

Planning Application
for
Nick & Caroline Bark
at
Far End, Chalkdock Lane, West Itchenor, PO20 7DE
Design & Access Statement

December 2020
210 3.700 (Rev 02)

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1.0 INTRODUCTION

This Design & Access Statement is to both inform the design development and support a planning application for the extension and alteration works at Far End, Chalkdock Lane, West Itchenor, PO20 7DE



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Aerial photo of site courtesy of Google (December, 2020)

2.0 SITE CONTEXT AND DESCRIPTION

Chalkdock Lane comprises predominantly large detached houses of varying styles and massing and is situated in between large agricultural fields to the west and east. Far End is located on the at the end of Chalkdock Lane on the northern side of the road.

The existing L-shaped site measures approximately 1218 sqm with a downward slope towards the north and north-west.



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Aerial view of site: courtesy of Google Maps (December2020)

The existing property is two storeys in height with vertical clay tiles walls, sandtex finished rendered walls, timber cladding and brick plinths. The roof is treated with clay tiles, with a northern dormer and projecting bay for the staircase to the south. The window and door treatments are a combination of uPVC white windows and dark stained timber frames to the north and east.

Please refer to the submitted drawings for further information.

3.0 DESIGN OBJECTIVES

The focus of the proposal was to provide:

- An improved family home of high architectural quality whilst enhancing the character and appearance of its setting.
- Utilise materials that will be sensitive to the character of the area and provide a cohesive solution for the property.
- Create an improved circulation of the ground floor with an open plan living arrangement
- Alterations to the first floor to create improved circulation and useability of the space
- A new garage / outbuilding

4.0 DESIGN PROPOSALS

The previous alterations and extensions of the existing property have resulted in some very generous circulation spaces which contrast a number of living and bedroom spaces that are compromised by lack of floor area, piers, overhead beams or roof slopes. These proposals seek to make careful and well considered alterations that make incremental improvements around the whole house.

A single storey extension to the north of the property will allow for an open plan and improved kitchen dining space oriented towards the western garden space. The living space will also be partially extended on the western elevation to provide better connection to the dining area and western garden. Towards the south, the gable projection, that previously accommodated the staircase, has been replaced with a more traditional form in keeping with surrounding properties. This will allow a sense of hierarchy and increased light into the hallway. The entrance of the property has been relocated to provide better circulation with the existing garage to become a study space to make the most of the southern aspect.

On the first floor, the northern dormer has been extended slightly towards the west and east to provide more useable bedroom space without the restrictive head height caused by the sloping roof. It should also be noted that the eastern window of the northern dormer has been removed to reduce overlooking of the eastern neighbouring property. Towards the south, a dormer window of similar form to adjacent properties, has been introduced to bedroom 4 to provide more light into the space.

APPEARANCE

A careful material palette for the proposal has been selected to provide a holistic resolution for the dwelling that will also be sympathetic of its surrounding context.

The building material palette will be:

- Vertical timber cladding
- Horizontal timber cladding
- Oak frame detailing

- Slate tiles
- Dark grey window frames and sliding doors

Please refer to the submitted drawing information for further clarity.

ACCESS

The existing vehicular access will be retained as existing. Vehicular parking and turning circulation have been improved with additional paving and garage / carport.

SUSTAINABILITY / ECOLOGY

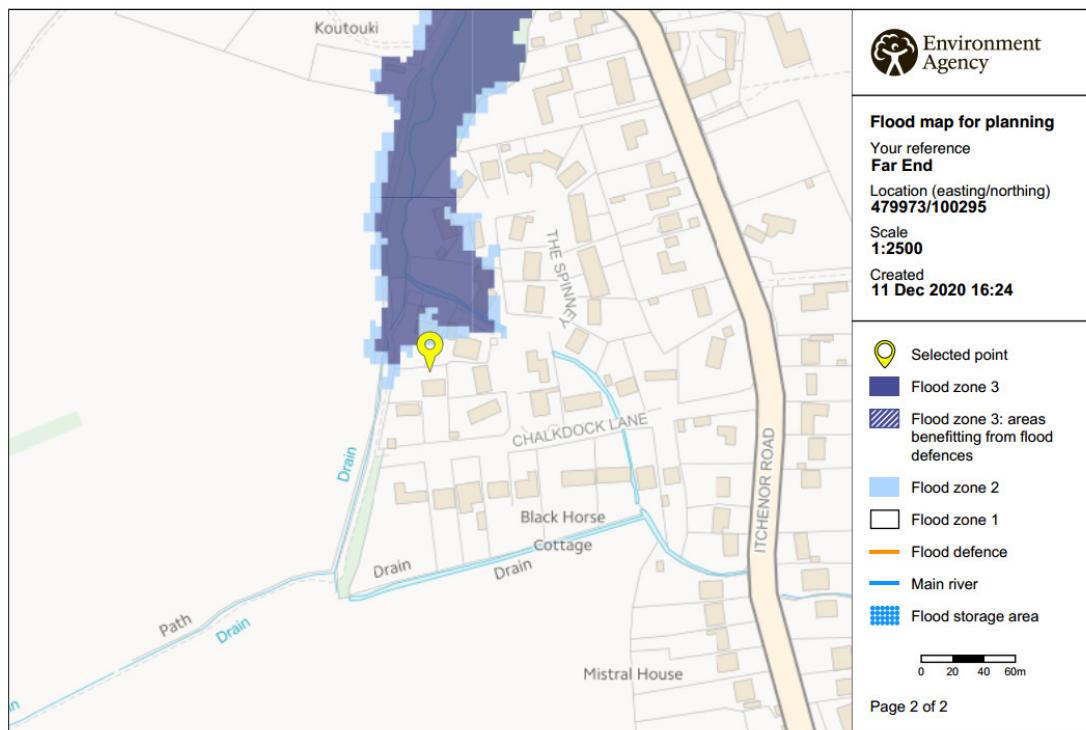
A whole building design approach of fabric first will be applied to the proposal. The new additions and replacement doors and windows will improve the thermal insulation of the property.

DRAINAGE

The development will take a Sustainable Urban Drainage System (SUDS) approach to the dealing of surface water drainage.

5.0 FLOODING

The proposal is situated in Flood Zone 1 (lowest risk).



6.0 SUMMARY

The proposal is for the alteration and extension works of the existing residential site at Far End, Chalkdock Lane. The proposal will be of a sensitive nature using high quality materials that will provide a positive addition to its context.