



Middleton House Felpham

Design & Access Statement

December 2016

Contents

CONTENTS.....	2
INTRODUCTION	2
SITE DESCRIPTION	2
EXISTING DWELLING PHOTOS.....	3
INITIAL DESIGN CONCEPT	5
PROPOSED ELEVATIONS & FLOORPLANS	6
CONCLUSION	7

Introduction

Middleton House is a substantial 1930s detached dwelling with associated garage and outbuildings on approximately 0.44 Acres (0.178Ha) located on Yapton Road. Access to the site is directly off Yapton Road adjacent to Ilex Way

The neighbouring properties vary from large detached family dwellings to modest dormer bungalows. There is also a housing estate to the west. The property contains a ground and first floor, with a further second floor within the roof space.



LOCATION PLAN

Site Description

The dwelling has been empty for approximately 2 years prior to being purchased by its current owner (the applicant) who wishes to extend it to accommodate his family.

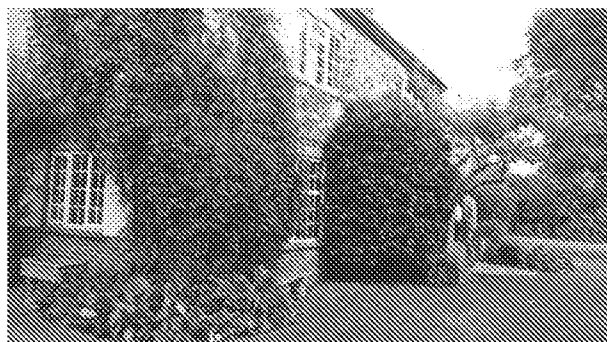
This application is for extensions and improvements to Middleton House, including a basement, single and two storey extensions, roof terrace, and a detached triple garage with accommodation in the roof space capable of housing a home office or study. In addition to the extensions, the proposals allow for the replacement of the existing pebbledash render, structural alterations to the existing structure and replacement and reinstatement of the existing roof, and replacement of the existing windows to reinstate original style Crittall steel frames.



AERIAL MAP

Existing Dwelling Photos

The existing walls are a combination of brick to the ground floor and pebble dash render to the upper floors. The property has been furnished with original Crittall windows; however some have been replaced with white uPVC alternatives.





PROPOSED LAYOUT

Initial Design Concept

The proposals have been designed to respect original detailing and to enhance the presence of the existing building. As stated previously it is the applicant's intention to replace the existing render and windows to the existing dwelling to create a more cohesive elevation.

Care has been taken to ensure that all windows facing the northern boundary of the site are to ancillary accommodation at ground floor level and where indicated at first floor level (en-suites) will be obscure glazed.

Roof – Concrete Plain tile to match existing

Walls – Facing Brickwork – to match existing

Walls – Render – Pebbledash to match existing

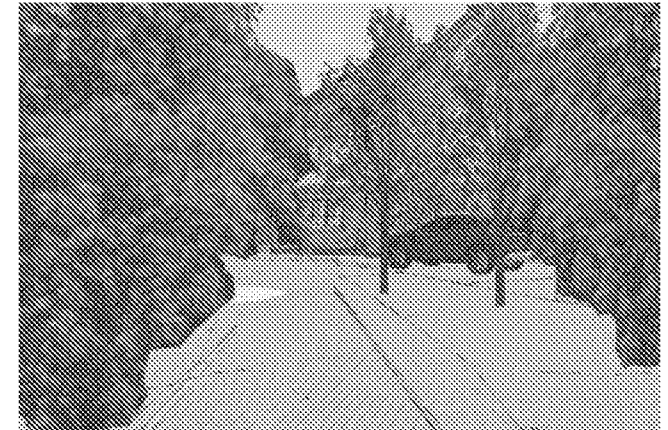
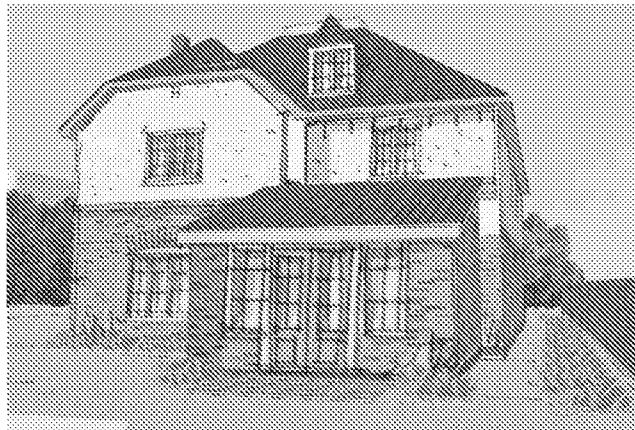
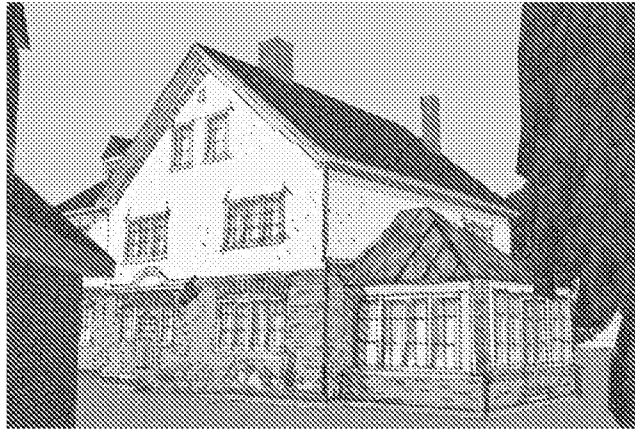
Windows – White Crittall Steel – to match existing

