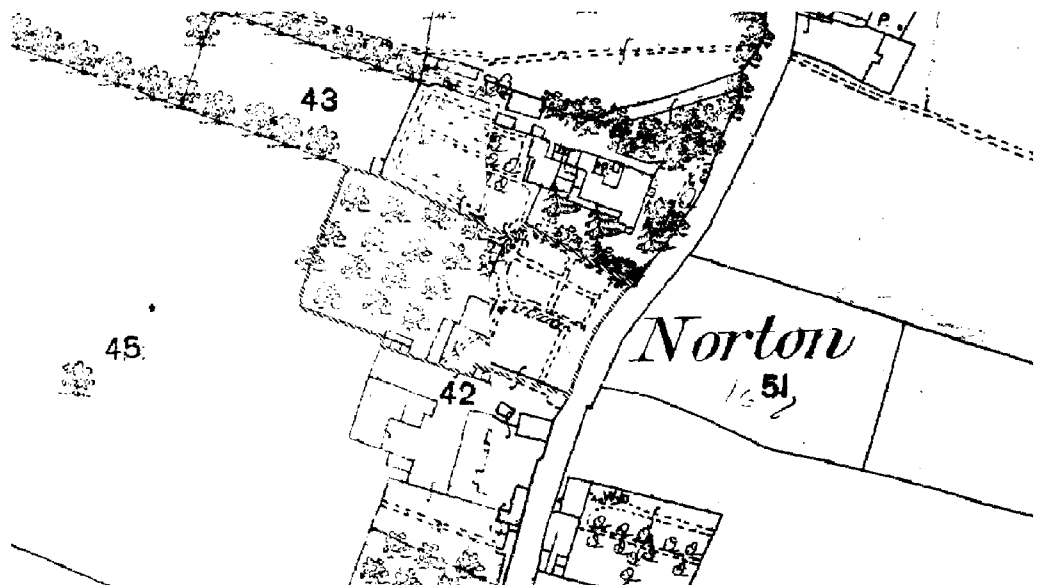
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Context

Norton Farmhouse is primarily composed of a two storey grade II listed property, additional attic, and basement space. Further to this, the property consists of a connected single storey wing which extends to the south and west along the boundary of the site in a dogleg configuration. The property also encompasses several detached outbuildings within the grounds which sit within an adjacency to the primary house and offer ancillary use.

The property falls within the Norton Lane conservation area. The original two storey house is designated as Grade II listed within the ADC conservation area. The single storey dogleg wing is designated as "contributing to the character and appearance of the area"

