

Design & Access Statement

Elm Farm
34 The Street
Rustington
BN16 3NX



KINGFISHERCREATIVE.CO.UK

KINGFISHER CREATIVE ARCHITECTURAL DESIGN LTD IS A COMPANY
REGISTERED IN ENGLAND & WALES WITH THE REGISTERED ADDRESS
76 ELLESMERE ORCHARD, WESTBOURNE, EMSWORTH, HAMPSHIRE, PO10 8TR
COMPANY REGISTRATION NUMBER: 08644031

1.0 Introduction

This Design & Access Statement forms supplementary documentation for a new Householder Planning Application with Listed Building Consent for renovation works and the formation of an additional self-contained annexe at Elm Farm, 34 The Street, Rustington.

1.1 Site Location & Description

The property is a large detached dwelling, accessed via an in-out drive from The Street, Rustington. The site is close to the town centre, and falls within the Rustington Conservation Area, as designated in March 1986 and extended in July 1994.

Rustington Village Centre is half a mile inland from the coast and 2 miles east of Littlehampton. Rustington remained a small agricultural community until the end of the 19th century when some development took place; but most intense period of development has been since the end of First World War. 20th century development now surrounds the original part of the village centre

The dwelling is believed to originate from the 17th Century, and was originally two cottages that were later combined. The front single-storey section was added in the 1820s. To the right of the property was a separate stables, and the fillet of land between the two was later infilled as a flat roofed two storey section. The stables section was converted into habitable accommodation in 1998. Surrounding land associated with the property was sold for development and additional dwellings were constructed on this land approximately 10 years ago. The front of the building is painted stucco, with the rear constructed in flint work with brick quoins. The sides are brick & flint, as is the old stables section to the right. The roofs are mainly hipped with slate covering, and the main building features a double pitch design with a central valley gutter. It is understood that the roof coverings and defective timbers were replaced approximately 20 years ago.

The dwelling is not in an area at risk to flooding by rivers and the sea, and is designated as Flood Zone 1 by the Environment Agency.

1.2 The Current Owner

The current owner-occupiers purchased the property in Summer 2014 as it was felt that the spacious and flexible accommodation would meet their complex needs. Mr Olliver-Jones suffers from a range of serious health problems and the adjacent annexe would provide accommodation for a permanent dedicated carer. A further recent change in circumstances has expedited the requirement for an additional annexe for Mr Olliver-Jones' daughter, who is disabled and requires her own space within the dwelling. These requirements can easily be met by some minor alterations to the existing building, and no changes are proposed to the existing footprint.

1.3 Use

The building is to be used as C3 residential. No changes are proposed to the existing use. The formal separation of the existing annexe space to become two distinct annexes will both be used for purposes incidental to the main dwelling, and no change of use is proposed.



KINGFISHERCREATIVE.CO.UK

KINGFISHER CREATIVE ARCHITECTURAL DESIGN LTD IS A COMPANY
REGISTERED IN ENGLAND & WALES WITH THE REGISTERED ADDRESS
76 ELLESMERE ORCHARD, WESTCOURT, EMBAYMENT, HAMPSHIRE, PO16 8TE
COMPANY REGISTRATION NUMBER: 11864628

1.4 Scale & Amount

The existing dwelling is a large detached building, with a separate linked annexe to the side. There are no changes proposed to the existing footprint of the building. The downstairs annexe is proposed to comprise of 55 square metres GIA, and the upstairs annexe 43 square metres. The main dwelling is a total of 250 square metres GIA over two stories.

1.5 Layout

There are a few minor changes proposed to the layout of the existing dwelling. In previous occupation, the owners had attempted to maximise the number of bedrooms, and some of these bedrooms are no longer required. The proposed layout offers more suitable accommodation for the current occupiers, with minimal alterations to the fabric of the existing building. It is necessary to form an opening between the two main bedrooms, so that Bedroom 2 can be used as an upstairs living area should the current occupier be too ill to use the stairs. The annexe sections were converted into habitable accommodation only recently, and to a poor standard, so the proposed layout changes to the annexes do not greatly alter the historic fabric of the building.

1.6 Appearance

It is not proposed to alter the overall appearance of the dwelling, other than to paint the walls and joinery, and refurbish the shutters and windows where necessary. The new doors to the downstairs annexe will offer a dramatic improvement and by removing the existing paint from the annexe will assist in setting the building in its original context.

1.7 Landscaping

There are no changes proposed to the current landscaping, with the exception of dividing the side annexe garden into two, to provide a separate outdoor space for the two annexes. See Block/Site plan for details.

1.8 Access

There are no changes proposed to the existing access arrangements. The creation of the downstairs annexe in its own right will allow suitable accommodation for disabled access on one level, in accordance with Lifetime Homes and Part M of the Building Regulations.

The main dwelling is constrained by the Listed status but already offers a Part M compliant access to the rear, and the existing layout, corridor and door widths mean the existing dwelling is suitable for Disabled use. For the proposed downstairs annexe -

- All external doors have a clear minimum width of 800mm.
- All internal doors to rooms have a minimum width of 750mm clear width and are approached by passageways of 900mm width (when approached head-on) and 1050mm (when not approached head-on).
- All switches and sockets to be located between 450 and 1200mm from floor level.
- A cloakroom that conforms to part M is situated on the ground floor.
- Accommodation to enable comfortable living is provided on a single level.



KINGFISHERCREATIVE.CO.UK

KINGFISHER CREATIVE ARCHITECTURAL DESIGN LTD IS A COMPANY
REGISTERED IN ENGLAND & WALES WITH THE REGISTERED ADDRESS
76 ELLESMERE ORCHARD, WESTCOURT, EMBAYNTH, HAMPSHIRE, PO16 8TE
COMPANY REGISTRATION NUMBER: 11864628