



Design & Access Statement

For

Sangers
Little Heath Road
Fontwell
West Sussex
BN18 0SR

Prepared by

Folkes Architects

On behalf of

Mr. David Priestly

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DESIGN & ACCESS STATEMENT

- 1.0** **Use:** The property at Sangers, Little Heath Road, is a detached residential property situated in the semi-rural setting of Fontwell to the North of the A27 Arundel Road.

The overall site is approximately 4397m² and houses a single detached two-storey dwelling comprising an entrance hall, lounge, study, dining room, kitchen, utility room, games room and integrated garage on the ground floor and 5 bedrooms with family bathroom and two en-suite bathrooms and various storage cupboards on the first floor. One of the 5 bedrooms has access to a rear balcony with steps to ground level.



- 2.0** **Amount of Development:** the total ground floor footprint of the existing property is approximately 175.65m². The proposed works comprise a single storey extension to the front elevation infilling the space between the garage and main house and converting the garage into habitable space as well as various internal works. The proposal increases the overall footprint to 186.3m² and retains the character of the property by inheriting the same materials as the existing building so it blends in.
- 3.0** **Layout:** The proposal seeks to improve the layout of the ground floor living space by creating a spacious open plan living arrangement combining the existing games room to create a family room with an open plan kitchen leading through to the dining room. The existing utility room is not very practical so the new single storey extension will house a new utility room that will be access through the kitchen via the newly converted garage. The garage will house a new home gym and shower room. Improvements have also been made to the first floor layout without impacting on the external envelope.



Extension to infill here

- 4.0** **Scale:** The single storey extension to the front of the property has been designed so as not to project beyond the main existing building and retains the existing eaves and ridge levels. The pitched roof leads onto a flat roof to match the existing roof arrangement over the garage.
The design utilises characteristics of the existing with new windows to match the style of the existing and a new access door to the side of the new gym. Roof levels have been retained as existing and materials will be followed through on to the new elements.
- 5.0** **Landscaping:** The proposal retains the existing landscape, access and parking arrangements.
- 6.0** **Appearance:** The materials chosen for the works are traditional in their choice and detailing. The external walls of the extension will adopt the existing facing brickwork and the roof will receive plain clay tiles to match that on the existing garage with the flat roof element to receive a new single ply membrane or similar. All windows and external doors are proposed to be replaced with uPVC double glazed units in a style to match the existing.
- 7.0** **Access:** The site is accessed from Little Heath Road and offers a generous entrance drive and space for parking. This access will be retained as existing and the mature landscaped gardens will also be retained.