DESIGN AND ACCESS STATEMENT

Extension and refurbishment of existing bungalow

at

40 Elm Grove, Barnham, West Sussex PO22 0HL



Figure 1: Front Elevation of existing dwelling

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ARUN DISTRICT COUNCIL BN/88/22/HH

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1.0 INTRODUCTION

This document outlines the proposed works to include:

- 2no. front extensions
- Internal alterations to existing layout
- Alterations to existing fenestration
- New render and timber cladding finish
- New slate roof finish

The following documents accompany the application:

22048_Design and Access Statement
(Drawings)
22048-01_Existing Floor Plans, Elevations and Site Location Plan
22048-02B_Proposed Floor Plans, Elevations and Block Plan
CIL forms

1.1 Site Survey

A full building survey of the existing dwelling was carried out by Helyer Davies Architects in June 2018. The OS extracts are to show the site location and block plan only.

1.2 Planning History

Ref: EG/3/62
Description: 1 storey dwelling with garage
Decision: Approved
Decision Date: 04-07-62

The property has made the following 3 building regulation submissions outlining previous works carried out at the property;

Ref: EG/3/62/A/B
Description: Revised drainage
Decision: Approved
Decision Date: 07-12-62

Ref: EG/14/84/B
Description: Conversion of integral garage to habitable room by removing doors and building window
Decision: Approved
Decision Date: 19-03-84

Ref: EG/35/92/B
Description: Extension
Case Officer: Mr P R Evans
Decision: Approved
Decision Date: 27-07-92

Ref: EG/63/18/HH
Description: 2no. front extensions, new roof to include accommodation at first floor level & internal alterations throughout.
Case Officer: Amber Willard
Decision: Approved
Decision Date: 08-11-18

Further to the above planning approval [EG/63/18/HH] at 40 Elm Grove, our clients wished to revise the scheme to incorporate more decorative detail above the ground floor window openings and enlarge the porch. The proposed ridge was also raised by approx. 340mm.

Ref: EG/77/18/HH
Description: Proposed 2no. front extensions, new roof to include accommodation at first floor level and internal alterations throughout. Revisions to approved planning application EG/63/18/HH to incorporate a decorative brick detail above all ground floor openings.
Case Officer: Amber Willard
Decision: Approved
Decision Date: 15-01-19

Following the above re-submission EG/77/18/HH, our clients carried out structural investigations which proved the existing foundations required extensive upgrading. As a result, a full planning application was submitted to demolish the existing dwelling and construct an identical dwelling to the previously approved scheme EG/77/18/HH.

Ref: BN/39/19/PL
Description: 1 No. replacement dwelling
Case Officer: Ms M Tomalova
Decision: ApproveConditionally
Decision Date: 20-08-19

Ref: BN/95/21/DOC
Description: Approval of details reserved by condition imposed under BN/39/19/PL relating to conditions 3-schedule of materials and finishes & 6-surface water drainage scheme.
Case Officer: Ms M Tomalova
Decision: DOC Approved
Decision Date: 03-09-21

2.0 SITE LOCATION

2.1 Surrounding Context

The site is located on the private road Elm Grove, in Barnham. Elm Grove was largely developed around 1900, forming an estate that consisted of large, detached houses set back from the road with vegetation and roadside trees.

Today, Elm Grove has an eclectic mixture of traditional and modern style residential properties including single storey bungalows and two storey dwelling-houses. Many of the single storey bungalows have since been extended and modernised to provide accommodation at first floor level.



Figure 2: Ariel Maps (from Google Maps)



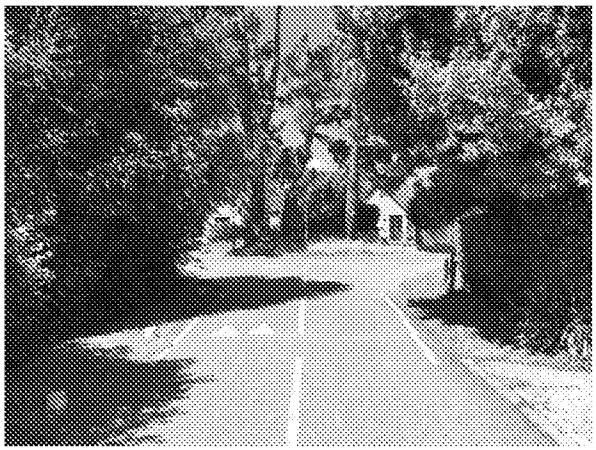


Figure 3&4: View looking down Elm Grove / View looking back towards the junction with Downview Road



Figure 5-8. Precedents on Elm Grove and Downview Road that have been extended and undergone renovation to modernise existing tired properties.

