

NURSES COTTAGE WARNINGCAMP

DESIGN PLANNING AND ACCESS STATEMENT

Proposed two Storey Rear Extension.

Front dormer extension

Conservatory

Additional parking area.

Context

The property is located within the settlement of Warningcamp. It is within a designated area of outstanding natural beauty and within the South Downs National Park.

The property is one of a number of individual dwellings forming a linear development along the road from Warningcamp to Crossbush.

By comparison with other dwellings in this group Nurses cottage is quite small, and is in the form of a chalet bungalow with the upper storey in the roof.

The plot is situated between contours 16 -18 and is not a flood risk area.

As the contours indicate, the site is gently sloping and the residential plot runs downward in a South Westerly direction to meet meadowland which is also in the ownership of the applicant.

The area of the residential plot is approximately 0.048 hectares, with the adjoining meadow of approximately 0.28hectares.

Amount

This is a small development comprising a two storey rear extension, with the upper storey in the roof as the existing.

In addition there is proposed a front first floor dormer to extend the principle bedroom, and also a rear conservatory.

The use of the land is maximised by taking advantage of the sloping site and making the sub-floor space accessible for storage etc.

It is also proposed to extend the front parking area to ease the on street parking to the front of the property.

The extensions provide additional living space with an internal habitable floor area of approximately 65 m² and a conservatory area of approximately 11m²

It is anticipated that this enlargement will provide a more suitable and spacious family living space, and generally, although not close to facilities and services, it is felt that this proposal will not be detrimental to the sustainability of the property, and will not create any additional traffic activity.

Layout

The extensions are contained within the existing residential curtilage of the property.

The scheme provides safe access both within the building by virtue of matching floor levels, and externally via easy stepped access to the rear garden from a patio deck.

Access to the principle entrance at the front of the property by visitors is unaffected by the proposal, and access from cars and for the disabled will be more friendly.

The existing access for emergency services is not affected by the proposal.

Parking facilities will be improved by this proposal.

Scale

The scale of the extension is similar to, and in keeping with the existing house.

Landscaping The proposal affects only the private garden landscaping. There will be an extended tarmac parking area to the front of the property which is currently planted and grassed.

Design & Appearance The design objective is to build an extension to meet the client's particular spatial needs, and which will at the same time, harmonize with the existing property as if part of the original construction. To maintain the design style, matching materials will be used throughout.

The rear extension is nominally 8000mm high maximum (Ground level varies with a slight slope) to ridge, it projects 9900mm from the rear of the existing dwelling, and is 5700mm wide. Its impact on the existing development and its surrounding is minimal, and it is considered that there will be no loss of privacy, overshadowing or overlooking of neighbouring properties. The form of the building is traditional and in keeping, and will blend in well with its setting.

Date March 2011