ARUN DISTRICT COUNCIL
No. FN 25 10

Design and Access Statement

Householder planning application for;
Demolition of existing extensions and construction of single storey extensions to side and rear, with additional accommodation in roof space.

Merrie Mead, Horsham Rd
Findon



Prepared By Philip Cook
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1. Introduction

The application is for works to modernise the accommodation of the existing chalet bungalow whilst updating the property's efficiency. The first floor accommodation is currently un-insulated and accessed by a substandard stairway that does not comply with current building regulations. The building works will update the property's performance by providing good insulation levels, double glazing, solar hot water, and an energy efficient heating system.

2. Site Location

Merrie Mead is located in Horsham Road, Findon, approx 100 metres north of the centre of Findon Village. The property is within easy walking distance of the post office, butchers, village stores and pubs.

3. Site Description

Topography; The site slopes upwards from the road frontage by a total of 3m.

Site area; The plot has an area of 909m.sq.

Access; Vehicle and pedestrian access is gained from Horsham Rd

Surrounding Area; The surrounding area is residential. The neighbouring properties are chalet bungalows and houses, with 2 and 3 storey terraced and semi-detached houses opposite. The elevations of surrounding properties are a mixture of brick and render under clay tiled roofs. The chalets and houses in the area are characterised by gable ends at their front or sides and dormer windows.

4. Use

The use will remain residential as existing.

5. Design Objectives

The objective is to create one extra bedroom in the loft space enabling the ground floor to accommodate family living areas. The proposals will bring light into the property with larger windows and patio doors at the rear also giving good access through to the garden.

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6. Design Principles and Appearance

The design has been generated following consultation with Arun D.C and using the existing vernacular style of Horsham Road. Keeping the original roof pitch and ridge height the style of the existing bungalow has been maintained with a main hipped roof and a subservient extension.

7. Appearance

The existing materials are maintained throughout the proposal. The elevations will be render above a brick plinth, the roof will be clay tiled, windows and doors will be white UPVC to blend with the surrounding properties.

8. Layout

The site layout is as existing, all site boundaries are being retained.
With the existing garage at one side and the proposed single storey extension at the other the main roof is centred on the site well away from the neighbouring properties to avoid overshadowing.
The position of the rear single storey extension enables south facing windows and patio door for passive solar gain together with a south facing roof pitch for siting of solar panels.

9. Scale

The height and depth of the property are retained, maintaining the buildings scale and ridge line. The proposed extension to the side and rear are smaller in mass, giving lower ridge heights without accommodation above. Due to the retained ridge height the proposal sits comfortably between its neighbours in this area of chalet bungalows.

10. Amount

The existing extension and conservatory to be demolished is 12.5sq m.
The proposed ground floor infill and side extension is 22sq m external. The proposed ground floor rear extension is 23sq m external.

11. Consultation

This revised application is based on consultation with Mr Peter Cleveland and comments from Eve Hearsey. I have also consulted the direct neighbours to either side of the property.
South - The Chalet – Mr Stuart Packham
North - Queens Cottage – Mr and Mrs Gary

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12. Landscaping

The landscaping and boundaries will remain as existing. To the rear the level of the existing raised garden will be reduced to allow for a patio area next to the building and rear extension.

13. Environmental

The levels of insulation and generation of renewable energy proposals are designed to exceed the requirements of current building regulations.

We are committed to achieve an energy efficient home and propose to install the following sustainable features;

1) **Solar panels** to provide hot water and underfloor heating.
2) Use of 75% energy efficient lighting and A+ rated white electrical goods.
3) Sustainably sourced timber framed construction where appropriate.
4) Double glazing and high insulation levels to floors, roofs and walls.

14. Access

As existing.

Disabled access statement

The alterations give the opportunity to introduce some requirements of Part M. The existing stepped access will be replaced with a level threshold with wide doors to the entrance and ground floor WC that can facilitate disabled users.

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