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3.0 FLOOD RISK ASSESMENT

3.1 Flood Zones

The following flood risk assessment has been prepared using information from the Environmental Agency and a self-assessment of the flood risk. The flood zones refer to the probability of river and sea flooding, ignoring the presence of defences. Figure 9 shows the extent of flood risk and is to be read in conjunction with the table below. Elm Grove is located in flood zone 1.



Figure 9: Environmental Agency Flood Risk Assessment – Map (https://flood-map-for-planning.service.gov.uk/flood-zone-results?easting=495427&northing=105254&location=PO22%25200HL&fullName=%2520&recipientEmail=%2520)

FLOOD ZONE	DEFINITION
Zone 1 (Low Probability)	Land having a less than 1 in 1000 annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map – all land outside Zones 2 and 3.)
Zone 2 (Medium Probability)	Land having between a 1 in 100 and 1 in 1000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1000 annual probability of sea flooding (Land shown in light blue on the Flood Map.)
Zone 3a High Probability	Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding. (Land shown in dark blue on the Flood Map)
Zone 3b The Functional Floodplain	This zone comprises land where water has to flow or be stored in times of flood. Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map)

Table 1: Environmental Agency Flood Risk Assessment – Flood Zone Definitions

40 Elm Grove is located within the Environmental Agencies Flood Zone 1, which is defined as having a 'low probability of flooding'. As a result, we do not believe our application requires a full flood risk assessment as the proposals will not increase flood risk either on the site or the surrounding area.

4.0 DESIGN

4.1 The Proposed

The proposals seek to extend and renovate an existing tired 1950s bungalow to provide a modern 4-bedroom family home.

The large entrance hall, with views through the house into the rear garden beyond, provides access to 4 bedrooms, a utility area, family bathroom and study. To the rear, an open plan kitchen/diner has sliding doors which open out into the rear garden beyond.

There are no works to extend at first floor level.

The existing and proposed layouts are shown on drawings 22048-01 & 02B.

4.2 Use

The building will continue to be used as a residential dwelling.

4.3 Amount

Existing Floor Area
Ground Floor: 139.9 m^2

Proposed Floor Area
Ground Floor: 162.6 m^2

Total Net Increase: 22.7 m^2

4.4 Scale

The proposals reduce the scale of the building compared to the approved replacement dwelling under application BN/39/19/PL. There are no works to extend at first floor level. The existing ridge height is to be retained.

4.5 Appearance

The proposed replacement dwelling has been designed to respect and complement the existing character of the street through the use of materials. It is proposed to use materials approved under the application BN/95/21/DOC.

Roof
The proposed new roof is to be clad in slate roof tiles.

Walls
At ground level the walls are to be rendered with areas of timber cladding.

Windows/Doors
All new doors and windows are to be powder-coated aluminum.

4.6 Landscaping

The proposed front garden is to form a new larger driveway but retain the separate 'in and out' entrances. To the rear, a patio will be set at the same level as the proposed ground floor level with steps down into the rear garden.

5.0 ACCESS

5.1 Access to Site

There are no proposals to change or alter access to or from the site.

5.2 Parking Plan

The proposals seek to enlarge the front driveway to continue to provide off-road parking.

6.0 CONCLUSION

The proposals seek to refurbish an existing tired 1950s bungalow and ensure it does not look out of place within the street.

The proposals are of a reasonable scale and sit comfortably within the site and the surrounding context of other modernised detached two storey dwellings that are found on Elm Grove and Downland View.

The proposals ensure there will be no additional pressure on the road by enlarging the existing driveway to compensate for the front extensions which extend into the existing driveway.

The scale and mass of the proposals are less compared to the approved replacement dwelling BN/39/19/PL.