

DESIGN & ACCESS STATEMENT

Fieldings

Hoe Lane, Flansham, West Sussex. PO22 8NW



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Introduction

SAJones has been commissioned to submit a planning application for the partial demolition of the ground floor garage structure and replacement with a new 2 storey extension to the property at Fieldings in Flansham. The proposal will comprise a new garage on the ground floor, new double height entrance space and stair and a new master bedroom suite on the first floor.

This design & access statement forms part of that application and is to be read in conjunction with the submitted planning application form and existing & proposed drawings.

This application seeks to provide:

Partial demolition of the existing garage structure

Proposed two storey extension in place of the garage.

Internal refurbishment.

Built in 1939, the property is a detached 4 bedroom property located on the south side of Hoe Lane in Flansham, West Sussex. Sitting within a site of 0.76 acres, it is predominantly brick built with clay roof tiles and white uPVC fenestration. It has a double ridged roof twin bay garage attached to the east side of the property. Between the garage and the main property is a ground floor corridor and utility/plant room. Externally within this space is a small courtyard that is north facing. Originally used as a coal yard, it now houses the bins and is a rather dark and damp space that the owners avoid using.

The garage, although large in appearance on the site, has a relatively small footprint given it has a double bay. Two cars can be parked inside but it is tight and there is not much room for manoeuvre.



Img. 1 (above) View of the front of the garage.

Img. 2 (below) View of the garage from the rear.



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Location

Located 1 mile north from the Bognor Regis coastline the property sits in the hamlet of Flansham in West Sussex. The nearest public transport links via rail are from Bognor Regis to the south west or Barnham to the north.



Img.3 (above) Area map

Img.4 (right) Aerial photograph of the site and surrounding area. The garage can be seen to the left of the house in plan.



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Proposal

FORM AND LAYOUT

This proposal seeks to add a new modern extension that compliments the existing house in both form and materiality, whilst providing a more modern and spacious internal layout for its inhabitants. The proposal is based on retaining most of the footprint of the existing garage and creating a building that is in proportion to the main house and does not protrude past the main front façade. It would provide a new garage on the ground floor, a new master bedroom suite above and an open, light filled, double height entrance space and staircase which would become the new main entrance to the house.

To achieve this, we propose to remove the garage roof completely and retain the garage walls on 3 sides, extending the footprint of the garage floor by 1.5m (towards the house) and creating a wider, more easily accessible double garage bay with workshop/storage space to the rear of the plan. The existing utility room will be retained along with the existing plant. The external courtyard, outdoor WC and storage room will be removed and a new double height entrance space formed in their place. The new staircase will lead up to a new landing that meets the existing and flows back through the upper floor plan. Turning right at the top of the new staircase leads you into the master bedroom suite, which houses a walk-in wardrobe and generous en-suite bathroom. On the landing, we are proposing a small snug area that looks out over the rear garden, the window of which will allow the north facing hallway to be filled with natural light in the afternoon and late hours of the day.

Externally, the volume in plan will mimic that of the garage and courtyard wall. The ground floor walls, where new, will be built up in matching brick, salvaged from the demolition of the existing courtyard walls.

The new first floor, sitting on top of the garage, will consist of a flat roof hidden behind a mono-pitched parapet which raises towards the existing

main volume of the house. This sloping form allows the extension to appear smaller against the existing bulk of the house, meaning its massing retains the subservient nature of the original garage. The lowest part of the parapet being closest to the boundary means that it has less visual impact within the site when seen from Hoe Lane.

The main mass of the extension is separated from the main building by the new entrance hall. Following the line of the original courtyard wall, this façade is stepped back from the front of the garage and the main house, forming a link space that is largely glazed. This set back of the façade creates a clear distinction between old and new, adding to the subservience of the new garage extension and separating the modern form of the zinc-clad extension with the brickwork and tiled mass of the house.



img. 4 Existing photograph of the rear of the house.



img. 5 The same photograph as on the previous page with the proposed extension rendered. Showing the proposed landscape window providing views out into the garden.

FENESTRATION

The glazing on the extension has been designed to offer great views out from the property whilst maintaining the privacy of its inhabitants.

To the front of the extension is the proposed main entrance to the house. With a large, double height space beyond the front door, the glazing has been designed to maximise the light into the north-facing hall. This two storey glass façade is separated by the brick and zinc, with the new front door set into the glazing frame, a large window to its side and full height glazing above, hidden behind a slatted timber panel.