Window Cills – Creased tiling – to match existing

Window heads – Brick Arched and Stone Heads

Bargeboard/Fascia – white timber effect uPVC

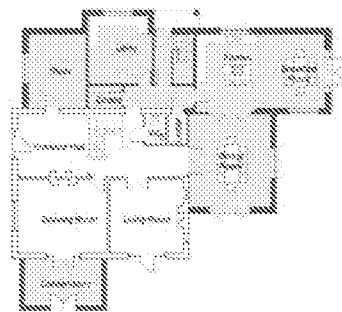
Rainwater goods – black ogee gutter and square downpipes to match existing



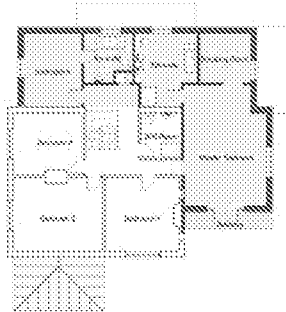
SKETCH ILLUSTRATIONS

Proposed Elevations & Floorplans

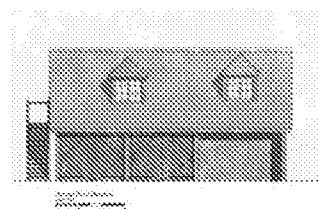
The existing dwelling has a gross internal area of approximately 291.78m², the proposals allow for a final floor area of 539m² (including basement at 72m²) and a detached triple garage (area of 64m²). The ground floor utility room will be approximately 1m from the neighbouring boundary, however is only 1 storey in height and therefore will have minimal impact of the neighbouring property. The overall proposals will be within the existing ridge height (+14.96 AOD) and will allow for access to a roof terrace over the second floor extension.



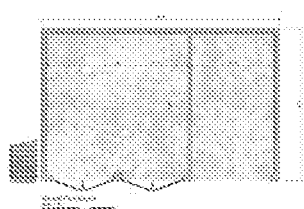
GROUND FLOOR FLOORPLAN



FIRST FLOOR FLOORPLAN



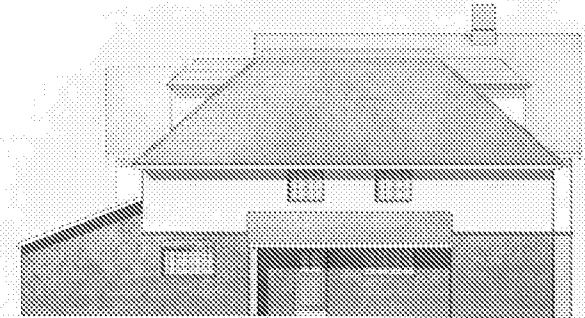
GARAGE ELEVATION



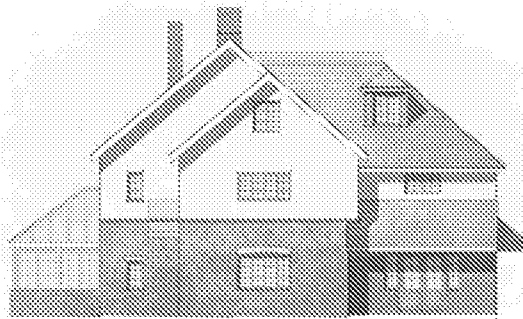
GARAGE FLOORPLAN



Front Elevation (West)
scale 1:100
0 2 4 6 8 10 12 14 16 18 20 22 24 26 28 30 32 34 36 38 40 42 44 46 48 50 52 54 56 58 60 62 64 66 68 70 72 74 76 78 80 82 84 86 88 90 92 94 96 98 100



North Elevation
scale 1:100
0 2 4 6 8 10 12 14 16 18 20 22 24 26 28 30 32 34 36 38 40 42 44 46 48 50 52 54 56 58 60 62 64 66 68 70 72 74 76 78 80 82 84 86 88 90 92 94 96 98 100



Rear Elevation (East)
scale 1:100
0 2 4 6 8 10 12 14 16 18 20 22 24 26 28 30 32 34 36 38 40 42 44 46 48 50 52 54 56 58 60 62 64 66 68 70 72 74 76 78 80 82 84 86 88 90 92 94 96 98 100



South Elevation
scale 1:100
0 2 4 6 8 10 12 14 16 18 20 22 24 26 28 30 32 34 36 38 40 42 44 46 48 50 52 54 56 58 60 62 64 66 68 70 72 74 76 78 80 82 84 86 88 90 92 94 96 98 100

Conclusion

The alterations to the existing dwelling will enhance the property and provide the site and neighbourhood with a more fitting building in the location. The proposals are summarised as follows:

- Extension and improvements to Middleton House;
 - » Addition of a basement;
 - » Single and two storey extensions;
 - » Detached triple garage with roof space accommodation;
- Replacement of existing pebbledash render;
- Alterations to the existing building structure, replacement of existing roof;
- Replacement of the existing windows to reinstate original style Crittall steel frames;
- Proposed final floor area of 539m² (including basement at 72m² and detached triple garage 64m²);
- The overall proposals within the existing ridge height (+14.95 AOD).