

DESIGN & ACCESS STATEMENT

FOR

Proposed Single & Two Storey Additions & Associated Internal Alterations at

**31 South Drive, Ferring
West Sussex. BN12 5QU**

Context:

31 South Drive is a typical, two storey building, with cavity masonry walls under pitched and flat roofs. Much of the building is in its original condition; however, two storey additions have been built on the south and west elevations. A small entrance porch has been provided on the front elevation and a modest, single storey conservatory is found on the rear elevation.

The front of the building faces due north. Rooms on the south elevation enjoy views out towards the Channel. 31 South Drive is set well back from the entrance roads, and neighbouring houses.

My clients wish to adapt the building to suit their family needs, whilst making the most of the southerly aspect.

Amount:

The following works are proposed:-

South elevation: The existing conservatory will be removed. The two storey accommodation will be extended out as far as the conservatory building line. This will add 28.5 sq.m. of additional ground floor accommodation and 32.21 sq.m. of first floor accommodation.

North elevation: The front porch will be removed. A new entrance porch will be built, providing better porch and garage accommodation. The existing porch covers 2.3 sq.m. The replacement porch and additional garage depth will add 5.85 sq.m. to the ground floor foot-print of the property.

The existing, felt covered, flat roofed addition, on the north-west corner of the building, will see the flat roof replaced with a hip ended, pitched roof – to match other roofs seen on the main building.

Layout:

The kitchen will be re-located to the east side of the house, towards the rear of the building. Other, existing rooms will be retained, although selected areas will be opened up to improve the space available in this property. A pedestrian access will be provided to the back of the garage.

No 31 South Drive sits in front of the house to the east, which enjoys a very long front garden. The house to the west sits slightly in front of No. 31 and enjoys similar, first floor, balcony type accommodation.

Scale:

The central core of the building, with its roof ridge running north to south through the building, will be extended towards the south. Existing and adjoining roof features will be reiterated on the new extension.

The pitched roof, to be provided over the north-west accommodation, will be in keeping with the shape and form of the existing roof. The replacement roof will be hipped, with a ridge spanning east to west.

The replacement front elevation porch and works to the garage will see the formation of a further, matching pitched roof – in keeping with the existing porch (to be demolished).

Landscaping:

Landscaping will not be altered. This property enjoys a long, rear garden, which extends towards the beach. The front garden is to be left as a paved parking area.

Appearance:

My clients wish to enhance the appearance of the building by replacing the existing flat roof, over the north-west accommodation, with a pitched roof. The main roof features will be reiterated down through the building, to the south. Materials will reflect those used on the existing house and neighbouring properties, particularly to the west. (Note: A similar balcony addition can be seen on a house to the west of No 31 South Drive).

Access:

Vehicular and pedestrian access will not alter. Parking will still be provided at the front of the dwelling and within the garage.

General:

I am of the opinion that the proposed works are acceptable under current planning policy. My clients have made every effort to ensure that original features are retained, whilst providing the additional accommodation required by their family, all in keeping with other dwellings seen in this part of Ferring.

Please do not hesitate to contact me should the planning committee have any questions regarding my clients' intentions.