

ARUN DISTRICT COUNCIL				
No.	EP	17	10	
RECEIVED				

Design & access statement

for

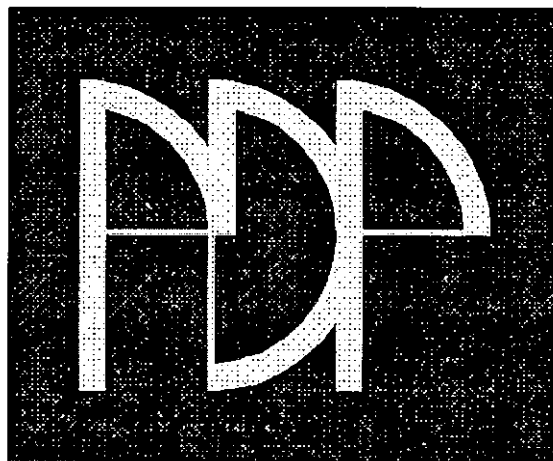
The Redevelopment of 5 Kithurst Close,

East Preston

Prepared

by

PDP Architecture llp



Design & access statement for:

The Redevelopment of 5 Kithurst Close, East Preston

Introduction

The applicants have identified and obtained the property outlined in this application for the sole purpose of providing a home for their severely disabled son as well as accommodation for his carers who provide 24 hour cover.

The proposals comprise of internal and external alterations. Much of the design has been developed in collaboration with an Expert Witness Architect who has the expertise and experience of designing spaces which meet the individual needs of those with severe disabilities.

Context of site, its surroundings and physical context

No. 5 Kithurst Close is a substantial detached two storey house with a loft room located in a cul-de-sac on the Willowhayne Estate in East Preston. Houses in the road are of similar size but vary in architectural styles.

Located in the southern corner of the cul-de-sac the property is set back from the main road and is not readily visible. Trees, shrubbery and boundary fencing partially screen the front elevation from the main road. To the rear, the property is well screened on all boundaries by 2m high close boarded fencing. Furthermore, significant sized trees on the eastern boundary further screen the building from the neighbouring property (no.4).

The elevation treatment of the house is a mix of York stone and white UPVC horizontal cladding with a concrete tiled roof.

Previous planning history

A scheme submitted by Caldotec Ltd. was made on the 09/10/2007 (reference number EP/160/07) this was approved by Arun DC on 12/12/2007.

A new application was made by *PDP Architecture llp on the 16.03.2010, this was approved by Arun DC on the 18.05.2009.

*Application was made under previous company name Parnell Design Partnership

Consultation

PDP issued preliminary plans and elevations for review and comment to Arun District Council planning department on 9th February 2010. Comments made by Mrs. Anita Gardner indicated that a new application would have to be made, it was also noted that a meeting to discuss the scheme was not necessary.

Design

Floor plans – design principles

The general design principles follow that of the previous application, to improve the overall circulation for use of a wheelchair and draw more natural daylight into the building. In order to aid and improve our client's rehabilitation an overhead hoist and tracking system will be fixed at ceiling height on ground the ground floor. Our client will access the 1st floor via a lift located adjacent to the stairs.

Main building – elevation alterations

North elevation:

Gr. floor

It is proposed that the existing porch will be demolished and rebuilt to accommodate a larger 'draught lobby,' providing easier wheelchair access and greater surveillance with regards to security.

1st floor:

Generally the elevation treatment at 1st floor level remains the same; however, windows have been reconfigured to reflect the rooms that they serve.

East elevation:

1st floor:

Proposals to raise the roof of garage 1 will mean that the existing window over the stair will have a raised sill.

South elevation:

Gr. Floor:

In keeping with the existing appearance of the house, the existing lounge and proposed dining room will have new patio doors which will lead out onto an extended patio.

1st floor:

Windows over the balcony will remain much the same as the existing elevation. A new balcony will replace the existing one.

West elevation:

Gr. floor

The position of the existing windows have been retained but adapted to provide lower sills. These alterations will allow more daylight into the proposed dining room and kitchen.

A new set of double doors from the dining area will provide access to the west side of the dwelling. Due to the distance between buildings and the height of the boundary fence these changes will have little effect on the neighbouring property (no.6) with regards to privacy.

The existing window opening to garage 2 will be modified to accommodate new folding/sliding doors. This new access will enable our client to access the garage in his wheelchair without having to negotiate the narrow route around the perimeter of the garage.

throughout, whilst window adjustments and additional windows will greatly improve the levels of natural daylight throughout the building.

Existing site boundaries including trees, shrubs and 1.8m high close boarded fencing will ensure that views at ground floor level are well screened. Additions and alterations to first and second floor levels have also been carefully considered to ensure that the privacy of the neighbours is not adversely affected.