

DESIGN & ACCESS STATEMENT

Project: 29 Ferring Lane, Ferring, West Sussex

Works: Proposed external glazing amendments and general design changes

Date: Friday, 03 February 2017

Ref: 414FR29

Please refer to submitted drawing numbers 414FR129/01 - 08

1.0 Project details

1.1 Site address

29 Ferring Lane
Ferring
West Sussex
BN12 6QT

1.2 Application

The application proposal consists of the following:

- External glazing changes
- General repairs and dilapidation works

2.0 Use

2.1 Building use

The building is currently used by the applicants as a residential house. The proposed does not intend to alter this.

2.2 Conservation

The building is not located within a conservation area, nor is the building listed.

3.0 Amount

Works are proposed to all elevations to provide new glazing and external building changes

4.0 Layout

The proposed works are to all elevation N, S, E & W

5.0 Scale

All external changes in terms of new elements and replaced units are details on the supporting plans

6.0 Landscaping

No major landscaping works are to be carried out, shown on the plans.

7.0 Appearance

As part of the approval, please condition all of the below as material samples to be approved prior to installation.

- All new glazing to be anodise aluminium double glazed
- All rooflights to have dark profile to blend into the roofslope

8.0 Access

Access to be retained as existing with additional egress provided via the new doors to the rear.

9.0 Sustainability

All areas will be lit by energy efficient/low energy fixtures and fittings and benefit from high levels of natural light in the main building via the rooflights and rear full height glazed doors.

No window-less habitable internal rooms have been created.

9.1 Natural Environment

The proposal does not alter the natural state of the site to any extent.

There are no existing prominent bushes or shrubs on the site that will disturb any wildlife habitation.

9.2 Pollution

The development will not give rise to contamination or atmospheric pollution in accordance with the local authority's policies; the proposal will employ relevant technologies to minimise the effects of the construction of the building and its use post-completion.

9.3 Community Safety

A degree of natural surveillance exists within the surrounding environment, and suitable screening in the garden is to be introduced to provide security to the rear of the property.

All of the windows and openings will be fitted with security fastenings as will the external doors.

Security lighting on a PIR sensor may be used at the front of the dwelling.

9.4 Transport

The proposal also lends itself to ample cycle storage to the rear of the property within perhaps an external storage to encourage more sustainable modes of transport.

Parking for visitors is provided on the driveway outside the property.

9.5 Waste

A dedicated refuse area is available within the front garden providing sufficient space for one 240 Litre Wheelie Bin and one 55 Litre recycling box.

The collection service is operated by the local authority for the main recycling materials, with the onus on the applicants to move the refuse to the collection point as and when required.

9.6 Minimisation of waste

The proposal looks to demonstrate how regard has been given to the minimisation and reuse of construction waste by:

- Using/choosing construction methods that are commensurate with the scale of the proposal to minimise the use of raw materials and maximise the use of secondary aggregates, recyclable and recycled materials; very little work on this project will be undertaken that does not involve a very localised application of skills, manpower, and materials. In turn this reduces the embodied energy 'in' the project.
- On site sorting and recovery of waste materials from the demolition and throughout the construction programme.
- Ensuring that the Principal Contractor follows the Site Waste Management Plans – Guidance for Construction Contractors and Clients – Voluntary Code of Practice Date Issued: 8th July 2004

9.7 Utilisation of local resources

Works in relation to the proposal will specifically utilise locally sourced materials and skills. The design team works with local consultants, contractors and sub-contractors united by a common purpose. Therefore the proposal will look to have a positive effect on the economy and reduce the amount of wasted energy associated with projects where there is less care being taken.

9.8 Use of environmentally sound materials

All materials will be selected from sustainable sources and the redevelopment will make use of reclaimed materials where possible and practicable.

9.9 Use of renewable energy

Non-renewable energy in construction and use is to be avoided and as above, the proposal aims to reduce embodied and operational energy by appropriate specification.

10.0 Foul sewerage and utilities

Waste water and surface water to drain into existing sewerage system as shown on the proposed plans.

All paved surfaces to be porous.

11.0 Assessment/ Involvement/ Evaluation

Through conversations with staff at the council before submitting the application, the works are designed to take into account all suggestions and feedback received.

All new glazing additions (doors and window) that are to replace the existing dilapidated units are to be in a style sympathetic to that of the existing building and the surrounding area. All units to be double glazed anodised aluminium units.

All external repairs are to be of that to match into the host building

There are no plans to develop and sell the house for financial gain and the building is designed to be used as a home by applicants for the foreseeable future. This space along with the reconfigured kitchen space has been deemed to be essential to meet the requirements of a growing family.