

DESIGN AND ACCESS STATEMENT

Chilgrove House, Wick, Little Hampton, BN17 7JD

1.0 OBJECTIVE

- 1.1. The scheme we propose a change of use to the ground floor from a Community Centre (Use Class D2 'Assembly and Leisure') to two residential flats. The proposals are to construct a one storey rear extension which would extend beyond the existing rear elevation and provide a one bed and open plan (kitchen/dining) accommodation. The proposal has been designed to respect the form of the existing building. The size of the rear extension has been maintained at a modest size in relation to the rear of the existing site.
- 1.2. We also propose renewal existing windows to match existing style.
- 1.3. Re-modelling of the existing front entrance on the eastern elevation with new front Glass Reinforced Plastic (GRP) doors which adhere to Secure by Design and PAS 24. The proposed rear UPVC patio doors will be white in colour and be as per the manufacturers literature included within this application.
- 1.4. Finally, we intend to remove the existing canopy and a new canopy installed to cover both front entrances which is to match existing style.

2.0 USE

- 2.1. The property will be converted from a Community Centre (Class D2 'Assembly and Leisure') to two residential flats for social housing.

3.0 THE AMOUNT

- 3.1. The proposed ground floor layout:
1 x 1 bed Flat (Disable Access) - GIA = 51M2
1 x 2 Bed Flat - GIA = 70M2
Total GIA = 121M2

4.0 LAYOUT

- 4.1. The accommodation will be altered to accommodate the conversion of the existing Community Centre to provide two residential flats. The one storey rear extension would extend beyond the existing rear elevation and provide a one bedroom and kitchen/dining accommodation. The proposed flats would meet the national space standards and are therefore considered acceptable in terms of their size.

5.0 SCALE

- 5.1. Careful consideration has been taken to extend the property to the rear in a way that is complementary to its context and the existing building. The new windows and doors will try to match existing frame sizes as closely as reasonably practical. The proposed doors will be in a suitable style as per proposed drawings and manufacturers data sheets submitted as part of the application.

6.0 APPEARANCE

- 6.1. Overall the proposal aims at achieving a complementary rear extension which seeks to match the existing render finish exactly of the current rear elevation façade to the main block. The proposed rear extension at ground floor level will be built in brickwork with a rendered finish to match existing and features clear lines to make a more sympathetic rear elevation. The proposal provides for an improved connection between the indoors and the garden space, through use of glazed double doors in UPVC as shown on the drawings attached to this application. There will be a new flat roof to the extension and the new front entrance canopy.
- 6.2. The proposed new UPVC double glazed windows which will closely match the existing fenestration, style and size of the UPVC windows currently installed. They will be finished in white and should not alter or have a noticeable impact on the appearance of the property as adjacent properties have had similar works undertaken previously, whilst also increasing thermal efficiency for the residents.
- 6.3. The proposed new GPR front doors will be as per drawings and manufacturers data sheets submitted as part of the application. The new doors should not alter or have a noticeable impact on the appearance of the property.

7.0 ACCESS

- 7.1. The proposal will not alter the access or egress routes of the property.