

**DESIGN STATEMENT**  
**for**  
**the extension of**  
**Russets, 4 Dukes Meadow**  
**Funtington**



062 – August 2023

**bayside**

ARCHITECTURAL DESIGN LIMITED

## 1.00 INTRODUCTION:

Russets is a detached dwelling situated in Funtington to the northwest of Chichester. The building sits within a larger than average plot with an enclosed front garden with a drive, and a large enclosed south facing rear garden. To the front is a detached double garage built at the same time in the early 1980's

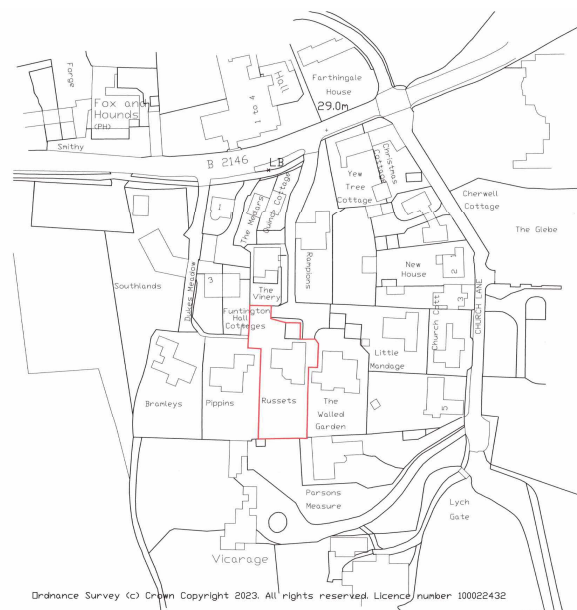
The current owners have just purchased the property and wish to modernise both the décor and layout, which have been relatively untouched since it was constructed. They want to create a higher specification accommodation with a larger kitchen and reception space that makes the most of the garden setting but is still in keeping with the locality.

## 2.00 PROPOSAL:

The demolition of a substandard conservatory / sunroom to the rear. Construction of a single storey rear extension along with internal remodelling. This will create a larger bungalow which is three bedrooms but have much larger kitchen / family room, separate living / dining room and a master bedroom suite.

## 3.00 LOCATION:

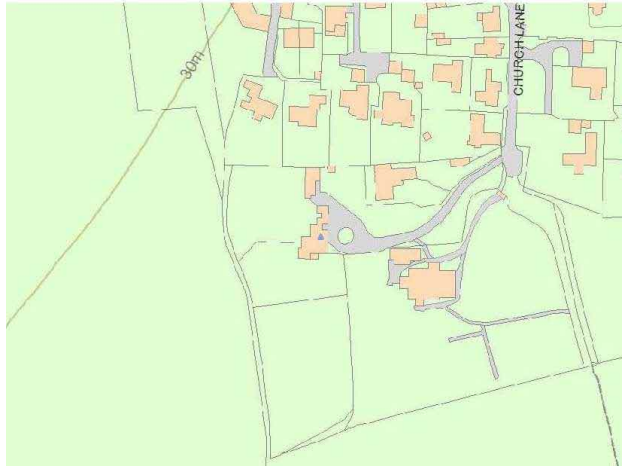
Russets is a detached bungalow situated in the small private close of Dukes Meadow in the village Funtington. This is within the South Downs National Park and the Funtington Conservation Area.



1 – Location

## 4.00 ASSESSMENT OF PHYSICAL CONTEXT:

The property is approached along a long gravel road, Dukes Meadow that is shared with three other properties. The front garden is mainly laid to a gravelled driveway with a double garage. The large rear garden faces south backing onto to the grade II listed Viacrage in Church Lane.



### 2 – Vicarage – Grade II

The Vicarage building will be over 40 metres from our proposed extension and is very well screened by fencing and boundary planting. The adjacent properties are of the same age and style, some having been extended and remodelled.



### 3 – Rear garden (southern boundary screening Vicarage)

To the front is the rear of The Vinery, a detached house on Common Road. Our proposals are all to the rear and would have no impact on this property.

Being situated at the end of the close there is no passing traffic or pedestrians so and work will not affect the street scene.



