

Design & Access Statement

Project: Proposed conversion and extension to existing garage into ancillary accommodation, new driveway to front of property

Site Location: Ariston, Water Lane, Angmering, Littlehampton, BN16 4EJ

Date: April 2020

USE

1.0 Overview

1.1 This Householders submission describes extensions to the above property.

1.2 List of proposed extensions and alterations:

- Proposed extension and conversion of existing garage into ancillary accommodation
- New driveway to front of property

2.0 Background History and Context to the Site

2.1 The applicants are the current owners of the site and are currently living in the dwelling. A Certificate of Ownership 'A' has been used in this planning application.

2.2 The existing dwelling is a semi- detached house built circa 1960.

2.3 The house is positioned within a 200m2 plot

2.4 Site Photographs

Below – Front elevation in context



Below – Aerial image of existing property



Below – Front elevation of existing property



Below – proposed area for garage extension



AMOUNT

3.0 Accommodation

The following breakdown lists existing and proposed gross internal floor areas.

Gross Internal Floor Areas

Accommodation	Area (m2)
Existing - Garage	12
Existing Building Totals:	12

Accommodation	Area (m2)
Existing - garage	12
Proposed extension to garage	10
Proposed Building Totals:	22

LAYOUT

- 4.00 The proposed conversion and extensions to the existing garage will provide ancillary accommodation to the existing house.
- 4.01 For further information, the proposed and existing layouts have been clearly indicated on the submitted drawings.

SCALE

- 5.0 The proposed extensions will result in a slight increase in usable internal floor area (10m²). The site is surrounded on all side by either by a 1.8m fence or a 2m wall, therefore the proposed has no impact to the neighbouring properties.

LANDSCAPING & ACCESS

- 6.1 Proposed garage extension- formation of a small terrace leading from the garden room
- 6.2 Front driveway – to create the proposed driveway a small retaining wall will be required to deal with the exiting levels. To reduce impact on the street scene we have retained the original front wall and railings and introduced a planted bed behind.

APPEARANCE

- 7.1 External walls (Garage)

Existing –brick finish

Proposed –brickwork to match existing and timber cladding

- 7.2- ROOF

Existing – flat roof

Proposed –flat roof to match existing

- 7.3 Windows and Doors -

Existing door and windows – Upvc double glazed windows

Proposed doors and windows to match existing style with double glazed units.

- 7.3 New Driveway - Block paviors colour tbc

ADDITIONAL INFORMATION

8.0 Users of the Building

Our proposal describes a three bedroom family house.

9.0 Access to and within Site

9.1 Approach to the Dwelling

The principle of the entrance to the dwelling will remain unchanged

9.2 Car Parking & Vehicular Access

The existing parking strategy will remain unchanged by the proposals, parking to the rear

10.0 Flooding

According to the Environment Agency's Flood Map, the site is not in an area of flood risk.

11.0 Considerations Towards Sustainability

The following points have been considered with regard to minimizing the project's embodied energy and other environmental impacts in terms of its construction and use:

11.1 Atmospheric Impacts

The proposed extensions will be insulated to meet or beat current stipulations of the latest version of Part L of the Building Regulations.

11.2 Foul Drainage Impacts

Reuse of existing connections where possible.

11.3 Community Safety Impacts

It is assessed by the Design Team that there will be no material change to the level of natural surveillance of the property or to the surrounding streets.

11.4 Land Use Impacts

The proposals make no material impact to land use impacts over that of the existing

12.0 Conservation Areas

12.01 The building is located within a conservation area.

13.0 Archaeologically Sensitive Areas

13.01 The building is not located within an Archaeologically Sensitive Area.

13.02 This is not a schedule of Ancient Monument or Historic Park and Gardens