

CORINTHIAN ARCHITECTURAL DESIGN

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DESIGN & ACCESS STATEMENT

Site Address - Liseve Lodge, 84 North Bersted Street, Bersted, West Sussex. PO22 9AQ

Proposal - Proposed Extensions & Alterations

Client - Mrs L Parker

Ref - PL

Date - Nov 2020

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1. Site

Bersted is a small parish in the district of Arun, to the West of Bognor Regis. Approx 8500 ward population. Sited to the South of its sister Parishes North Bersted and Shripney, it lies between Bognor (to the East) and Chichester (to the West).

North Bersted is accessed via North Bersted Street. Towards the North Eastern part of the road, and before the road becomes Shripney Lane (over the bypass), the road veers around a small wooded area known as The Spinney. Just before North Bersted Street starts to veer around The Spinney, the site is accessed via a single track to the RH side.

The existing property is within the settlement policy boundary (Built Up Area). This is confined within the officer's report of a recent planning application for the property. The existing property is within the North Bersted Conservation Area. Refer to site and location plans.

2. Existing Property, Context & Appraisal Method & Adjacent Architecture

The existing property is a detached 1 bedroom 1950's style chalet dwelling with face brickwork and dormer window details. The house has a series of single storey outbuildings to the North East of the dwelling.

In terms of immediate context & adjacent architecture (from the main dwelling & outbuildings) there is -

- a. The Spinney, to the North West (with residential beyond).
- b. Residential to the South and South-East (Sunningdale Gardens).
- c. Caravan Park & Agricultural Land to the South.
- d. North Bersted Street to the West.

Critically, the site is largely enclosed and not visible from the road.

3. Project Brief, Design Overview, Appearance & Materials

The proposal is to remove a series of outbuildings and to extend and alter the existing dwelling via a sympathetic design, using complimentary materials.

Material Use Proposed Extensions:

Component:	Existing Dwelling Face Materials:
Main Roof	Plain clay tiles
External Walls	Face brickwork
Fenestration	Joinery made double glazed casement windows & french doors

Component:	Proposed Dwelling Face Materials:
Main Roof	Plain clay tiles
External Walls	Face brickwork & natural (black stained) timber cladding
Fenestration	Joinery made double glazed casement windows & french doors

4. Extent of Proposal, Scale & Building Line Formats

The extent of extensions are proportionate to the main house and its significant site area. Taking into account removed outbuildings, the proposed scale and mass is not significant. It is presented to the LPA that as a single dwelling to the site, the house is in keeping with its surroundings.

5. Ecology & Trees on Site

Refer to accompanying Arboriculture and Ecology Appraisal Reports.

6. Access, Layout, Usage & Legibility, Disabled Use

Site entrance remains unchanged. Use from the entrance and within is clear, concise and legible. Part M will be met at building regulations stage.

7. Risk of Flooding

Refer to accompanying Flood Risk Assessment Report.

8. Incorporating Crime Prevention at Design Stage

All proposed external fenestration locking will meet BS and PAS 24.

9. Schedule of Works (Anticipated Primary Overview Only)

- a. H&S Assessment
- b. Ecology & Arboriculture Protection Measures
- c. Setting Out
- d. Foundations
- e. Below ground drainage (foul and surface water)
- f. GF
- g. Superstructure (walling)
- h. Roof structure & covering
- i. Fenestration
- j. Internal alterations & finishing (insulation, screed and plastering)
- k. 1st F M&E
- l. 2nd F M&E
- m. Final finishes
- n. Landscaping
- o. Testing, certification & hand over

10. Analysis & Significance of Archaeology

Archaeological report not deemed required at application stage. During the works, contractors are to be especially vigilant and where any material is suspected as of archaeological interest, ADC are to be contacted immediately for further investigation.

11. Analysis & Significance of Historic Building Fabric

Not applicable to these works directly.

12. Principles & Justification for Proposed Works and Associated Impact upon the Building & Listing

Not applicable to these works directly.

13. Specialist Structural Survey in Relation to Proposed Works

Not applicable to these works directly.

14. Local Authority Discussions

Not undertaken.

15. Summary

The applicants propose this is a well designed, sympathetic and suitable way of extending what is currently a modest sized dwelling on a large plot, taking into account trees, ecology and adjacent flood risk levels.

16. Reference Sources

Local Plan Policies (CDC)

Local Authority 2006 Guidance (Design & Access Statements)

Site & Location Plan information provided by 'Ordnance Survey' (08456) 050 505

Wikipedia

Zoopla