

Design and Access Statement to accompany the
Application to construct a new
Dwelling attached to

**Avery's House,
Findon**

Prepared for

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*This design statement has been provided for the local authority to accompany
a householder planning application and listed building application for
extensions and alterations.*

Context of application.

Location.

Steep Lane is located north of Worthing in an rural area called Findon. Findon is typical village with local amenities

Context.

The Findon village is typified by detached houses set back from the street in individual plots. The styles of the buildings are traditional with customary methods of construction.

Surrounding Use.

The Surrounding area is mainly residential, consisting of largely single detached dwellings.

Transport.

The majority of dwellings own a car. There is a bus stop which will take you into Worthing.

Materials.

The walls of the buildings around the vicinity predominantly brick and white render. The roofs are predominately pitched in clay or slate tiles.

Physical Size of Site.

The site is rectangular shaped measuring 19.6m x 26.4m with a vehicular access route to north-west of the site. The Site has an area of 935 m.sq.

Consultation with Local Authority.

No consultation has been made yet with the local authority.

Planning guidelines supporting this application.

PPG 3 states that:

- New developments should be given priority that make use of previously developed land within urban areas.
- Developments should seek to provide access to public transport , jobs, education, shopping, leisure and local services
- Developments should make more efficient use of existing land
- Developments should promote good design, should improve the area of the development and create attractive high quality living environments
- Local authorities and developers should provide good facilities for pedestrians and cyclists as well as access to appropriate bus services

Disabled Access Statement.

The building has been designed to Part M of the building regulations. This includes wide ground floor doors, a WC on the ground floor that can facilitate a wheelchair user. The driveway and threshold also offer level access to the dwelling.

Application Description.

Amount.

The application seeks to make the following changes:

- Remove the existing dilapidated roof light (no.40) to the east elevation and replace it to the western pitch, with a conservation roof light (no.41). This will give symmetry to the front elevation and natural light into the stair well to second floor.
- Existing ceiling to room GF02 to be lowered by 537mm. This will provide the room above ML01 with sufficient headroom into the proposed ensuite. Please note: This will also lower the floor to rooms ML01, ML02 and ML03.
- New floor raised by 200mm to FF01, constructed on top of existing floor. The will also provide headroom into bedroom ML01.
- Window 22 raised by 200mm to adapt to new internal floor level.
- Existing door into bathroom FF01 to be blocked.
- New opening between FF01 and ML01, with lintel/structure above. There will also be 3no. timber steps to bridge the floor height difference between the rooms.
- Existing sash windows 32, 33, 34 to be extended down (replaced) to allow for new internal floor height. The windows will be constructed out of soft wood and all profiles will match existing.
- Proposed hand made oak cupboards to ML03, for use from Bedroom ML01.
- Replace windows 28, 29, 30, 38 and 39 to east elevation with casements. New casements to have mullions and muntins to match sash profiles to ground floor windows.
- Entrance hall GF01 to have new structure to remove current central posts. The proposals will have two goal post trusses that will support the above posts (structural engineer to specify). This will eliminate all structures to the hall creating as usable space.
- There is to be a new stud wall between room FF06 and FF05. This will bring window 29 into the bedroom FF05.

Use.

The above changes will allow for the dilapidated property to become a family home, creating light and space into the dwelling.

Layout.

The layout of the building will largely stay as existing with the exception of room FF01 that will now be accessed from Bedroom ML01. The proposed stud wall between bedroom FF06 and FF05 will provide an extra required space for room FF05.

Site Photographs



East Elevation



West Elevation

The entrance hall GF01 will become with the structural posts removed a large welcoming area, a space vital to house of this size.

Scale.

The scale of the proposals all adopt that of the existing. The new lengthened windows to room ML01 will have the same profile and proportion of the windows to GF02.

Appearance.

All the proposals will enhance the existing building. The front elevation will improve as it will now have symmetry with the off centre velux now removed. The proposed casements to the east elevation are more in keeping with the building and surrounding area.

Landscaping.

All external landscaping will remain the same.

Access.

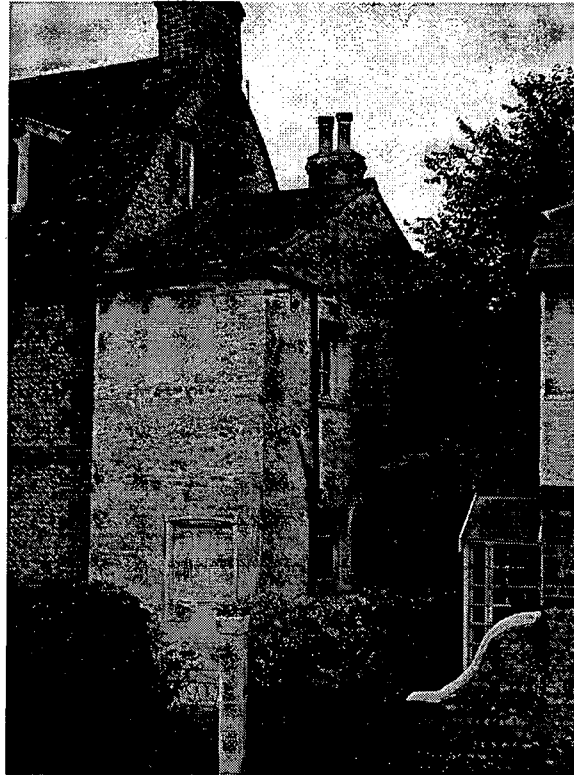
The access to the dwelling will remain as existing.

Sustainability.

The sustainability of the dwelling will improve, as old dilapidated windows will be replaced, improving the internal temperature of the dwelling.

Conclusion.

We feel the proposals will enhance this sensitive dilapidated building, and turn it into a comfortable, usable family home.



North Elevation