



Design, Access and Heritage Statement

Proposed Extension and Loft Conversion of

**17 Old Point
Middleton-on-sea
West
Sussex
PO22 7RY**

1.0 Introduction

This Design & Access Statement has been prepared to accompany the planning application for the extension and loft conversion relating to 17 Old Point.

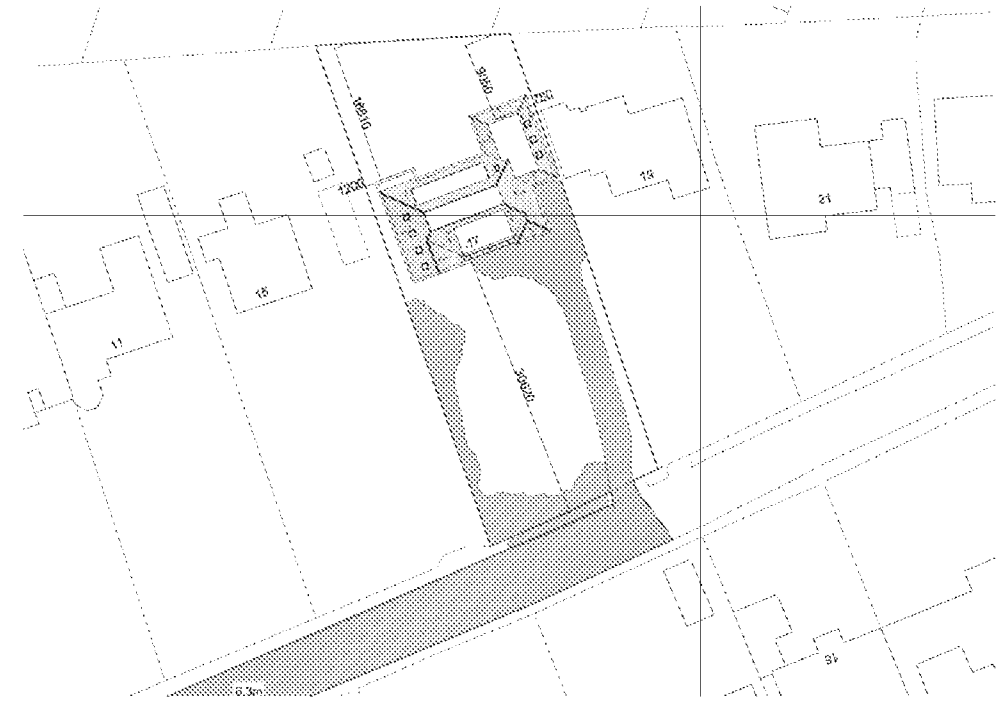
The site is approx. 0.3 Acres and is occupied by a bungalow. The property is set along a private road, consisting of a variety of house which include 2 storey post-war housing, thatch cottages, chalet bungalows. Many of the properties have been modernised and extended to meet the demands of their occupants.

It is proposed that the existing garage, which has been previously extended be removed and replaced with a single storey extension to the living space of the home.

The existing ground floor of the bungalow be extended by means of a infill extensions at the front.

The existing roof space is also to be extended where needed and turned into two bedrooms with ensuite. The proposed first floor will also give access to a private balcony.

The works will help modernise this ageing building and ensure its continued use a residential dwelling.



Block Plan of proposal n.t.s

2.0 Amount of Development

The proposed development involves the removal of the existing garage, extension of the ground floor living accommodation and creation of a first floor in the roof space.

Ground Floor	191m ²
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First Floor	68 m ²
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Total	259 m²
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3.0 Layout

The dwelling is set out to allow for flexible living, providing the occupants use of bedrooms at ground floor level and at first floor. The main living space is open plan, with bi-folding doors in to the private garden.

The layout also seeks to enable the owners to live in the property when the bulk of the work is being completed, as such the former garage will give way to two bedrooms and living space, which for the duration of the project will be used as living accommodation.

4.0 Scale & Massing

The proposals have been designed in consideration of the scale of the overall site, character of the street scene and proximity of neighbours. As already mentioned the private road has numerous houses within it of various styles and sizes.

The infill extension on the ground floor ensures that the principal elevation of the property does not get moved further forward.

The extension of the ridge height by 1metre utilising a crown roof ensure the property remains proportionate within its setting.

5.0 Landscaping

The existing landscape will be unaffected by the alterations to the property.

6.0 Access

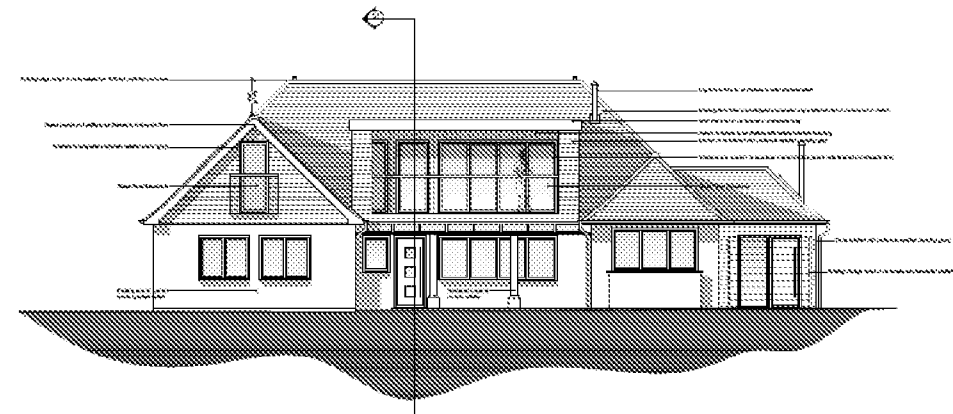
Site access is to remain unchanged

7.0 Appearance

As described above the scheme has been designed to blend in with the existing scheme. Using a simple palette which are predominantly taken from the existing property.

The materials proposed are such that they will ensure the longevity of the appearance of the property and will reduce the amount of maintenance required in the upkeep of the units, with a combination of masonry and Cedral cladding. Similarly the new sections of the property will benefit from meeting the latest energy performance standards, helping to keep running cost and CO² emission low.

The proposed new height of the dwelling and pitch of roofs are designed to complement the language of architecture of existing street scene, creating a natural rhythm of rooftops while the combination of cladding and brickwork aids in breaking up the mass of the proposal.



Proposed South Elevation n.t.s