DESIGN AND ACCESS STATEMENT

FOR

PROPOSED EXTENSIONS AND ALTERATIONS

AT

39 BARNETTS FIELD
WESTERGATE
CHICHESTER
PO20 3UD

June 2010

Architectura
Architectural Design & Drawing Service

ARUN DISTRICT COUNCIL AL/72/10/

Design Principles and Concepts

Introduction

39 Barnetts Field is a semi detached house situated in a quiet residential close in the village of Westergate. The property sits in a plot of 165m^2, the majority of which forms the rear garden which is laid to lawn with some shrubs and planting. The neighbouring properties are of a similar size and style having been built as part of one development.

The property currently comprises an entrance lobby, living room and kitchen on the ground floor, with a UPVC conservatory in a poor state of repair to the rear. At first floor level there are two bedrooms and a bathroom. There is an attached garage to the side of the property.

Proposed Use

The proposal is to remove the existing conservatory and replace it with a new two storey extension to the rear of the house. This will provide a dining area to the ground floor and an additional bedroom to the first floor. Some internal alterations to the existing first floor are required to provide access to the new room.

In addition, it is proposed to extend the existing porch across the front of the house to provide additional space to the living room.



The Existing East (Front) Elevation

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Amount of Development

The current property has a gross external area over two floors of 88m^2 (including the conservatory but excluding the garage). The demolition and proposed extensions will add 22m^2 to this, giving a total proposed gross external area of 110m^2.

Layout

The objective of the proposals is to replace the existing conservatory which is in a poor state of repair. Additional bedroom accommodation is also required, therefore a two storey extension is proposed.

Careful consideration has been given to the size and position of the rear extension, so as not to impinge on the "45 degree" line from the adjacent attached property. The first floor extension is stepped to keep an acceptable distance from the neighbour. The ground floor extension only extends 400mm beyond the existing conservatory to be demolished, again taking into consideration the right of light of the neighbour's conservatory.

The existing rear bedroom is to have a new window in the side wall of the house. This will be obscure glazed and fixed shut below 1.7m from floor level to ensure the privacy of the neighbouring property is not affected by the new opening.

The front extension is an extension of the existing porch in scale and design, and would have little impact on the appearance of the house and street scene.

Scale

The proposed rear extension has been kept as small as possible to minimise its impact whilst still providing adequate additional space. The first floor extension is considerably smaller than the ground floor space.

The eaves level and roof pitches are to match existing, and due to the narrow width of the first floor space, the ridge height will be approximately 1.5m below the existing ridge.

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The Existing West (Rear) Elevation & Conservatory

Landscaping

The existing landscaping will not be greatly affected by the proposals. The area to the front of the house is mainly hard landscaped with a few shrubs which will be adapted to suit. The rear patio will be extended to suit the new extension, the remaining garden will be unaffected.

Appearance

The existing house has brickwork walls, white UPVC windows and interlocking concrete tiles to the roofs. The front porch has smooth painted render walls.

The proposed front extension is to be rendered to match the existing porch with roof tiles to match. The existing front living room window is to be reused in the front of the extension.

The rear extension is to be in brickwork to match existing. The roof tiles and eaves detailing is also to be to match existing. The new windows are to be UPVC to match existing.

Access

The proposals do not affect the existing access to or into the property.

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