

DESIGN & ACCESS STATEMENT

for

PROPOSED EXTENSION

at

7 Wicks Farm Cottages

Ford Lane

Ford

Arundel

BN18 0DQ



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Helyer Davies Architects Ltd

1 The Old Flour Mill . Queen Street . Emsworth . Hampshire . PO10 7BT

1. INTRODUCTION

Helyer Davies Architects have been appointed by a private client and this statement is prepared as part of an application for householder planning permission for a single storey rear extension and a side porch

To enable you to consider our application we enclose

- Application Form
- Design and Access Statement
- Drawings

1.1. Location

The dwelling is a semi detached house on Ford Lane near Arundel. The fronts of the houses are fairly uniform to the lane and a private garden spaces. The rear of the houses have been developed over the years and have a multitude of differing extensions.

1.3 Flood risk and assessment

The site is not in a flood risk area.

DESIGN

2.0 The Proposed

As described above.

2.1 Use

The extension will provide improved kitchen and dining accommodation. The porch will improve access to the dwelling and help organise the internal circulation.

2.2 Layout

The proposed extension is in proportion to the size of the plot and the height and scale are in keeping with that of the adjacent properties and other extensions.

The design has been carefully considered to ensure that the extension respects and enhances the character of the immediate area.

Special care has been taken to protect the amenities of adjacent residential properties **Permitted**

2.3 Landscaping

No landscaping will be affected by the proposed extension.

2.4 Appearance

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The locality is a residential and the proposed design is considered appropriate to its context. The existing dwelling a rendered building and we propose finishing the extension in render as well.

Roof: Single ply membrane with standing seam.

Walls: Render to ground floor

Windows: Timber painted.

Scale / Form.

The mass of the original building will still be identifiable on completion, the extension is subservient to the original house.

2.5 Sustainable Design.

The extension is designed to have a low environmental impact as possible. The roof, walls and floor will be equally insulated to levels way in excess of that required by current building regulations.

ACCESS

Access to the site

Access will remain the same as the existing and will not be altered as part of the proposed works.

Parking Plan

The parking will remain the same.

3.0 CONCLUSION

The proposed extension will make a positive contribution towards the existing house enabling a modest sized extension and modernisation. It will not overlook or infringe on any existing properties and it will not adversely affect adjacent dwellings in this urban area.

The extension is a high quality design and using good materials, modern construction techniques and adherence to current building regulations and policy, whilst remaining in sympathy with its surroundings.

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