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ARUN DISTRICT COUNCIL				
No.	BE	67	07	
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LPA reference: BE/67/07

DESIGN AND ACCESS STATEMENT IN SUPPORT OF:

**LOFT CONVERSION (CHANGE END HIPPED ROOF TO GABLE END
 WALL AND PROVIDE FRONT AND REAR DORMERS) AT:**

4, MIDDLETON TERRACE, SHRIPNEY LANE, BOGNOR REGIS PO22 9NS



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HOME PLAN-IT Limited is registered in the UK under Company No. 5269104
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LPA reference: BE/67/07

Reference(s):

INTRODUCTION

1. This document is compiled in accordance with advice¹ and guidance² provided. To aid understanding, this design and access statement should be read in conjunction with reference to the drawings, plans and notes on Edition 0.3 Sheets 1 & 2 of 2 dated 26th May 2007 of the accompanying plans.

2. The owners of the site, Mr RW and Mrs CN Jolley occupy the end of terrace house, No 4, Myddleton Terrace house, a two storey structure comprising four dwellings. No 4, on the North end of the block, has a hipped roof and similar rear two storey extension projecting East, in common with each of the other dwellings. The house has benefited from some minor internal alterations at ground floor level executed over a number of years, however the first floor remains in its original three bedroom layout, with a bathroom at mezzanine level in the rear extension over the kitchen. The roof space is as original, continuing to serve as an under used storage area. The owners have two small children and are minded to remain in their current home having established themselves in successful businesses in the community. Mr Jolley is the owner/operator of the Barnham Car Centre, prominently located next to Barnham railway station, while Mrs Jolley has a successful photography business which she operates from the couple's home.

3. While the family are entirely content in their current home, the couple recognise that, as their children grow older, the existing practice of using one of the bedrooms as a home office in pursuit of Mrs Jolley's business is a short term expedient that will inevitably have to be dispensed with as their children grow and require individual bedrooms. The site offers no opportunity for extending the footprint of the property in any direction, leaving only the possibility of a loft conversion. Such a conversion was executed at No 1 Myddleton Terrace under BE/87/04, however this conversion was limited in its extent and did not exploit the full potential of the available footprint of the floor area.

ASSESSMENT

4. A level site with the West and North elevations marking the extent of the boundary of the local conservation area. To the North lies an open field behind which is a caravan park before the land becomes a wide tract of open agricultural land. There is a small group of agricultural buildings to the West before the ground reverts to a large open tract of agricultural land. Accordingly, the North elevation of Myddleton Terrace can potentially be seen from a considerable distance though the incidence of people actually crossing these open tracts and being in a position to observe that elevation of the building appears minimal.

SCALE

5. There is no change to the existing footprint area of the building. The proposed structure is scaled (see accompanying plans Edition 0.3 Sheets 1 & 2 of 2) to maximise the use of the available floor space in the loft by removing the North end

¹ "Design and Access Statements – How to write, read and use them" by the Commission for Architecture and the Built Environment (CABE).

² Government Circular DCLG 01/2006.

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hipped roof configuration and extending that elevation up as a gable wall. The roof height itself remains unchanged at the ridge. It will be recalled that the North and West elevations face onto open fields, from which the North elevation particularly can be seen from a long distance across unbroken ground. In order to minimise the visual impact in the shape change of the roof from a hipped to a gable end wall, it is proposed that the North elevation within the gable triangle itself be tile hung in materials identical to those on the existing roof, as indeed are the elevations and cheeks of the dormers.

LAYOUT

6. As plans Edition 0.3 Sheet 2 of 2.

APPEARANCE

7. As plans Edition 0.3 Sheet 1 of 2.

USE

8. Master bedroom with en-suite.

AMOUNT

9. No increase in footprint. The proposed scaling of changes to the roof area is best understood from the graphic representation of the same by reference to the existing and proposed plans on Edition 0.3 Sheet 1 of 2.

LANDSCAPING

10. Not applicable.

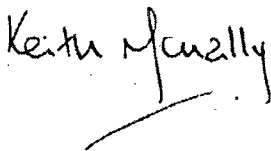
ACCESS

11. It is the owners' intention that the proposed work takes account of, and fully complies with, the requirements of the Disability Discrimination Act and Approved Document M of the Approved Documents under the Building Regulations.

CONCLUSION

12. This design and access statement is intended to be read in conjunction with the viewing of plans referred to, submitted as a Householder application for planning permission.

13. Questions arising from design intentions, or perceived omissions relating to the intended proposal and/or the content of this document, should be referred direct to the undersigned in the first instance.



M K McNally PG Dip (Cran)
For and on behalf of HOME PLAN-IT Ltd

Dated: 16th June 2007