To the front of the extension above the garage are two windows that add views from the wardrobe and en-suite. For the en-suite, we are proposing to add a protruding shroud to the window that will add privacy and cut out views from the road to the north. This would be finished in matching zinc and set at an angle to juxtapose the angle of the parapet line above.

All the glazing frames to the front of the property will be in dark grey/black powder coated aluminium frames. This dark colour has been chosen to set them against the zinc and red brickwork.

To the rear, we are proposing a modern bay window to the top of the stairs. This has been designed as a snug that offers views out into the garden and allows sunlight into the entrance hall. The glazing will consist of a frameless fixed single pane that seeks to separate the extension from the main mass of the house when seen from the garden.

Within the bedroom, we are proposing a large sliding glass opening that provides attractive views of the garden and floods the bedroom with sunlight. This large window will be surrounded by a large angled shroud, in a similar style to that of the front elevations. It seeks to provide privacy from the western views and focuses the view out into the garden. This large sliding opening will again be in dark grey powder coated aluminium framing with the shroud in brown zinc to match the façade. Alongside the large picture window is a smaller, fixed slot window that will vertically align with a new

proposed window in the garage below. This seeks to break up the façade and keeps the massing in proportion when seen from the garden.

ROOFLIGHTS

On the flat roof, above the wardrobe and en-suite, we are proposing to add more natural light to the north facing rooms with two roof lights. These will be hidden behind the parapet and out of sight when seen from all sides.

BRISE SOLEIL

As the rear of the house faces south, it is prone to direct sunlight throughout the year. With the proposal for a large glazed window to the new master bedroom, sunlight could lead to overheating in the room. To combat this we are proposing to use a brise soleil that will be set into the shroud that surrounds the large sliding window. This will block the direct sunlight in the summer months yet still allow for views out of the room.

To the front of the property we are proposing to add a timber slatted panel to the first floor windows of the entrance hall. As this is north facing it is not acting as a solar shade, rather a privacy screen to people crossing the first floor landing. It also seeks to continue the horizontal visual break to the external façade of the extension.

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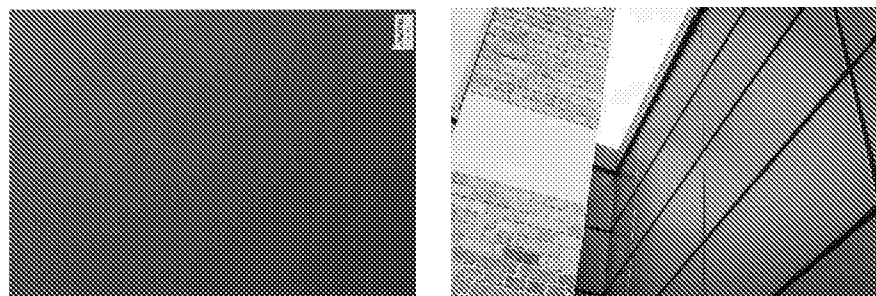
MATERIALS

As stated above, the existing brickwork walls to the garage will be retained and any new walls on the ground floor will be built in matching brick. This then ties the new extension back to the main house, creating a clear connection between the old and the new.

On the first floor, we are proposing to clad the building in VMzinc. This horizontal break in material has been designed in line with the eaves of the existing garage. We are proposing to use the VMzinc Pigmento brown colour as it is similar in colour to the existing tiles on the main house and therefore provides another visual connection to the main building. This choice of colour also softens the extension into its setting and contrasts well with the existing brickwork.

The vertical interlocking panels are a modern interpretation of the barn style timber slatted buildings in the area.

As stated on the previous page, the window frames will be in powder coated aluminium, in a dark grey/black colour. The timber louvres to the side and rear windows will be in a timber that blends well with the brickwork and the brown of the zinc.



Img 6, 7 & 8. (above) Examples of use of VMzinc Pigmento Brown

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Img 9. Illustrated rendering of the front of the house with the proposed extension.

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Conclusion

The proposal sought after in this application has been carefully considered with regards to the requirements of the building's occupants, its setting against the main house and its appearance and visual impact on the street scene. Through the creation of a well-lit entrance space and modern master bedroom suite with views over the rear garden, we feel that these alterations will have a positive impact on the use of the internal spaces.

We have chosen materials that blend well with the local vernacular, providing modern interpretations of barn style cladding whilst retaining the original brick colouring of the building.

As such, we feel that this proposal will have a positive impact on the community and the street scene as well as the building's inhabitants.

Please feel free to get in touch with any queries or questions regarding the proposal outlined within this document.