

DESIGN AND ACCESS STATEMENT

FOR

PROPOSED EXTENSIONS AND ALTERATIONS

AT

WILLOWS
HOE LANE
FLANSHAM
BOGNOR REGIS
PO22 8NT

February 2015



Design Principles and Concepts

Introduction

Willows is a detached house situated in the rural location of Hoe Lane, Flansham. The property sits in a large plot of 5400m², and is set in an elevated position set back approximately 30 metres from the road. The neighbouring properties are of a similar size, and are older in appearance.

The house was constructed in the 1960's, and has been extended over the years. The exterior of the property is clad in white boarding, with UPVC leaded light style windows and decorative shutters.

Planning consent was granted in August 2010 for a new porch canopy to the front elevation, however this was not implemented.

Proposed Use

The proposal is for a rear extension, together with internal re-planning of the ground and first floor layout. In addition the external appearance of the property is to be changed, including replacement of the roof and re-cladding of the exterior. A porch canopy, similar in design to that previously consented is also proposed.



The Existing South (Front) Elevation

Amount of Development

The existing house has a gross external area of 410m². The ground floor extension and first floor space created by replacing the roof will add 109m² to this, making a total proposed gross external area of 519m².

Layout

The existing property is L-shaped, and the rear extension infills this space, allowing for a more rational ground floor layout, including a larger hallway with the main reception rooms leading from this. On the first floor, by changing the design of the roof, additional space has been created allowing the existing bedrooms and bathrooms to be rationalised.

Scale

The existing property is of a substantial size, however the dated design, including a very shallow pitched roof, mean aesthetically the proportions of the elevations look slightly awkward. The large sloping roof to the rear is dominating, however offers little useable space.

The new roof has been designed to suit the size of the building, the main ridge of the house has been raised by approximately 1.73m but in proportion to the size of the building, this is not unreasonable. The eaves line has been lowered by approximately 350mm. By cat-sliding the roofs to the rear the building does not appear too bulky, with the single storey gable roofs add interest.



The Existing North (Rear) Elevation

Landscaping

The existing landscaping around the house will be largely unaffected, no trees or hedges will be removed, and the existing patio area will be adapted to suit the doors to the new rear facade.

Appearance

A considerable part of the proposal is to improved the appearance of the property.

The existing roof will be replaced with a steeper hipped roof, clad in plain clay tiles.

A brick plinth is to be added to the new and existing walls, with a smooth render finish to the ground floor.

The first floor timber boarding is to be replaced with plain clay tile hanging.

The windows and doors are all to be replaced; the windows with coloured UPVC frames and the bi-fold doors in powder coated aluminium.

The proposed porch and front canopy will also be clad in plain clay tiles, with timber posts on brick plinths to support it.

The carefully selected palette of materials will most certainly enhance the property and suit the local vernacular well. The property is in a prominent position and the current style is at odds with the rustic setting it is within.

Access

The proposals do not affect the existing access to or into the property. However level thresholds will be provided to all external doors, improving access for people with limited mobility.