4 – Rear Elevation



5 – Private road entrance viewed from property gate showing adjacent properties

#### 5.00 ACCESS:

The proposals do not change the access arrangements to the site from Dukes Meadow, which is via a private drive through a five-bar gate set within the boundary fence. The on-curtilage parking remains the same with a provision for three cars plus the double garage.

The front door has a large step due to the level of the site and so is difficult access for those with mobility problems. The new rear sliding doors will enable a step free access directly from the new patio into the garden and from the front of the via a new paved path.



6 – Existing drive entrance



7 – Location aerial view (© Google)

## 6.00 LAYOUT:

The proposed single storey rear extension and will allow the formation of a larger kitchen / family room which is now currently the lounge and dedicated utility where it previously was located.

Bedroom numbers remain the same although repurposed to a study and a dressing room to the master suite created by forming a new corridor.

The single storey rear extension will be a lounge / dining room with large feature doors to the garden and rooflights to ensure there is sufficient natural light and ventilation.

#### **7.00 SCALE & APPEARANCE:**

The extensions will increase the internal accommodation by 44m<sup>2</sup>. The resultant detached bungalow is still within the proportions of the plot and is similar in scale to nearby properties. The overall length of the proposed rear extension is behind the rear building lines of both the neighbouring properties. The staggered nature of the new rear elevation reflects that of the original building form adding interest and reducing the visual scale.

Boundary treatments and planting will be generally unaffected by the works. The boundary fencing and mature planting will remain in the front and side gardens. To the rear adequate existing screening to the south, west and eastern boundaries exist with fencing and mature shrubs.

The walls to the extension will be in brickwork which matches the existing house. The main roof will be in plain concrete tiles to match existing. The flat roof will be a single ply or built up felt roofing system. Rooflights within provide natural light and ventilation to the new master bedroom corridor, master bedroom and kitchen. A feature lantern light will be in the new living / dining room. These will be at high level and so will not be obtrusive to neighbours. They will be electronically operated and include blackout blinds to prevent solar glare and unwanted light spill at night.

All windows will be replaced with new coloured upvc with matching aluminium sliding doors to the rear. The high maintenance exposed black stained eaves will be replaced by white upvc fascia and soffit with square white upvc gutters. This has already been completed on the adjoining property The Walled Garden.



8 – Adjoining property 'The Walled Garden' with new upvc eaves detailing

The extension is part pitched roof which has the same ridge height as the existing master bedroom but with a gabled end to allow for a feature window within the vaulted room. The dining area incorporates a feature lantern light on the flat roof which is screened from immediate neighbours by the pitched roofs to the master bedroom and living area.



9 – Adjoining property ‘ Pippins’

All rooflights are electrically operated with blackout blinds to minimise solar gain and reduce light pollution at night. Windows to bathrooms will be obscured to maintain the current level of privacy.



10 – Detached garage

Although the dwelling is increasing in size the occupancy will remain the same as the number of bedrooms do not change. This ensures that the existing parking arrangements are more than adequate and no additional traffic flow onto Common Road.

