

ARUN DISTRICT COUNCIL				
No.	EP	160	07	
Received				

DESIGN & ACCESS STATEMENT

Property / Site address:	5 Kithurst Close, East Preston, West Sussex, BN16 2TQ		
Applicant Name:	Mr & Mrs Pyatt	Agent Name:	Mrs E Mills
Applicant Address:	16 Harebell Close Littlehampton West Sussex BN17 6WE	Agent Address:	41 Willowhayne Avenue East Preston West Sussex BN16 1PL
Phone:	01903 719929	Phone:	01903 859176

NOTE: Please see also Statement of Purpose from the Client attached to this application.

1. Design

1.1. Amount

The existing property is a substantial detached two storey 6 bedroom family home which has been obtained by the applicants for the sole purpose of providing a home for their severely disabled son, a family home for themselves, and carers accommodation for full time day and night carers for their son.

The proposal comprises internal and external alterations and extensions to the property to provide all amenities for the care and well-being of the disabled son and carers, as recommended by the Expert Witness Architect, as well as providing family accommodation for the parents and daughter.

In brief:

- The garage will be extended and raised (still under a flat roof) to accommodate a special disability vehicle for the son. The garage will benefit from doors at both ends to facilitate access and manoeuvrability of the vehicle.
- The existing car port will be demolished and replaced with a two storey extension providing larger kitchen and utility area on ground floor and first floor carers suite. This extension will be set level with the main house, thus setting it back from the original position of the car port.
- The existing ground floor bedroom 1 will be extended to provide the recommended sized ground floor bedroom for the son with accessible bathroom, and, on the first floor extended to provide a lounge as part of the family accommodation. A carer's area will be provided in the ground floor bedroom room for night care.
- The existing single storey extension to the rear will be demolished and rebuilt with a swimming pool of proportions recommended by the medical professionals dealing with the son's disabilities. The new building will have a flat roof and will benefit from many windows to gain light into the pool area. The pool area will also house the gym.
- The dormer window to the front of the property will be extended to maximise first floor accommodation for the family and their daughter, and for the carer's en-suite facility.
- The second floor will be converted to provide a hobby and therapy area for the

son's benefit, and further facilities for full time carer. A flat roof dormer window will be added to the second floor to maximise useable area and a juliette balcony with patio doors will add interest and a sense of light to this area.

- A lift will be installed to serve all floors.
- The property will be extensively refurbished internally.
- The front garden will be re-surfaced in block paving and off road parking provided for at least four cars.
- The front garden will be re-landscaped by professional designers and landscapers and will be maintained professionally.
- A continuous hard surfaced path will surround the building for ease of access and the rear garden will be professionally designed, landscaped and maintained.
- The existing balcony will be extended along the rear of the property and will lead to a spiral escape staircase. Balcony railings will match existing. The balcony will afford the family accommodation and carer's accommodation some private outside amenities.

1.2. Layout

The proposal will provide on the ground floor, accessible accommodation specially designed for the disabled son.

First floor accommodation will provide a family home and carer's accommodation.

Second floor will provide hobby and therapy area and additional part of carer's accommodation.

2. Appearance

The extensions to the property have been largely designed in the style of the existing property.

The front dormer has been designed with a mono-pitched roof and the rear dormer with a flat roof.

The existing front porch has been removed

All materials will be matching existing, including the reclaiming of York stone exterior walling to re-use on the new extension.

Existing shiplap to the front dormer will be removed when the dormer is extended and replaced by tile hanging.

3. Access

3.1. Vehicular, Cycle & Pedestrian

The existing gateway will be widened by about 1.5 and additional parking spaces provided within the confines of the property which is more conducive to a large family home.

4. Neighbouring properties and street scene

- 4.1. The property enjoys a substantial corner plot and the overall dimensions of the building have not been largely increased.

The following should be noted regarding the alterations and extensions in relation to neighbouring properties.

The front porch is being removed and the garage extended slightly. The garage remains 1100mm from the boundary of No 6 Kithurst Close and no buildings are adjacent to the boundary at this point.

Also, the rear extension, although being demolished, is being rebuilt on a similar footprint, with the angle straightened taking it to within 2m of the neighbouring boundary at its closest point. The area to the rear of the existing utility room is to be infilled to provide the gym area. The existing pitched roof will be replaced with a flat roof in keeping with the general style of the property.

The area to the rear of bedroom 1 is 'squared' off with the main house. This is still some 4.5M from the neighbouring boundary and over 8M from the neighbouring building.

