

DESIGN & ACCESS STATEMENT

Ref: 15200
Stafford Cottage
Yapton Lane
Walberton
West Sussex
BN18 0AR



Caldotec
Architectural
design

29th April 2016

BACKGROUND & PLANNING HISTORY

- ❖ WA/69/14/PL – Withdrawn
Use of land at Yapton Lane Walberton for two semi detached dwellings to replace two flats and associated landscape works
- ❖ WA/14/14/PL – Withdrawn
2 No semi detached dwellings to replace 2 No flats and associated landscape works

AMOUNT

It is proposed to convert the existing two flats into one family home with two storey extensions to the front and rear of the building. The extensions are proportioned sympathetically with hipped pitched roofs set lower than the main ridgeline of the building. The extensions are also set towards the South of the site so as not to cause any overshadowing to the Northern neighbour, even in the winter.

LAYOUT

The proposed ground floor will accommodate the single front door into the family spaces of the house. The new central staircase then leads up to the 4 bedrooms and bathroom. The layout is shown in drawing number 15200/02R2 PROPOSED A1. There is the option and space to provide adequate bin storage to either the North or South of the building.

APPEARANCE & ORIGINAL FEATURES

The original face brickwork of the building will be re-clad in contemporary weatherboarding and white render as shown on the elevations. This will tie in with the extensions and proposed window proportions so that the property is styled similarly to other contemporary houses just to the North.

A feature will be made of the enhanced entranceway through proposition of a feature black porch canopy under flat roof.



NEIGHBOURING PROPERTIES & STREET SCENE

All works proposed in this application are intended to improve the impact on the street scene. The front extension, whilst bringing the property closer to the road, has been designed subserviently and is intended to visually break up the front elevation which is currently featureless brickwork.

Every consideration has been made to eliminate or reduce the impact to the immediate North and South neighbours with respect to overlooking and overshadowing. Some of the existing side facing windows will be removed as a result of the works, actively reducing the amount of overlooking to the North neighbour.

The proposed extensions have been positioned towards the South of the site so as to not have their shadows encroach onto the private spaces of the North neighbour.

VEHICULAR, CYCLE & PEDESTRIAN ACCESS

Access into the site for all methods will remain unchanged.

The primary pedestrian entrance to the property will be from the front elevation. Cycle and vehicular provisions will remain unaffected.

Russell McCourty ACIAT
Acting as Agent on behalf of
Mr Matt Godwin