DESIGN AND ACCESS STATEMENT

Proposed Front Extensions, New Roof and Internal Alterations

at

40 Elm Grove, Barnham, West Sussex PO22 0HL

Figure 1: Front Elevation

November 2018

Prepared by:

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[redacted]

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ARUN DISTRICT COUNCIL EG/77/18/HH

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1.0 INTRODUCTION

Helyer Davies Architects have been appointed by a private client to carry out works to the existing 1950s bungalow located in Barnham on the Elm Grove estate.

This document outlines the proposed works to include:

- Front two storey extensions
- Replacing the existing roof to provide new accommodation at first floor level.
- Internal alterations throughout

The following documents accompany the application:

18087_Design and Access Statement
(Drawings)
18087-01_Existing Floor Plans, Elevations, Block Plan and Site Location Plan
18087-02_Proposed Floor Plans and Elevations
18087-03_Proposed Section A-A and Block Plan

1.1 Site Survey

A full building survey has been 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 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 recent planning approval at 40 Elm Grove, our clients wish to revise the scheme to incorporate more decorative detail above the ground floor window openings and enlarge the porch. As a result, the proposed new roof is raised by approx. 340mm from the approved planning application EG/63/18/HH.

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 with shrubberies and roadside trees.

Today, Elm Grove retains this character and 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)

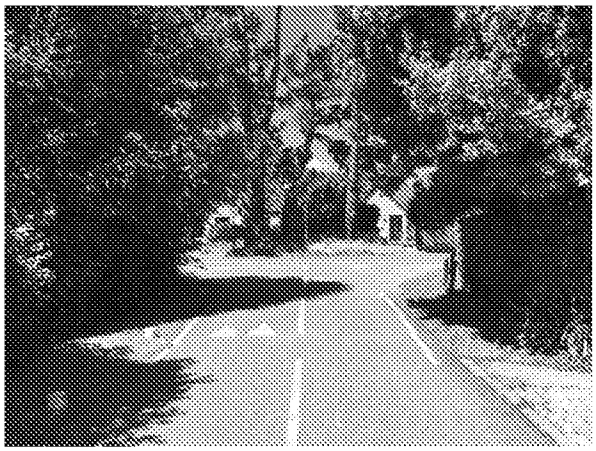

Figure 3&4: View looking down Elm Grove / View looking back towards the junction with Downview Road

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.

Figure 9. Environmental Agency Flood Risk Assessment – Map
(https://flood-map-for-planning.service.gov.uk)

The flood zones refer to the probability of river and sea flooding, ignoring the presence of defences. The above map shows the extent of flood risk and is to read in conjunction with the table below.

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 renovate and extend an existing tired 1950s bungalow to provide a new modern 4 bedroom family home. The existing cement tiled roof is to be removed and replaced with a new slate roof providing accommodation at first floor level. Large full height glazing provides an attractive front façade.

At ground floor level, the existing layout is to be altered providing new open plan kitchen/dining/living accommodation to the rear with sliding doors opening out into the rear garden. The new large entrance hall (with feature wall) provides access to the new utility and cloakroom on the left and separate formal living room and study on the right.

At first floor level there are 4 bedrooms (2 with en-suites) and a family bathroom. Careful consideration has been made to ensure that the accommodation at first floor level does not overlook any neighbouring properties with no standard height windows proposed to look east or west. All windows are to look either north or south. A small number of velux windows provide light from above.

The existing and proposed layouts are shown on drawings 18087-01 & 02.

The proposed revisions incorporate a brick detail above all window openings at ground floor level and larger porch. As a result, the proposed new roofs ridge is raised by a further approx. 340mm from the approved application EG/63/18/HH.

4.2 Use

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

4.3 Amount

Existing Floor Area
Ground Floor: 139.85 m^2
Total: 139.85 m^2

Proposed Floor Area
Ground Floor: 170.22 m^2
First Floor: 111.08 m^2

Total: 281.30m^2

Total Net Increase: 141.45 m^2

The proposed revisions increase the footprint of the first floor from the approved application EG/63/18/HH application by 6.14m^2.

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4.4 Scale

The proposals seek to raise the roof by rising the pitch from 35° to 42.5°. The proposed eaves height is to remain at the existing height, but ridge is raised by approx. 1.3m.

The proposals seek to raise the eaves by approx. 1 brick (225mm) to incorporate a solider course detail above all ground floor openings. The proposed pitch is to remain 42.5°.

The ridge is raised by a further approx. 340mm from the approved planning EG/63/18/HH.

4.5 Appearance

The proposed extensions and internal alterations have been designed to respect and compliment the existing building and character of the street through the use of materials.

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

Walls
At ground level the walls are to be finished in brick to match the existing house. At first floor level, the walls are to be finished in timber cladding.

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

No change to the proposed appearance other than to incorporate a solider course above all ground floor openings. All materials to remain as per approved planning EG/63/18/HH.

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 new patio to replace the existing will be set at the same level as the existing ground floor level with steps down into the garden.

No change from approved planning application EG/63/18/HH.

4.7 Sustainable design

The proposals have been designed to achieve U-values that exceed the required compliance for new extensions to existing dwellings. In addition, the building has been designed for sustainable future use providing disabled access into the proposed new extension by retaining the existing ground floor level throughout.

No change from approved planning application EG/63/18/HH.

5.0 ACCESS

5.1 Access to Site

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

No change from approved planning application EG/63/18/HH.

5.2 Parking Plan

The proposed driveway is to be enlarged providing a larger area for parked cars that can accommodate in excess of 5 cars + 1 space in the proposed new garage.

No change from approved planning application EG/63/18/HH.

6.0 CONCLUSION

The proposals seek to renovate an existing tired 1950s bungalow that would benefit from modernisation whilst ensuring the proposals do not look out of place within the street.

Careful consideration has been made to ensure that no window openings overlook either neighbouring properties, with the new windows at first floor level designed to face north or south.

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 area for parking to compensate for the loss of parking as a result of the front extensions. The proposals result in a net increase of parking provision for the property despite the proposed front extensions.

The proposed changes will provide an attractive brick detail to all ground floor openings with new roof only marginally higher than the previously approved application EG/63/18/HH.