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Open Design Studio

Design & Access Statement

3 Abercorn Walk



Chartered Practice

ARUN DISTRICT COUNCIL BN/152/21/HH

Creating better spaces for living

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Design & Access Statement**3 Abercorn Walk • PO20 3XE**

Introduction

This Design and Access Statement has been produced by Open Design Studio on behalf of the applicant.

This report describes the proposal to replace an existing two door garage space with an extended, single garage with new roof. This document supports the existing and proposed drawings which, together, form the planning application submission to Arun District Council Planning Department.

Site address:
3 Abercorn Walk
Chichester
PO20 3XE

Agent:
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Design & Access Statement

3 Abercorn Walk • PO20 3XE

Location

Context

Abercorn Walk is a small close of 4 detached houses accessed from a private road via Old Rectory Drive. To the north the application site, shares a boundary with a playing field with private detached houses to the east and west of the property. The property does not fall within a conservation area and is not listed. The existing houses were granted permission in 2012 (ref. EG/52/11). Condition 11 of the original permission (copy attached) removed permitted development rights for the erection of extensions on these properties. A single-storey rear extension was granted permission in 2017 (ref. EG/5/17/HH).

An existing garage is attached to the detached property accessed directly from Abercorn Walk via the private front driveway of the property. The existing garage is staggered in plan and partially separated in to two areas with a single internal access door to the house. The existing garage spaces are both narrow and shallow in plan, making both garages unuseable for parking modern day cars. Consequently, existing garage spaces are used primarily as storage.



Fig.1 Site Location Plan - Not to scale



Design & Access Statement

3 Abercorn Walk • PO20 3XE

Proposal

The proposal is to alter the existing garages to create one larger, combined space that will ensure that the garage can be fully utilised both for parking and for exercise. The proposed layout will provide a space large enough to park a minimum of one car internally in a safe and secure environment.

The roof form above the garage space will be utilised to provide natural daylight to the internal space and will not be visible from exterior view.

The proposed materials will match the existing materials palette of the house.

Design

To ensure maximum functionality and to provide an improved thermal break to the existing house, the proposed garage door is proposed as an vertical opening door, constructed of equally proportioned horizontal sections. The garage door will be painted in a colour to match the existing timber detailing on the house.

The existing garage walls will be extended with facing brickwork to match both colour specification and bond. The roof will be constructed in clay tiles to match the existing roof.

Access & Security

The new garage door will provide additional security aboth to the garage and the main house. The existing internal access door from the garage to the main house will be retained.

The proposed doors will be installed to meet required Building Regulations.

Sustainability & Well-being

The proposed garage door will be insultated with weather seals to all sides, providing an improved thermal performance of the space and the house.

The rooflights will provide natural daylight reducing the need for the use of electrical lighting during daylight hours to provide a space that is suitable for exercise to further support the well-being of the applicants.



Design & Access Statement

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Summary

The proposed design has been considered carefully in the context of the property location, architectural style of the property and adjacent buildings and is considered to be appropriate to the existing building elements.

Increasing the floorplan of the garage will provide the occupants with a fully functional internal parking space, improved access and safety and the opportunity to utilise the space for exercise. In addition, the proposal will help to ensure that additional on-street parking in the close is not required in the future.

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