

DESIGN AND ACCESS STATEMENT

5 Ash Close, Findon

In support of a planning application for alterations and extensions to a chalet bungalow located in a designated Area of Outstanding Natural Beauty.

BACKGROUND AND CONTEXT

The existing chalet bungalow dates from the middle of the 20C and is one of five chalet bungalows which form a small cul de sac accessed from Beech Road which itself is characterised by chalet bungalows from the same period.

Although most of Findon village is within an AONB the chalet bungalows in this part of the village do not make any reference in form, style or materials to the older buildings in the village and can be considered no more than polite neighbours to the local vernacular.

The village plan has identified a need for lower cost housing, particularly for local families, in order to maintain a viable social and age diversity which is vital if local services like the school, shops, community facilities and public transport are to be sustainable. The village plan considers that larger executive houses and more bungalows of the type preferred by an older population group are a lower priority for the immediate future.

Conversion and extension of chalet bungalows to make them more suitable for local families with children is one of the more sustainable approaches to meeting the identified housing need as there are very few if any sites, or infill opportunities within the village development boundary for new small family housing units.

THE DESIGN PROCESS

The design process revolved around identifying the specific needs of a local family, the restraints imposed by the scale, form and construction of the existing chalet bungalow and neighbouring properties, opportunities for sustainable design and construction and the local planning policy framework.

The design proposals themselves are described under the following headings which are based on CABE guidance on the content and presentation of Design and Access Statements.

USE

The existing use is housing and therefore proposals to alter and extend are consistent with and maintain the current use.

AMOUNT

The existing chalet bungalow has two bedrooms, one bathroom, a living/dining room and a kitchen all on the ground floor. There is a trap door to the first floor which has been part boarded over for a storage and a hobbies space.

The applicant is a local family, working in the village, with two children, one with a place at the local primary school. The proposal is to create a third bedroom and a second bathroom as a reasonable requirement for a family with two children.

LAYOUT

As all the habitable rooms are currently on the ground floor, the alteration and extension proposals have focused on making effective use of the existing roof space to minimise the extent of any

additional footprint on the ground to that needed to form a new entrance porch, at the front, leading to a new staircase to the first floor, the staircase itself within the footprint of the current bungalow.

Two new bedrooms and a bathroom are therefore proposed in the roof space by the formation of a flat roof dormer to the rear, rather than the front, to retain the pitched roof appearance to Ash Close. One of the current ground floor bedrooms will be then be converted to a family room.

SCALE

This part of the village is characterised by chalet bungalows, several having been altered and extended to form rooms in the roof in a similar way. Both the flat roof rear dormer and the pitched roof front extension ridge are set below the current ridge line of the the simple duo pitched existing roof.

The proposal is therefore considered to be consistent with the scale of the buildings in the immediate locality.

APPEARANCE

The existing chalet bungalow has a plain tile duo pitched roof, facing brickwork elevations and gables, a small area of flint wall to the front elevation, white upvc windows and external doors. The front extension is part gabled, in response to the main roof form, with a window to allow light over the stairs and first floor landing, but with a lower hipped section over the entrance lobby to minimise the extension height at the front while maintaining the pitched roof appearance. Matching plain tiles are specified with bonnets on the hips.

The rear extension is a flat roof dormer set back in at the gable ends, with plain tiles to the walls and cheeks and white upvc windows to match the existing ground floor windows.

LANDSCAPE

There are two conifers near the front boundary and low hedges to the neighbouring bungalow in Ash Close and to Beech Road. The design proposals will not affect these trees and hedges and there is sufficient area of hardstanding on the drive for storage of the limited amount of materials and plant that will be used during construction without the risk of damage to the existing trees and hedges.

ACCESS

The design proposals will not affect the existing drive or pathway to the front or rear. The opportunity will be taken to improve access for all by forming a level entry to the new front door by raising the existing concrete pathway approximately 150mm and widening it immediately adjacent to the new front door.

The site itself is very close to the village centre, village school and bus stop so vehicle trips for many of the regular activities of the family will be reduced.

SUSTAINABILITY

The proposal responds to a specifically identified local housing need without using a greenfield site and without the need for vehicle trips to the local school and shops if located outside the village.

A local builder will carry out the work and most of the minimal site strip and foundation dig will be retained on site and used to raise the footpath to form a level entry to the new front door. Facing bricks and plain tiles will be sourced locally. Roofs will be insulated to the current higher standards and low energy light bulbs will be specified to reduce energy usage.