
Design and Access Statement

Land next to
2 Cross Road,
Rustington
BN16 2ST

Brian Elstone Surveying Services
Ltd

First Issue 1 st October 2012
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Design and Access statement for Minor Amendments to the external envelope of the approved plan Reference Number R/273/08

1 Introduction

- 1.1 This design and access statement follows the approval for the development of a single house dated 2008, and started this year. However since the time of the original approval trends in elevational treatment have evolved and together with a greater understanding of sustainability and environmental issues. The owners of the site and subsequent building have therefore considered that better use of modern materials would benefit in some minor changes in the elevational approach to the dwelling as a whole.
- 1.2 This statement accompanies the Full Planning Application to enable these changes to be confirmed.

2. Design Component

2.1 Amount of Development Change.

The proposals are for the minor alterations of the elevations and some windows. The overall footprint of the building is not changed nor the overall size of the building. These can be summarised as follows:

- a. The change of the ground floor cladding from all brick, to a brick plinth detail with a rendered panel elevation, this enables greater use of insulating materials within the structure.
- b. Minor change to the roof profile over the Garage to present a more symmetrical elevation to the road front.
- c. Minor changes to the windows to the lounge and kitchen.
- d. Conservatory. Changes to eliminate the expanses of glass associated with a traditional conservatory, this change is driven primarily by the need for an energy efficient solution to the building as a whole.

2.2 Scale of building in relation to the surroundings.

The proposals will not change the overall scale of the building.

3 Appraising the context

Not applicable

4 The Access Component

Access to the site will not change, level thresholds to the front and rear are built into the design.

5 Sustainability

As discussed above the overall changes in the elevations have been driven by the need for an energy efficient building, the structure is now Timber Framed with enhanced insulation values approx 50% greater than that now required by the current building regulations, together with re-circulating ventilation and heat recovery systems.

Solar power systems are also to be built into the final design.

Grey water usage is incorporated within the design, with a substantial water harvesting tank already in place.