

**Clover Lane, Ferring
Design & Access Statement
October 2021**

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Project Name: Partial Demolition, Extension and Alterations

Location: 12 Clover Lane, Ferring West Sussex BN12 5LZ

Client: Marr Estates Limited

File Reference: CLF D&S 001

Issue	Date	Author	Checked	Notes
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Introduction

This Design & Access Statement has been prepared to identify and explain the design process and decisions which have resulted in the submission of this application.

This application seeks permission for the partial demolition, extension and alterations to amend the existing 2 bedroom detached dwelling to a 3 bedroom detached dwelling.

This application presents a designed solution in keeping with the existing buildings that is attractive and appropriately scaled, that functions successfully within the existing street scene and most importantly that fully respects the setting and amenity of the surrounding area.

The drawings enclosed with the Planning Application include a Location Plan, Existing and Proposed Block Plans and Proposed Elevations and Floor Plans.

Assessment

Site Description

The site lies on the corner of Ansisters Road (to the west) and Clover Lane (to the south) comprises of a detached dwelling with a separate garage. The application site an area of approximately 0.032 hectares.

To the north is a detached bungalow constructed from brickwork with a machine-made clay tiled roof. Similarly, to the East is a detached bungalow with rendered façade and a concrete tiled roof.

The adjacent dwellings are of differing architectural treatment, materiality and massing (bungalows, chalet bungalows and 2 storey dwellings) and consequently there is no discernible style within the surrounding area.

Design Response

Use, Amount and Site Layout

The proposal to demolish the existing garage in its entirety.

The roof to the existing dwelling is in poor structural condition and will be removed and replaced with an alternative configuration. The two existing porches and sunroom will also be demolished due to there poor condition.

The central section of the house will be retained. It is proposed to then extend the dwelling southwards approximately 1200mm beyond the footprint of the sunroom which will be removed as noted previously.

To the north, the dwelling will be reconstructed to utilise the footprint of the north porch (to be removed) and the garage reoriented and reconstructed so that it is integrated to the main dwelling.

Finally, there are a number of internal layout alterations to facilitate the revised internal layout which also results in the creation of an additional single bedroom.

The proposed alterations increase the floor area of existing dwelling and garage from 126.06m² GEA to 132.70 m² for the proposed layout.

It is proposed to utilise existing crossover which currently serves the garage and driveway shall be retained. The retention of the garage allows parking for up to three vehicles within the dwelling curtilage.

The existing boundary treatments will be retained.

Scale and Appearance

Although it is proposed that the existing roof is removed, the proposed configuration has been designed so that it is no higher than the existing ridge line due to a reduction in roof pitch from 40 degrees to 35 degrees

As a result, the proposed scale will not feel intrusive within the street scene and the design approach seeks to utilise a hipped roof to reflect those of the adjoining properties but also to minimize the prominence of the dwelling to negate any impact on the surrounding properties.

As referenced earlier in this Statement, there is no discernible style surround area. The proposed elevational treatment of lower brick band and render above.

It is proposed that the roof is finished in concrete tiles to match both adjacent properties.

Windows, Doors, Fascias, Gutters and Downpipes are to be uPVC again match the surrounding dwellings.

Sustainability

A new condensing combination boiler will be utilised within the dwelling and additional insulation will be provided to improve the energy efficiency. Dual flush toilets and flow restrictors are to be provided to limit water use. Refuse and recycling facilities have been provided with garden.

Crime Prevention

The proposed dwelling has defensible private amenity space. Windows and Doors will meet the security requirements with Approved Document Q.

Access

The new driveway will be provided as shown on the application drawings.

Conclusion

Overall, this Application provides a scheme that is in keeping with the surrounding area and which has negligible impact in terms of development amount, scale and massing.

The proposed dwelling has been considered with specific reference to all the surrounding properties to ensure that there is no detrimental impact on existing

residents. This has resulted in a design solution which creates an appropriate dwelling which sits comfortably within street scene.

The design process has been rigorously and carefully considered to create an appropriate design solution that respects existing built form and creates a high-quality scheme that is not visually intrusive.

As a result, the proposed dwelling is of a high quality and thoughtfully designed to be entirely in-keeping with the existing buildings and offers no detrimental impact on the local area.