

16164 - 19 Botany Close, Rustington



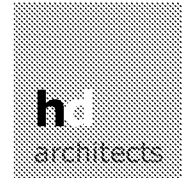
Design & Access Statement

Existing building to be re-furbished and extended

Little Cuttle
19 Botany Close
Rustington
Littlehampton
BN16 2BJ

June 2017

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



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1.0 Introduction

- 1.1 A private client has appointed Helyer Davies Architects to renovate and extend a 1970's detached house in Rustington. The property is dilapidated, small in scale for its location and does not work for modern day living.
- 1.2 The proposal is to increase the first floor level, remove certain 1970's features and modernise the building as a contemporary style.

2.0 Site Context

- 2.1 Location: The locality of Rustington is in the Arun District of West Sussex. The site is not within the Conservation Area of Rustington and not within the flood zone.



Environment Agency Flood Map

- 2.2 With reference from the Environment Agency, the location is in a low risk flood zone.
Dark Blue: High Risk.
Light Blue: Low Risk.
- 2.3 The site location's houses are typically detached, two storey buildings with pitched, tiled roofs. The materials range from red bricks, white renders and white weather board for the walls with some tile hanging at first floor level. Balconies and terraces are common due to the sea view location.



Houses opposite the site



Neighbour to west of site

- 2.4 Little Cuttle is primarily one and a half storeys with substantial space as flat roof areas over the ground floor. Materials are white render and UPVC white boarding with some red brick to the rear and a stone chimney element to the frontage.

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Rear/south façade of property

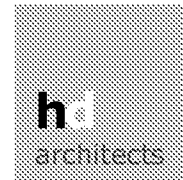


Main entrance and stone chimney stack

3.0 Use

3.1 The clients wish to use the property for residential domestic purposes.

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4.0 Amount

- 4.1 The main ground floor structure is to be primarily kept and the first floor rebuilt to a similar size as the surrounding houses. The existing ground floor garage roof will be built on, creating a first floor level. A separate, one storey garden room is also proposed.

- 4.2 Main house:
Existing ground floor = 168sqm
Existing first floor = 73sqm
Total = 241sqm

Proposed ground floor = 175.3sqm
Proposed first floor = 168.7sqm
Total = 344sqm

An increase of 103sqm. A 7.3sqm increase at ground level.

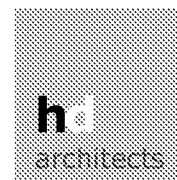
Garden building: 40sqm

5.0 Layout

- 5.1 Overall, the building's layout is to be re-organised by removing the current frontage and creating a new entrance area with staircase and access to living room, sun room and three bedrooms.
- 5.2 The first floor gives access to two bedrooms including the master suite and a kitchen, dining and living area that have light and views front to rear. The living area has access to a new terrace situated over the existing sun room.
- 5.3 A separate small building is to be constructed in the garden to serve as a sitting room with associated WC.

6.0 Scale

- 6.1 The scale of the building increases to become more in scale with the surrounding neighbouring houses. The first floor is to become a full floor and a new flat roof.



7.0 Appearance

- 7.1 The main house style is to alter to contemporary in its form, materials and finishes. Materials are white render with wood effect eternity boarding to certain areas to break up the mass.
- 7.2 The glazed frames of the doors and windows will be dark grey, powder coated aluminium.
- 7.3 The separate garden studio will be eternit boarding to match the main house and have a sedum flat roof.

8.0 Landscape

- 8.1 The gardens front and rear are to be maintained and a new rear patio laid.

9.0 Access

- 9.1 Car access is to remain the same in front and the garage remains.
- 9.2 The first floor is to have joists fitted that can be easily removed to allow a lift to be installed. The store area to the left of the stair (looking on our first floor plan) could be converted.
- 9.3 The ground floor has three bedrooms (two with en-suites).

10.0 Conclusion

- 10.1 The proposals convert a 1970's chalet bungalow into a two-storey modern house. Although the building is enlarged, the ground footprint is similar and the first floor/roof portion of the building is no larger than surrounding homes.
- 10.2 The proposals will allow the building to be brought up to modern building regulations.
- 10.3 Pre-application advice (PAA/74/17) was favourable to the scheme.
- 10.4 We therefore ask that Arun District Council look upon this application favourably.