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DESIGN STATEMENT

Client

MRS
CHRISTINE
GOLBY

Project

NO_32
ANDREW_CLOSE
RUSTINGTON

10/01/2015



2014 // Planning Application-32 Andrew Close, Rustington, BN16 3QE



Introduction

This statement has been written to ensure that the principle of this proposed development provides a scheme which has been considered to its highest level and against the relevant policies and guidance notes as stated in Government advice.

This statement is supported by proposal drawings for the refurbishment and extension of the existing property.

Site Analysis

Andrew Close is a Residential street in Rustington and is made up of a mixture of Purpose built semi-detached and detached bungalows circa 1950 / 1960's. The street scape and bungalow designs have now developed since their construction, as various households have extended and changed the appearance of their properties, with some now containing first floor accommodation.

The materials of the properties along the street vary slightly, with the eastern end of Andrew Close, predominately built in red brick with render, and the western end of the street using Yellow brick and render, all with the use of Clay tiles and UPVC / aluminium Windows.

Relevant Policies

The Site falls within 'Character Area 7' of the Rustington Character Area assessment and Guidelines, however the properties along Andrew Close display features described in Character Area 6. The property is not listed and not within a conservation area.

Relevant Policies (cont)

The site is also not within an area at risk of 'Flooding from Rivers and Seas', as described by the Environmental Agency.

Use

The use is not intended to be altered with this application and therefore will be retained as C3 residential use.

Amount

The total site area is approximately 355m² / 0.08 of an acre. The existing bungalow currently has an approximate gross internal ground floor area (incl Garage) of 94m² / 3153ft².

This proposal seeks to extend the property to the rear amounting to a total of 21.2sqm, and extending the bay window to the front at the sides, amounting to a total area increase of 2.5sqm

Scale

The proposed extension to the rear will be 4.00m deep, 6.3m wide and 5.3m high to the top of the pitch.

Design, Appearance + Layout

The proposed build follows Rustington's Design statement and general planning guidelines for character areas 5-12 for alterations and Conversions. The proposed will maintain the features and architectural nature of the existing bungalow and the neighbouring context.

Design, Appearance + Layout (cont)

The extension to the rear of the property will step in on the sides to create a distinction from the existing, and allow you to '*appreciate the structure and appearance of the original Building*'.

The pitched roof to the extension will be lower than the existing, to maintain the continued low roofscape of the street and will also feature a projecting gable, similar to the rest of the existing bungalow. New Clay roof tiles will be laid to the whole roof, to allow for a complete uniformity to the alterations.

The materials used will match the existing red brick on the elevations, the new clay tiles for the roof will replace the existing like for like, and new UPVC windows will be installed, therefore '*reflecting and sympathizing with the appropriate surrounding buildings*'

The layout of the property will alter, with all living accommodation re-locating to the rear of the property, and all sleeping accommodation to the front. The new extension will create a new living room which will connect to the kitchen (which remains in the same location) and dining room, which was previously the master bedroom.

Landscaping

The private driveway, a consistent feature within Character area 7 will be retained but enhanced, with new block paving and planters, retained to the front and sides. New landscaping to the rear will be created with a mixture of low and high planting around the perimeter.

Existing Photographs + Street View (Street view Courtesy of Google Maps)





Existing rear View

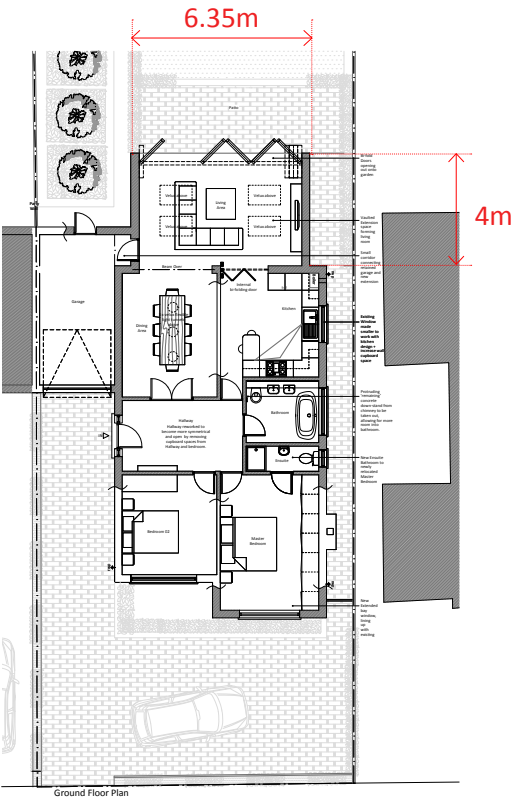


Proposed rear View

- Clay roof Tiles as Existing
- Clay Roof Tiled top Elevation matching front elevation
- Red Brickwork to match existing
- White Aluminium Bifold Doors to match existing

Conclusion

The proposed development represents an appropriate response to the nature of the site and the surrounding area, and provides the opportunity to improve the appearance of the existing property as well as meet the needs of the present owner.



Drawings for
Reference only
Refer to
Application
Drawings

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Refer to Application Drawings



