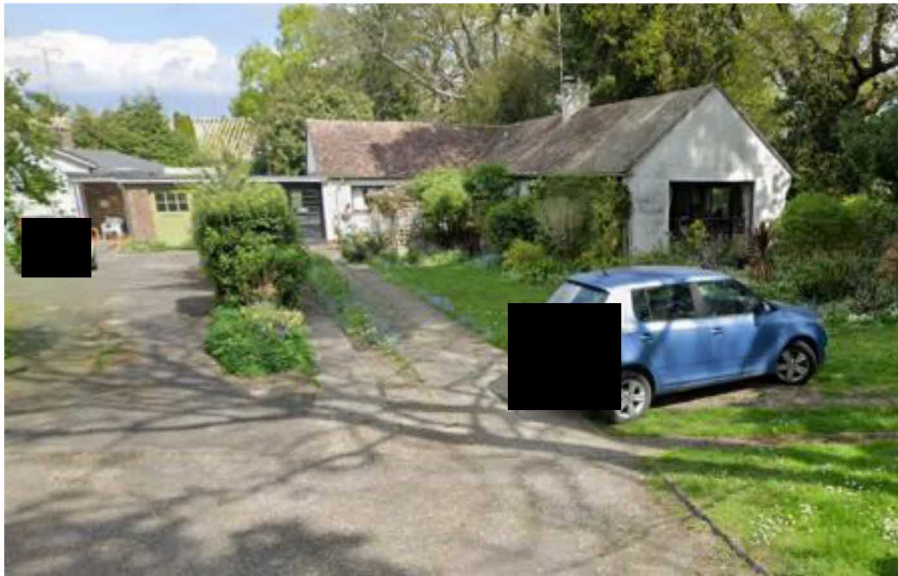
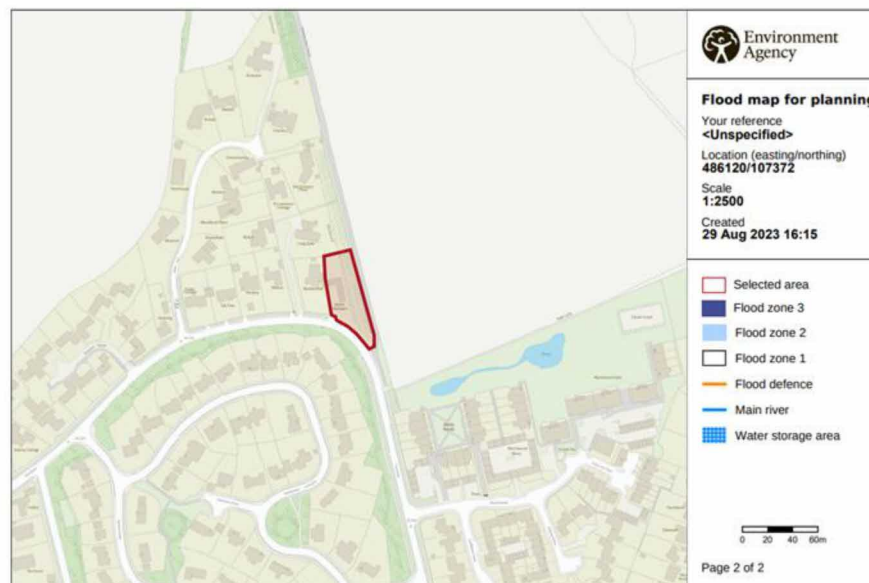




**Design and Access Statement - October 2023**  
**North Rampart, The Drive, Chichester, West Sussex, PO19 5QA**  
***Proposed single storey side infill extension with rooms in the roof; alterations to window & door openings; external insulation & cladding to existing walls.***



**1. Site:** North Rampart is a single storey three-bedroom link-detached property with an attached garage and is located at the northern end of 'The Drive'. The property sits centrally & to the West of the site with the garage adjoining the shared boundary line with the neighbouring property "Marblesfield" and is accessed via a concrete driveway, to the South, leading to the garage. The application site has an area of 3,500sq/m. The property has mature gardens to the front and rear with parking at the front & west of the site. The site is situated in Flood Zone 1 and is therefore considered to be at low risk of flooding (see map below).



