

DESIGN & ACCESS STATEMENT

Garage/outbuilding conversion at:

4 West View

Fishbourne

Chichester

PO19 3QL

Prepared by Crafted Architects

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1 SITE & SURROUNDINGS

- 1.1 The site's location is in the suburban Fishbourne area of Chichester. Salthill Road is characterised by a mixture of terraced, semi-detached, and detached houses. Houses are varied in age, appearance, and size, and are predominantly two storeys with some bungalows. To the north and east of the site are areas of open space that are used for casual recreation.





Fig.1 – Two parking spaces at the front of the house



Fig.2 – North-west corner of the house and enclosing wall



Fig.3 – Wall enclosing the side and part rear garden



Fig.4 – Eastern exterior wall of site defining edge of parking space



Fig.5 – Neighbouring garages east of the host garage



Fig.6 – Site garage and parking space in front



Fig.7 – View looking SE to the existing outbuilding across the garden



Fig.8 – View looking E to the existing outbuilding from the conservatory



Fig.9 – View looking E to the outbuilding from 1st floor of house



Fig.10 – Relationship between house and outbuilding



Fig.11 – Home office interior



Fig.12 – Garage space interior

2 DESIGN PRINCIPLES

- 2.1 The applicant's mother is currently living in the house, and the outbuilding is intended as an ancillary living space for her occupation. The garage, storage space and home office will be renovated and extended to feature a generous single/double bedroom, en-suite, a kitchenette and living space. The footprint of the extension has been kept to the minimum consistent with the provision of good space standards for the residential accommodation. Under Policy P6 Amenity in the Chichester Local Plan requires new dwellings to meet the National Space Standards. The accommodation proposed here is not intended as a separate dwelling and is partly a conversion, however the room sizes created give consideration to the areas within the NSS.

Bedroom area in NSS for single person minimum = 7.5m²

Bedroom area in proposal = 11.3m²

Minimum internal floor area for a single bedroom, 1 storey dwelling = 37m²

Internal floor area of proposal = 33.8m²

3 MATERIALS, FORM & APPEARANCE

- 3.1 Materials for the walls, doors and windows will match the existing on the garage. The same footprint of land will be utilised, with the addition of the proposed extension to the west façade. The extension is sited opposite the existing conservatory from which there is easy access into the host dwelling. There is a patio in front of the conservatory at this point which is conveniently positioned to be used as hard standing to make the link between the two structures.

4 ACCESS

- 4.1 Salthill Road provides access to Fishbourne Train Station, crossing the rail line and the A27. It is a relatively quiet residential road with a 30mph speed limit and street-lit pavements on each side. The

Fig.12 – View of proposed house from site entrance

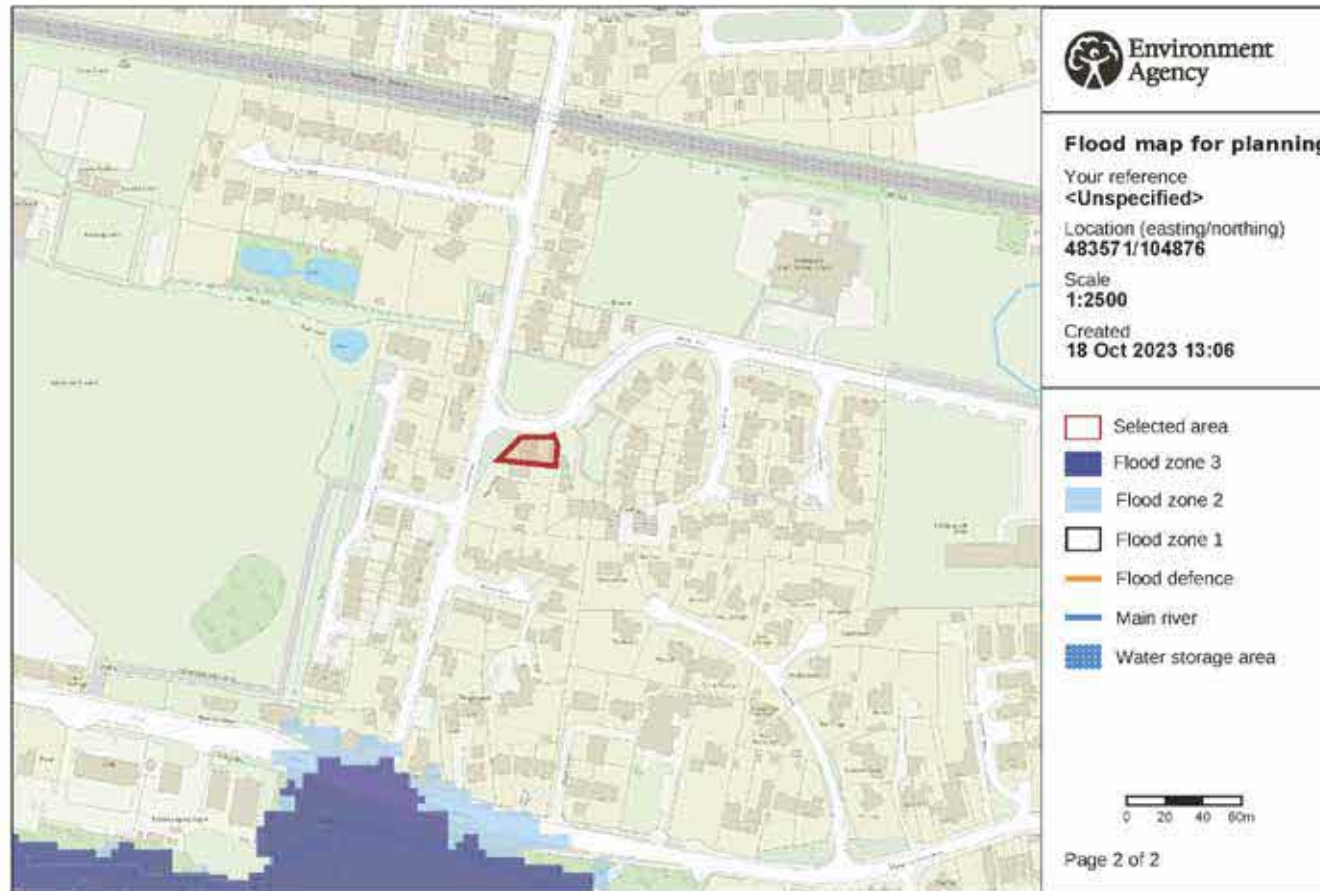
site is in an established residential area with good vehicular and pedestrian links to facilities and public transport.

- 4.2 Two parking spaces are in front of the house, another resides in the garage and one more is located outside the garage. One of the four parking spaces is being removed due to the garage space being converted. However, three spaces are required for a four-bed house, and thus the project is compliant with planning policy.

5 ENVIRONMENT

- 5.1 There are no trees in the vicinity of the site, and the proposed extension covers roughly 10m² of existing garden space. The remaining garden space totals 81.1m².
- 5.2 An insulation/heating upgrade will be necessary to comply with part L of the building regulations.

APPENDIX A Flood Map



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