Historic Maps

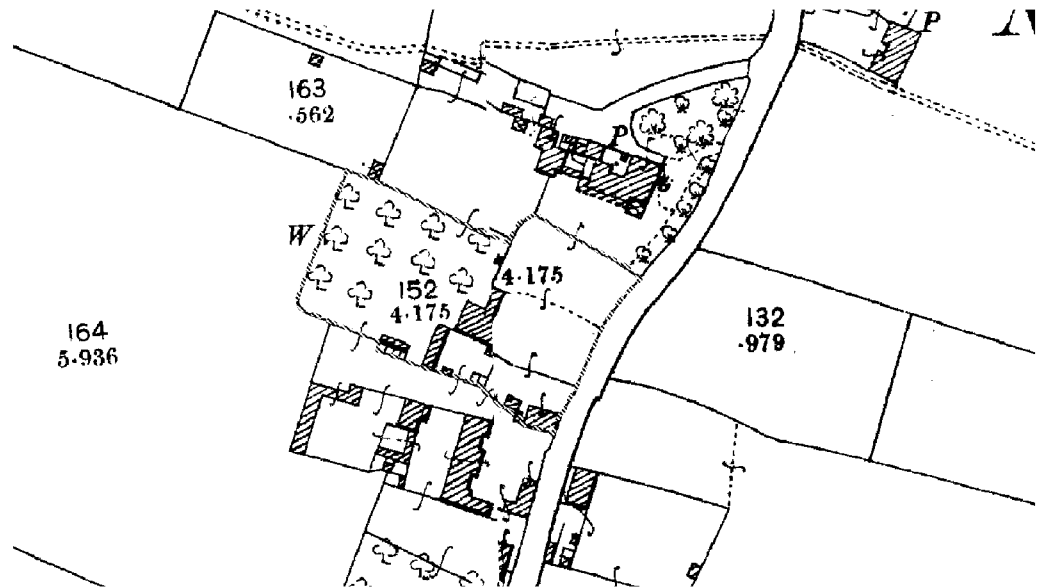


1875-1876 OS map

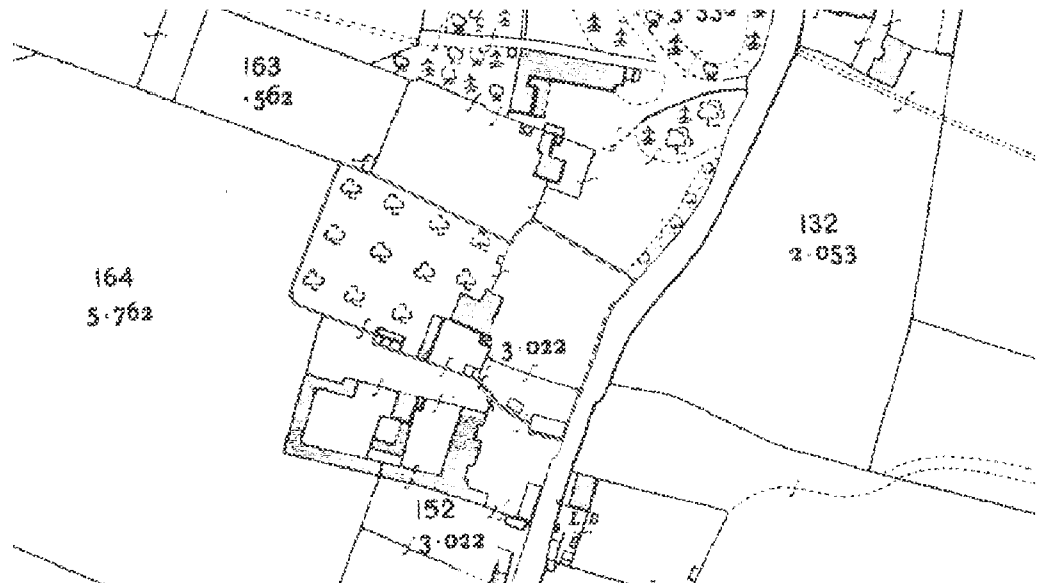


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1897-1898 OS map

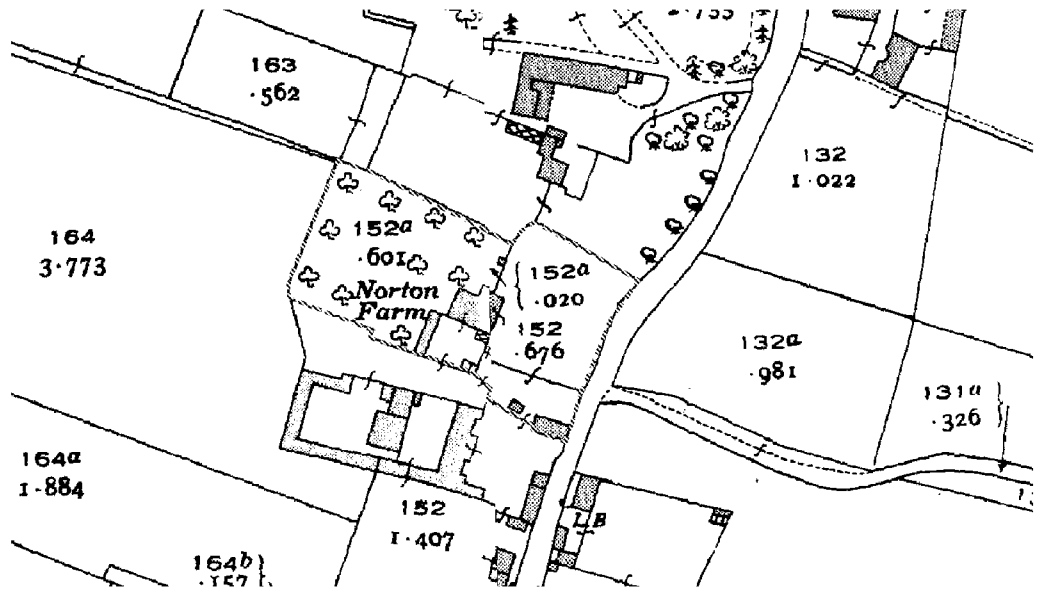


1912 OS map

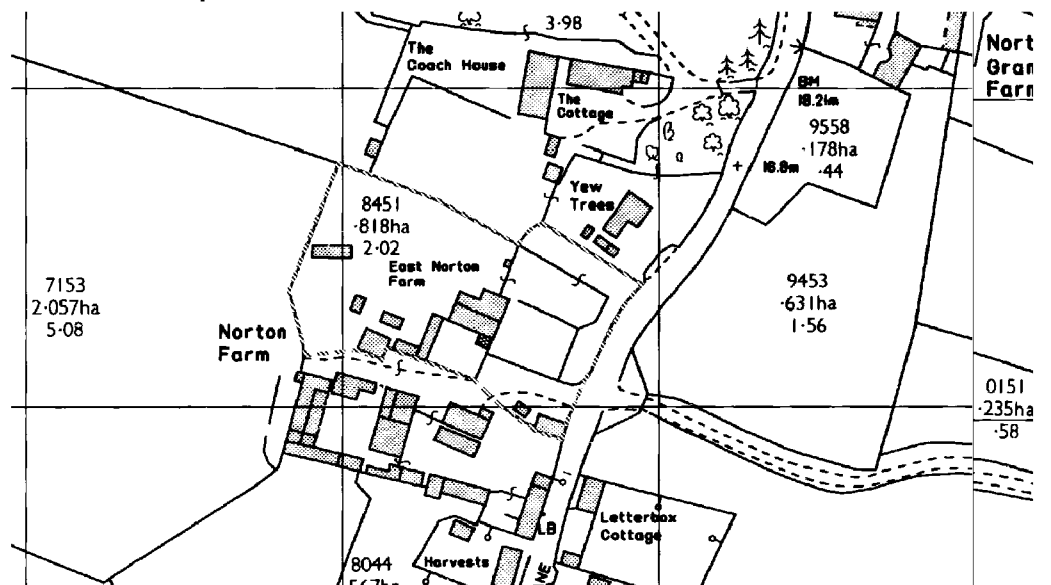


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1937-1939 OS map



1975 OS map



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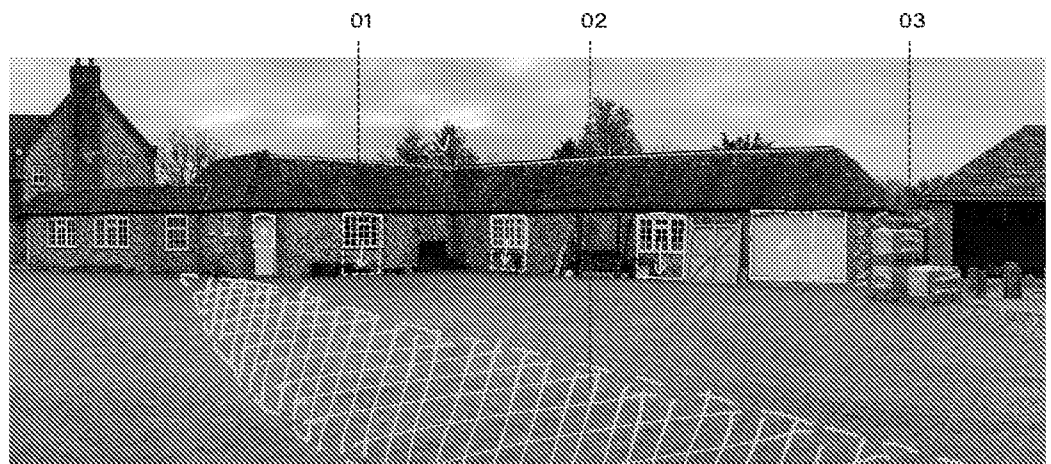
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Proposal

The proposal consists of the reconfiguration of the existing arrangement in order to provide additional accommodation and the creation of a functional, accessible and secure lifetime home for the clients.

Externally, the proposal provides appropriate interventions within the extant building fabric in order to support the creation of a high quality living standard, connect meaningfully to private garden space, and securely to the garage area.

As the client's enter the next phase of their life, the reconfiguration is essential in creating a home which will be lived in with support, security and with a view towards changing mobility and assistance requirements.