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2. Use: The Use of the site is residential C3 and this use is to be retained.

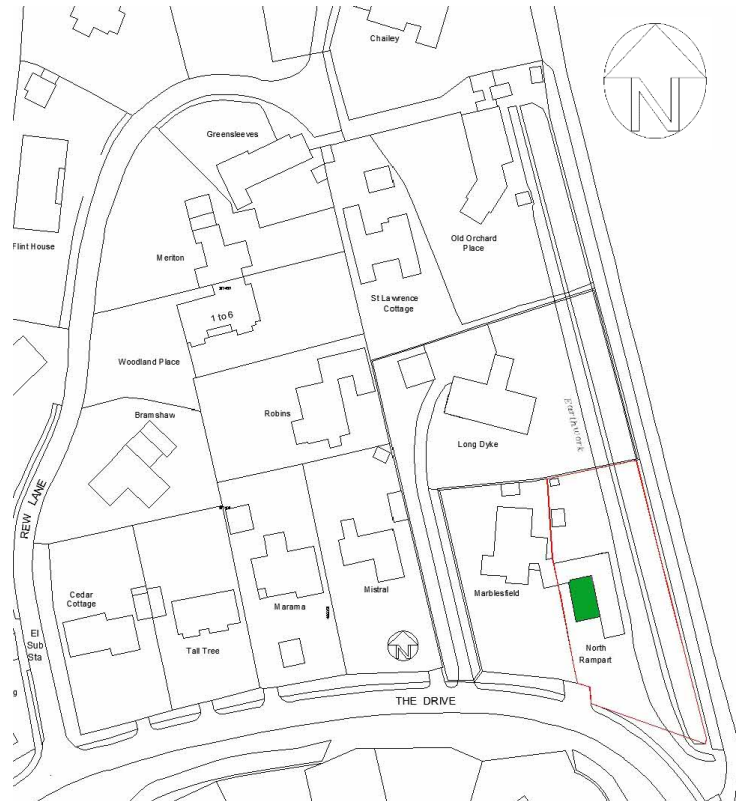


Fig. 1 Location Plan  
(Site outlined in red, proposed extension hatched green)

3. Layout: The property has aged poorly and is largely uninsulated, with single glazed windows and thus performs very badly in terms of energy conservation and heat retention with condensation and damp proving a continuous problem. As part of the proposed works, the house will be upgraded in terms of energy conservation and sympathetically re-modelled externally to provide an improved appearance. The proposed extension will partially infill to the west elevation of the house (see extension hatched green on the site plan above), the extended pitched roof will allow for additional bedrooms to be incorporated in the roof space.

The Eastern boundary of the site extends over a protected Earthworks which are a Scheduled Monument. The proposed extension has been sensitively located and designed to utilise the area of the site furthest away from the Scheduled Monument and in an area of previously excavated ground.

The application proposes to alter the internal layout to suit modern living styles with the creation of a Kitchen/Dining area to the Northern end providing direct access to the rear garden and long reaching views through the trees over the adjacent earthworks. A family living space is retained at the southern end of the house in its current location and this retains its glazed access to the front garden and again the views to the East. There are three bedrooms proposed for the ground floor, a Utility and Shower Room. All rooms are accessed off a central corridor with a stair to the first floor. The first floor provides two bedrooms with one family bathroom and one ensuite bathroom.

