

**Refurbishment, Extension and partial conversion of
29 Elm Grove, Barnham PO22 0HL**



Design and Access notes

24 August 2018

These notes to be read in conjunction with the following drawings:
001 – 003, 103, 110 – 113, 121 - 124

Use

The existing use is residential in the form of a ground, first and second floor detached house with linked garage in a mature landscaped garden setting originally built in 1904. The house has been extended in the past with a 1930s single storey garden extension and a 1970s loft conversion.

The proposal is to replace the existing rear garden extension and garage with a new single storey extension which would also infill a side area of the existing curtilage which at present is not in use.

Amount

The existing building comprises 253m² gross external area (including the existing garage).
The proposed building comprises 295 m² gross external area, an increase of 16.6 % in GEA over existing.

Layout

The ground floor plan arrangement has been optimized to create good quality, light and airy living space which can be enjoyed by all members of the family together at the same time, as well as leading out into the garden via flush threshold doorways. The external implications of this extension have been to push forward the front veranda, although the increased footprint still sits behind the building line. A substantial front garden remains and the form of the existing building is echoed in the design of the proposed front elevation, while the awkward existing corner between the front veranda and the monopitch garage is unified into a continuous profile sweeping around the ground floor of the house and down the side return. The shallow roof pitch is finished in standing seam patinated zinc sheeting, a good quality finish which will weather well over time.

The ground floor to the rear is finished in a flat roofed form with glazed rooflights and a beach pebble finish which creates an attractive appearance while offering a low maintenance surface. Views from the upper floors of the house itself or glancing views from upper level windows in adjoining properties have been carefully considered.

The first floor is left largely as currently arranged, providing comfortable bedroom and bathroom accommodation for the parents and their guests. The second floor loft conversion is retained as further bedroom accommodation.

Scale

The first and second floor massing of the house is left unaffected by the proposed changes. The eaves level of the existing front ground floor veranda is retained in the proposed arrangement but brought further out from the building, leaving the apparent scale of the overall house largely unchanged. The footprint of the extension to the rear extends slightly less far to the East. The infill corner to the rear of the property will not affect the amenity of any other property, sitting well behind the existing boundary hedge treatment and approximately 1.5m off the boundary line.

Landscaping

The front garden needs to be surfaced with a permeable finish suitable for vehicular use in order to provide a relatively smooth hardstanding to allow Georgina easy level access through the front door with space for occasional visitor parking.

The rear of the building is currently given over to a mature garden surrounded with planting, hedges and trees. A paved path will give Georgina level and easy access to the full extent of the rear garden.

We have also considered the ecology of the site and have been advised by a specialist that a EPSM licence will not be required in this instance.

Appearance

The scheme is to be constructed in cavity blockwork with a sand cement render finish painted in an off white colour to match the existing general appearance. The new roof to the front of the property will be finished in standing seam zinc, while the roof to the rear will be a flat roof dressed with beach pebbles. The upper part of the building will remain more or less as is, so the general appearance from the street will be largely unchanged.

Access

Vehicular access to the site will continue to be as existing. There is plenty of storage for bicycles. The house is well served by public transport with Barnham Station just ½ mile away, from where the national rail network is readily accessible. Georgina's school is close at hand although realistically this can only be reached by car. The house lends itself to use by all members of the family as the ground floor sits almost at ground level adjacent and the front drive can be graded to the front door at a gradient of less than 1:40 from back of pavement

18 September 2018