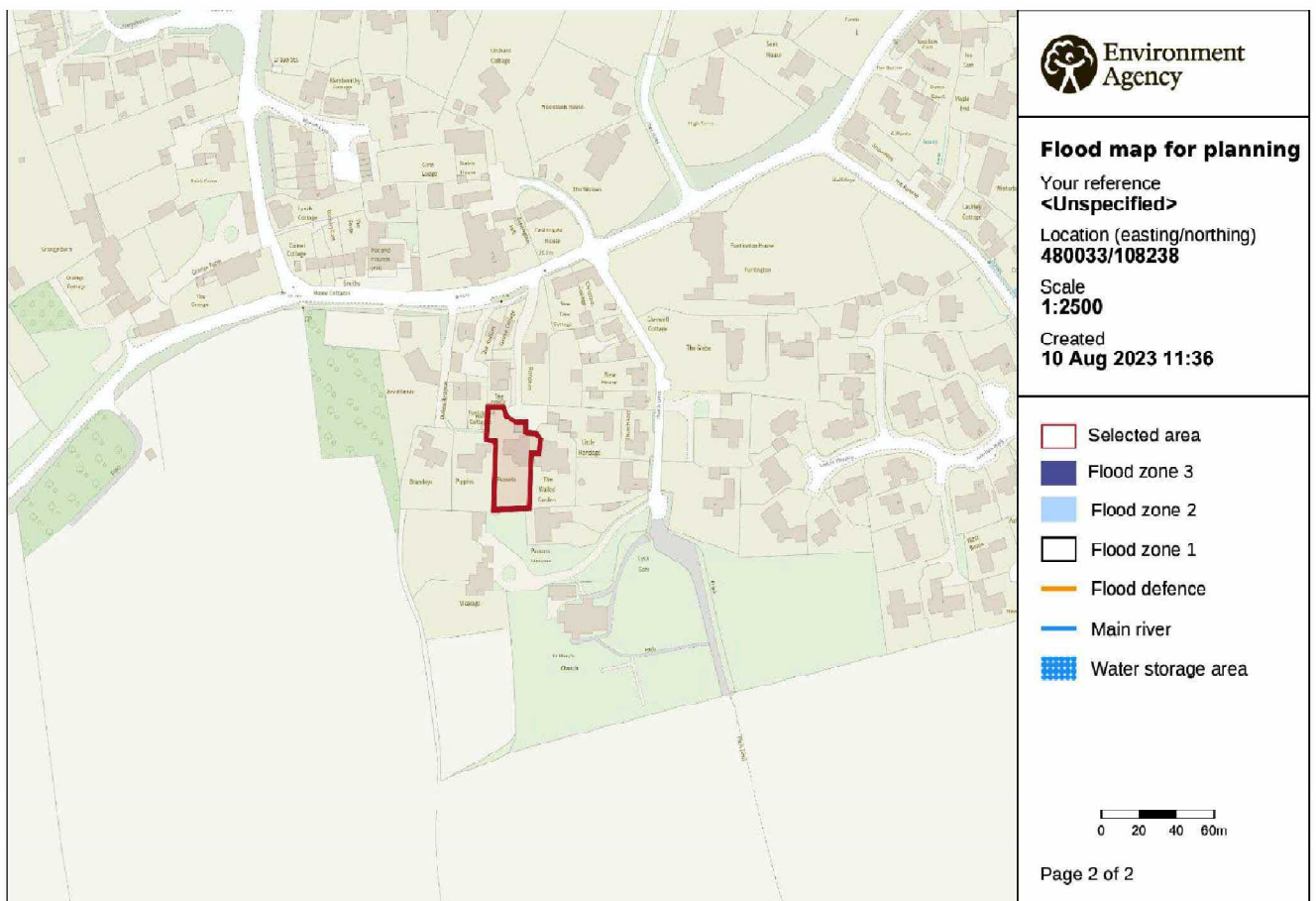
### 8.00 LANDSCAPING:

The main gardens to the front and rear will essentially remain the same with current mixed shrubs to boundaries. The boundary to the shared driveway will stay the same with no change in the drive way access. The rear paved patio will be updated with a new larger paved area which will also provide better level access through the large glazed doors. The gravelled front parking / turning area will be adjusted to aid turning on curtilage.

Existing hedges and trees along the garden boundaries to the front and rear gardens will remain providing screening to neighbouring properties.

### 9.00 FLOOD RISK ASSESSMENT & DRAINAGE:

As per the Environment Agency’s website the site falls within flood zone 1 land and has been assessed as having a less than 1 in 1,000 chance of river or sea flooding annually. Therefore, a full Flood risk Assessment is not required for this application.



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## 10.00 CONCLUSIONS:

The work will allow the current owners to upgrade the whole property to the expectations of the twenty first century for a property in this location creating.

The new extensions and alterations will also increase the overall thermal efficiency of the dwelling by replacing windows and by removing a cold conservatory reducing running costs and making the space usable all year.

We feel the changes are not detrimental to neighbouring properties or the street scene and so this application should be granted.

## 11.00 EXTERNAL MATERIAL SCHEDULE:

Windows / Patio Doors	Aluminium patio doors - double glazed – colour heritage grey / green Upvc windows - double glazed – colour heritage grey / green
Rooflights	Roofmaker Luxlite triple glazed or similar bespoke opening black pitched rooflights Roofmaker Lantern double glazed or similar bespoke opening black lantern
External Wall	Face multi red brickwork to match existing
Roof	Plain concrete tiles and ridge to match existing
Fascia/Soffit boards	White upvc