4. Access: The site is currently accessed via a driveway at the South West boundary of the site and this is to remain unchanged. The main side entrance door is to be relocated under an open porch to the front facing south elevation. An additional pedestrian access door is proposed on the West side and a new set of folding patio doors are proposed for the rear North Elevation to access the garden from the main living space. Replacement garage doors are proposed to the front and rear of the garage.
5. Scale: The scale of the proposed single storey infill extension is in keeping with the existing dwelling, and sits back from the front building line. The existing North/South pitched roof is to be retained with the ridge extended upwards towards the West to encompass the extended footprint of the house thus maintaining the property as a single storey dwelling with rooms in the roof. The proposed design and type of extension are similar to works proposed/undertaken to other neighbouring dwellings and ensures that the scale of the extended dwelling would sit comfortably within the site when viewed against neighbouring dwellings and within the wider environs of the neighbourhood.
6. Landscaping: The driveway, garage & parking provision will be retained unchanged. The Eastern boundary & rear garden had become over grown during the previous owner's occupancy and the Applicants have been sympathetically clearing the rear garden and the boundary to the East to remove damaged trees, thus allowing more light to reach the site and the important specimen trees to flourish. Any tree clearance has been undertaken by qualified Tree Surgeons and with the appropriate planning approvals (Ref 23/01241/TPA).
7. Appearance: The existing North/South pitched roof is to be retained with the ridge extended upwards towards the West to encompass the extended footprint of the house thus maintaining the property as a single storey dwelling with rooms in the roof. The existing pitch of the roof and eaves height are to be retained. There are no dormers proposed and rooflights (within the plane of the roof) are kept to a minimum. The existing flat roofed garage will retained with replacement roof coverings to match the existing. The proposed design for the application site has taken inspiration from the comparably sized extension/alterations to its neighbour "Long Dyke" (see photos below).

Photo below showing North East Elevation of neighbouring dwelling "Long Dyke" prior to redevelopment:



Photo below showing North East Elevation of neighbouring dwelling “Long Dyke” post redevelopment:



The extended pitched roof will be clad with clay tiles to colour match the colour and style of the existing roof. The existing external painted brickwork walls are to be overclad with insulation and finished with stained feather edged timber cladding (samples to be agreed with the LA). All existing single glazed windows/doors are to be replaced with low-e double glazed windows/doors in Anthracite Grey aluminium frames. A new entrance is proposed on the South elevation improving privacy to the neighbouring house. The Ground floor bathroom window to the West will be obscure glazed with roof windows to the West at high level to prevent any overlooking to the neighbouring house “Marbelsfield.” The kitchen/dining room has folding/sliding doors to allow seamless access to the rear garden and the Living space retains the glazed doors to the south elevation. The first-floor bathrooms and bedrooms are to have in plane roof windows. The front facing bedroom has a window on the south elevation & the rear facing bedroom has a pair of opening doors with a glazed Juliette balcony.

Overall, the altered and extended dwelling will be significantly improved, reinvigorating an out dated, poorly performing home and providing instead a modern, comfortable, sustainable and visually sensitive home for the applicant and other families in future. The proposals combine modern simplistic fenestration with vernacular traditional wall and roof finishes allowing the building to blend into the woodland extending along the northern boundary and the wider environs of the neighbourhood. The adjacent Scheduled Monument is unscathed by the proposals and the orientation and positioning of roof lights and windows will prevent overlooking to the two closest neighbours.

9. Scheduled Ancient Monument (SAM): The Eastern Boundary of the site contains a protected Earthworks which is a scheduled ancient monument. Please see the submitted Heritage Statement for further information.

10. Archaeologically Sensitive Area (ASM): The proposals do not affect an archaeologically Sensitive Area.

11. Listed Buildings: The application site is not a Listed Building.
12. Conservation Area: The site is not located within a Conservation Area.
13. Historic Parks and Gardens: The site does not form part of a historic park or garden.
14. Ecological Impact: An Ecological Impact Assessment which includes the results of a Bat Emergence/Re-entry Survey has been submitted with the application. The conclusion of which stated as follows :

‘Overall, the proposals are considered to have a negligible impact upon bats and other ecology and no further surveys are recommended. When the mitigation and enhancement measures have been taken into account, the proposals are not considered to have a negative impact upon local ecology, protected/priority habitats or protected species in accordance with planning policy. Once enhancements are taken into account, the proposals would result in a minor positive biodiversity net gain. The proposals therefore accord with relevant legislation and local and national planning policies.’

The mitigation & enhancement measures will be implemented as per the report.

15. Site Photographs:





