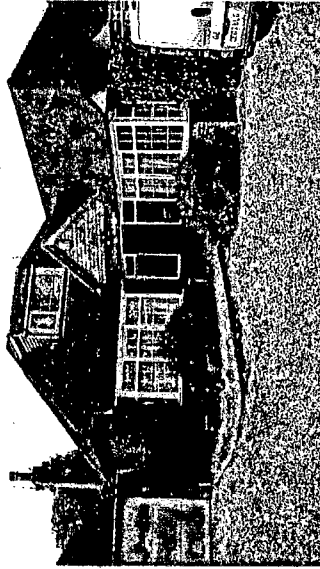


Design Statement & Access Statement

Assessment of Physical Context



Nettlecombe is a chalet bungalow, with first floor rooms accommodated within the roofspace.

The roof is covered with plain tiles, and the walls are built in facing brickwork

The windows to the first floor accommodation are dormer windows with flat roofs.

far left: the front of the house viewed from Wandleys Lane

middle left: the front of the house viewed from the drive

near left: the front of the house viewed from Wandleys Lane, with the neighbouring house in the background



The house has been extended over the years.

There is a conservatory at the back of the house.

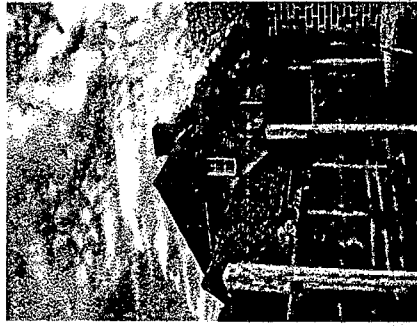
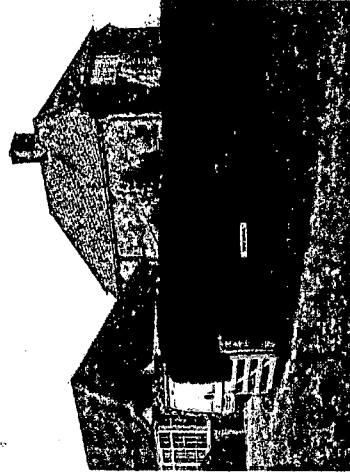
There is a single storey extension on the north side of the house, which extends to the boundary.

The is a double garage on the south side of the house, close to the southern boundary

far left: the back of the house viewed from the garden

middle left: the side extension

near left: the conservatory and garage



The neighbouring houses are 2 storey houses.

The house to the north, Oak Bank, is about 4 metres from the boundary with Nettlecombe.

The house to south, Wanley House, is about 80 metres from Nettlecombe

Photos from left to right:

1. Oak Bank viewed from Wandleys Lane; the roof of Nettlecombe can be seen in the left of the photo

2. Oakbank viewed from Wandleys Lane; Nettlecombe is on the left of the photo

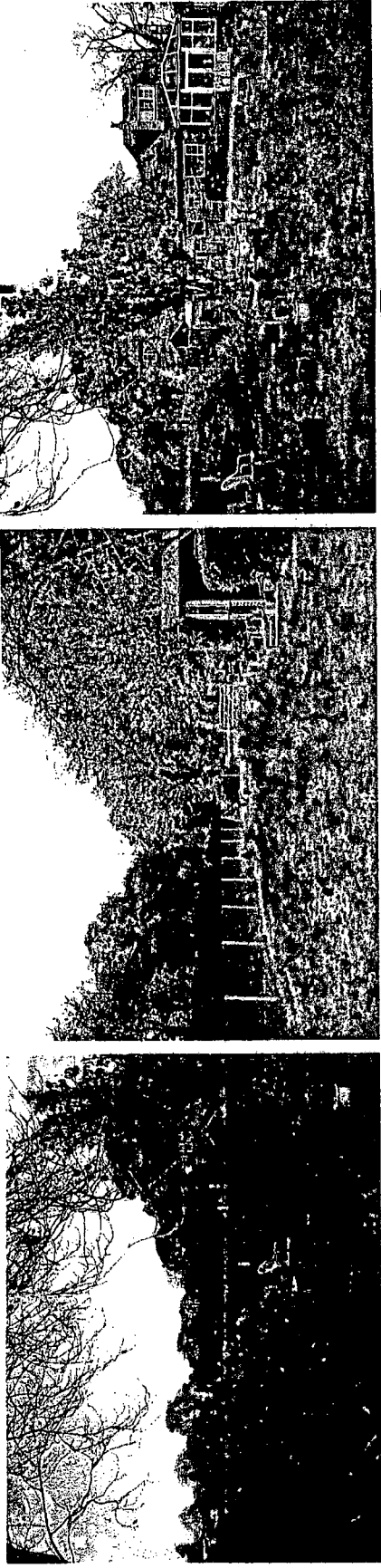
3. The back of Oak Bank seen from the back garden of Nettlecombe

4. Wanley House viewed from the garden of Nettlecombe

Design and Access Statement for Extensions & Alterations
Nettlecombe Wandleys Lane Eastergate Chichester PO20 3SE



Joanna Jefferson
Architects



The back garden of Nettlecombe is very long and well screened with trees, hedges and shrubs.

far left: the northern boundary: the back of Oak Bank can be seen to the right of the photo

middle left: the view down the garden from Nettlecombe. The hedge along the southern boundary can be seen on the left of the photo

near left: the northern boundary and the back elevation of Nettlecombe

Planning context

The site is not in a conservation area. The site is not in an area of outstanding natural beauty.

Evaluation

1. The existing entrance to the house is very tight and unattractive, with an angled dormer cut into the roof
2. The existing accommodation is cramped and awkwardly laid out
3. The existing single storey extension to the north is too close to the northern boundary
4. The double garage is too close to the house, and restricts access to the back garden. It also blocks light from the south side of the house.
5. More bedroom and bathroom space is required at first floor level.
6. The conservatory is impractical and not environmentally friendly: it can't be used all year round without consuming a lot of heat energy. The applicants need space that can be used all year round..

Design Principles for the Proposals to Extend and Alter the House

The existing single storey extension and garage to the south would be taken down to create more space around the house.

The house would be extended: at south east corner to create space for a covered porch and a larger entrance hall at the north west to bring the back wall of the house in line with the back wall of the existing conservatory, and to create space for a larger kitchen and dining area

The proposals create more accommodation at first floor level: the walls would be built up in lightweight construction to avoid imposing too much load on the existing foundations.

The new roof would be constructed with the eaves kept below first floor window head height to minimise its impact on the neighbouring houses and surrounding landscape.

The new windows would be simpler in design than the existing upvc windows

A new garden room would be built to replace the conservatory, with well-insulated masonry walls, and a well-insulated roof.

Appearance & Materials

The roof would be covered in plan tiles.

The ground floor walls would be in facing brickwork to match in with the existing walls.

The first floor walls would be clad in painted timber weatherboarding.

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