Overview diagram of proposal

- 01 adjustments and improvements to fenestration within widths of existing openings*
- 02 landscape driven soft division between dwellings*
- 03 direct and secure connection between house and existing garage*



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Design

It is proposed that the new dwelling functions as a lifetime home for the clients. The new design will sit within the existing parameters of the historic fabric. Internal elements are proposed (where possible) to be set off the existing masonry walls with a view to celebrating the legibility of the existing structure. This supports the ethos of an internal layout focused on providing a circulation rich environment suitable for changing mobility and accessibility requirements of the clients.

An additional bedroom and en suite is proposed to further allow flexibility within the context of providing high quality accommodation for a live-in carer or support staff as and when is required.

Externally, new glazed elements at ground level are proposed to sit within existing openings.

New double doors are proposed to both the north and west elevation; providing amenity and access to private outdoor space. In these specific cases the new doors will be set within the existing width of window openings, with the head height to remain consistent and the cill lowered to allow level access.

The existing timber stable doors will be replaced within the existing opening with a set of glazed timber folding doors, allowing light and natural air ventilation to the living space as well as direct level access to the private garden area.

At roof level, 3no low profile flat rooflights are set within the existing central section of flat roof construction. The positioning and specification of the rooflights are proposed with a view to minimal visual impact.

Along the southern elevation 3no pitched rooflights are proposed in order to provide natural light within the deepest section of the plan without penetrating the existing wall envelope along this frontage.

To the western extent of the plan it is proposed to insert a glazed linking structure to provide level access through to the garage as well as a new front door which accesses directly onto hard and level landscaping. This entrance sequence provides the most accessible and secure route into the dwelling.



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Architecturally the glass insertion is conceived as a lightweight element to be read as distinct from the extant heavy construction methodology. In doing so the proposal looks to retain the elements as visually separate.

The proposed windows and doors are to be constructed of naturally finished timber set within the existing openings.

The new glass link is proposed to be a minimally framed, modern addition.

Landscape Design

The design of the house is supported by an appropriate landscape scheme.

A soft edged landscape divide is proposed between the neighbouring Norton farmhouse garden and this proposal. This boundary will consist of layered hedging approach, timber post and rail fence, and abundant natural planting.

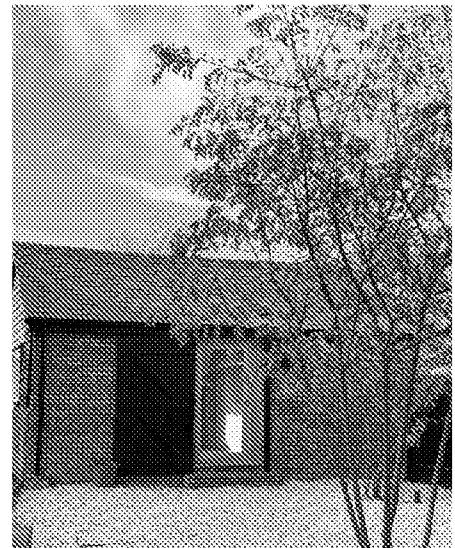


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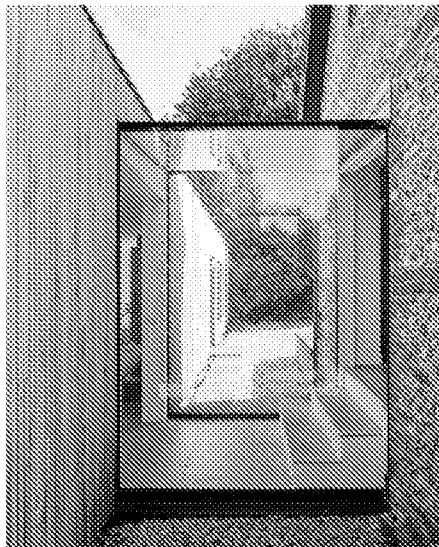
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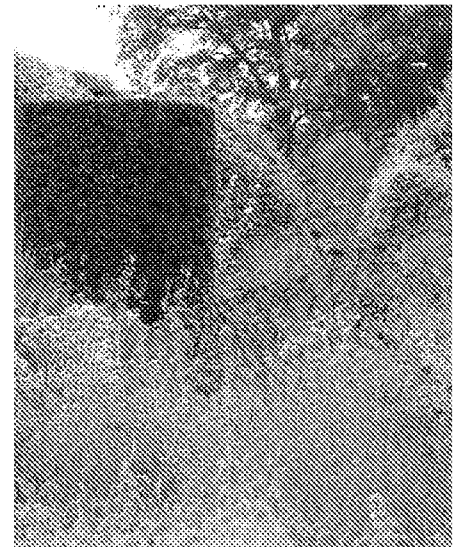
Spacious and celebratory interior approach



Craft-led modern standard timber fenestration



Modern glazed link



Soft landscaped boundary condition



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Access & Security

The proposed double doors to the northern and western elevations will provide access to the private garden, ensuring easy and safe accessibility for years to come.

