Design, Access & Heritage Statement

Rev01

For

30 Pigeonhouse Lane
Rustington
West Sussex
BN16 2BE

Prepared by

Folkes Architects

On behalf of

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ARUN DISTRICT COUNCIL R/41/18/HH

DESIGN & ACCESS STATEMENT

1.0 **Use:** 30 Pigeonhouse is a detached property located on the South East end of Rustington town. The building is set off Pigeonhouse Lane and is in close proximity to the sea to the South. 30 Pigeonhouse is a single storey building with a pitched roof. The property is located almost in the centre of the plot and enjoys large gardens to the West and East.

The dwelling currently consists of 2no bedrooms, family bathroom, cloak room, kitchen and breakfast areas, living room, garage and garden room. The house is accessed on the East side through the front porch.

The overall site of 30 Pigeonhouse is approximately 800m² (0.08ha) and is rectangular in shape. The rear garden to the West side of the house consists of lush lawn with mature hedging on all boundaries. The front garden in currently covered with hard standing and provided off road parking to the occupiers.

2.0 **Amount of Development:** The total ground floor footprint of the existing property is approximately 163.8m²

The proposed works to the house include the demolition of the West wall at the back to make way for the construction of the proposed ground floor extension and the creation of an additional floor space on the first floor. The proposed extension is to increase the foot print of the building by 30.4m² which brings the total to 194.2m².

On the first floor an additional 107m² of floor space is proposed with 4 bedrooms, a family bathroom and an en-suite to the master bedroom, plant room and airing cupboard.

The proposal also includes the demolition of internal walls where the current bathroom is, to create a utility room and a new larger cloak room. To the front a larger double height porch is proposed to allow the entrance hall and new staircase to be flooded with natural light.

3.0 **Layout:** The proposal seeks to improve and modernise the living space within the dwelling. On the ground floor a new study room is created at the back of the garage with large windows overlooking the garden. A new garden room with sliding doors is also proposed with the existing living room separated with a glazed partition wall. A new connection

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between the existing kitchen and dining room is also created and both rooms are extended towards the back to create larger rooms and allow for additional floor space on the first floor for new bedrooms.

4.0 **Scale:** The proposed extension has been designed to enhance the existing house, and the increase in floor area has been designed to enhance the usability of the dwelling by the occupants and ensure the prolonged use of the property.

The extension is two-storey in height, and reflects the profile of the existing structure so as to minimise the visual impact. The overall scale of the proposed alterations to the existing property has been designed to be in keeping with the neighbouring houses.

5.0 **Landscaping:** The proposal will include a new driveway to the front of the property.

The existing boundary fences and walls are to be retained or replaced where necessary.

6.0 **Appearance:** The proposed extension and existing facing brick on the ground floor is to be rendered. The new front gable ends are to be finished with painted timber and side gables are to be rendered

The new windows and doors on the new extended elements of the house are to be white or grey uPVC or powder coated aluminium, double glazed units. Other windows maybe replaced to match.

7.0 **Access:** The entrance to the site is from the East, of Pigeonhouse Lane and across the front driveway. The dwelling is accessed via a principal entrance to the East of the house.

8.0 **Conclusion:** The proposed scheme of an extension and alterations to the back of the house rationalises the internal layout and connects it to the garden, further, the extension allows the continued use of the building and will further enhance the accommodation within the dwelling.

By extending the property the current occupiers are ensuring that the buildings use is continued, and by minimising the impact on the existing fabric.