- 4.2. Kithurst Close and the surrounding areas are built of large individual family dwellings largely. No 5 is set at the end of this cul-de-sac in the Southerly corner. Therefore, the alterations and additions to the property are not readily visible from the street. The rear development to this property (replacing the existing single storey extension and addition of a dormer) will not be seen from any other roadway and, therefore, will not have any affect on the general street scene.
- 4.3. The boundaries to the property are 6' high close boarded fencing with hedges, trees and shrubs standing higher than the fence to most parts. See Block Plan for landscaping details. The boundaries are therefore protected from overlooking from the ground floor windows. Properties in the area are set well apart by virtue of the substantial grounds each enjoys and the first floor rooms will not adversely affect neighbouring properties. It should be noted that the property already enjoys a balcony on the rear elevation. This will be lengthened to serve the carer's area and to reach to the external spiral fire escape staircase.

Signed:



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Date. 5/10/07

On behalf of Mr & Mrs N Pyatt

ARUN DISTRICT COUNCIL

No.

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DESIGN & ACCESS STATEMENT**STATEMENT OF PURPOSE**

Received

We have submitted the attached planning application to alter 5 Kithurst Close East Preston to enable our son, who was seriously injured in an RTA, to enjoy his life to the maximum given his disabilities.

We chose 5 Kithurst Close above all other properties because the building layout met all the recommended room sizes and designs recommended by Ian's Expert Witness Architect. Ian is well known to the neighbours due to our walks with him.

The alterations will be needed to make life easier for Ian and to provide carer's accommodation and therapy areas. Also, we will be renovating the property.

Hydrotherapy treatment has been recommended by Ian's physiotherapists and we intend to use the existing annexe, rebuilt at a better angle, to become Ian's hydrotherapy and therapy rooms.

Ian's bedroom downstairs will be extended to the recommended size by removing the chimney and extending the end wall 2.0 metres. This will create an adjoining Night Carers room.

The existing en-suite bathroom will be extended internally into the garage. This increase will be in accordance with the minimum size of bedroom and bathroom required by the Expert Witness Architect for disabled needs.

Gas and electric central heating will replace the solid fuel fire for safety.

The garage floor will be ramped to the level of the house so Ian can be wheeled or hoisted out of his car safely into the house, undercover. Therefore, the ceiling of the garage will be raised slightly in order to accommodate Ian's specialist vehicle. Also, an extra door will be provided, at the rear, replacing the garage window, assisting the carer to unload Ian. (Suggested by the neighbours). The garage footprint will be enlarged slightly to accommodate the vehicle and allow gardener access through a service door to the back garden.

The ground floor hall will be opened up internally to make good wheelchair access between Ian's bedroom and lounge.

The therapy room will house a treadmill, exercise table, cycle machine, rowing machine, upper body exerciser, etc. This new room use will replace the Bar room between the old kitchen and annexe.

The carport will be demolished and a new extension will be erected on a similar footprint, but further back and in line with the main house to form a new accessible kitchen. Ian can stand / sit at the adjustable height worktops and cupboards to prepare meals etc.

Daylight for the new kitchen will be made available from new front and side windows. There will be French doors leading to the side for access to the side sitting out area for morning sun for Ian.

Behind the kitchen will be accessible changing rooms for the pool.

A dining area will be created between the kitchen and the lounge.

The front doors will be set back to give protection from the weather for Ian while entering and leaving. A reduction in built area.

All downstairs floors will be concreted and insulated. All ceilings will be insulated. This will keep Ian's heating costs down for his ground floor accommodation.

Accessible walks and flowerbeds will be made for Ian.

Ian's daytime live-in carer will be provided with a bedroom / en-suite above the main kitchen. We are installing external fire escape stairs as access to the balcony and bedrooms. The Carer's kitchen / dining / sitting room will be in the loft. The remaining loft will be used as Ian's and Hobby / quiet / sensory room.

All roof tiles will be cleaned.

All stonework will be cleaned and similar materials used for new construction.

Dated shiplap will be removed from the front dormer and replaced by tile hanging.

New, double-glazed windows will replace the existing below standard windows.

All gutters, drain pipes, soffits and fascia will be renewed in white PVC.

The re-design of the front dormer will eliminate water pooling and leaks into the bathroom.

The driveway and crossover will be regraded and repaved. New fences and gates provided to increase security. Automatic lights will be provided.

The gardens will be professionally maintained.
The property will be professionally maintained.

Ian's car will be garaged.