The proposed doors will be installed with safety glass to meet Building Regulations and a Union2234E5 Lever Mortice Sash lock and two drop bolts to increase security to the property.

The proposed glass link provides secure and level connection to the new dwelling, ensuring easy and safe accessibility for years to come.

The front door has been positioned to provide a direct and level access onto hard landscape condition, and to provide the shortest possible travel distance for those of limited mobility.

The internal layout has been designed to a high level of part M accessibility standards, ensuring easy and safe accessibility for those with limited mobility.

Sustainability

A fabric first approach incorporates the use of the The existing fabric of the building provides a very good thermal base

The insulation within the roof space will be upgraded to provide improved thermal performance and to meet current U-value requirements.

All proposed glazing elements will be to a modern standard of double glazing, in order to improve the thermal performance of the existing building by upgrading and meeting current U-value requirements.

Further to the fabric first approach the dwelling will be supported by the incorporation of an air source heat pump and provision of roof mounted photovoltaic cells to provide a long term energy solution.



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Summary

The proposed design has been considered carefully in the historic context of the properties location and adjacent buildings and is considered to be appropriate to the existing building elements.

New architectural elements have been considered with sensitivity to the fabric of the existing building while offering improved access, security, and light amenity to the applicants.

Improved physical links to both the garden and garage provide much a needed security and accessibility update for the applicants as their accessibility requirements shift in the coming years.

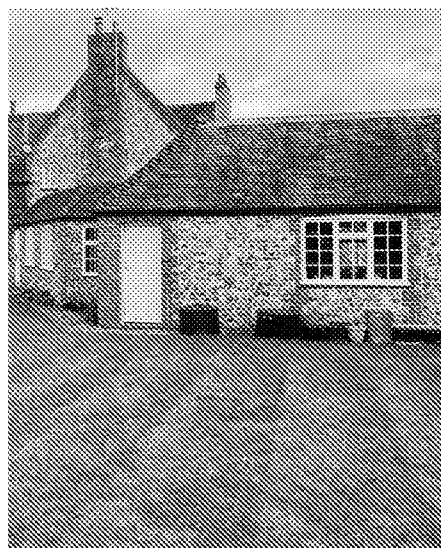


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view of north and west elevation



view of west elevation



view of east elevation

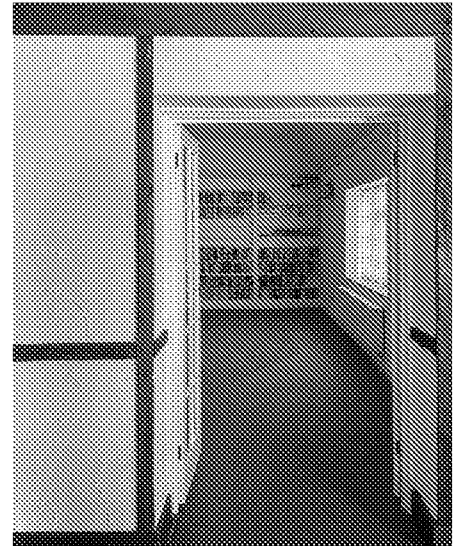


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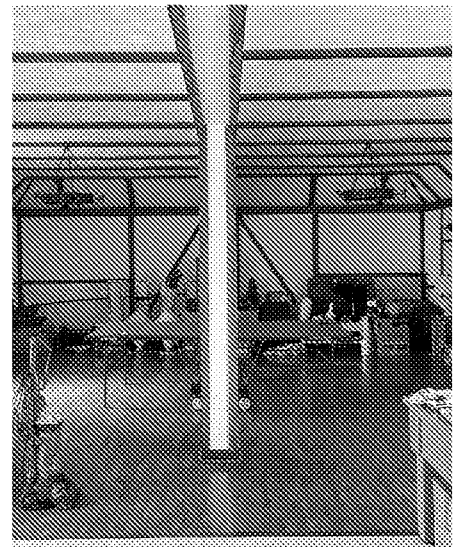
view of internal space



view of internal space



view of internal space



view of internal space

