Design & Access Statement

10 Ashburnham Close, Chichester,
PO19 3NB

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Aerial image of the application site - boundary in red

1.0 Introduction

1.1 Purpose of Statement

This Design & Access Statement has been prepared by Arkipad on behalf of Mrs Ruzanne Roux and is submitted in support of a planning application for proposed extensions and alterations to an existing residential dwelling at 10, Ashburnham Close, Chichester.

This document sets out the process of assessment, evaluation and design development that lies behind the proposal whilst describing key characteristics of the submitted designs.

This statement should be read in conjunction with the submitted Arkipad planning drawing set.

1.2 Proposal

The proposed scheme builds on the existing footprint of the dwelling with extended elements focused to the rear of the dwelling to minimise its impact within the street scene.

Following the traditional form of the existing dwelling; a gable with lower shoulder roof, the proposal looks to retain this hierarchy of proportion whilst offering contemporary styling and design.

Great care has been taken to design a scheme which integrates within the site and its surroundings. The dwelling is purposely low profile in height to reduce impact on the neighbouring properties, so not to obstruct any views or create an obtrusive structure.

The proposed scheme will demonstrate design for a modern way of living for the applicants with a focus on sustainability and renewable energies.

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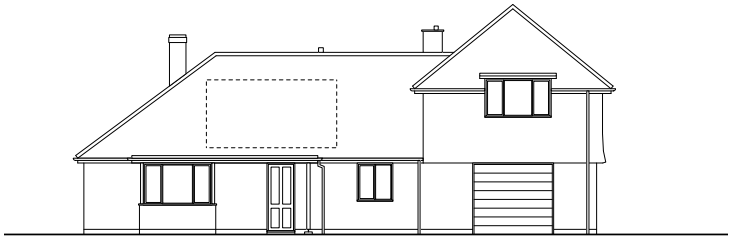
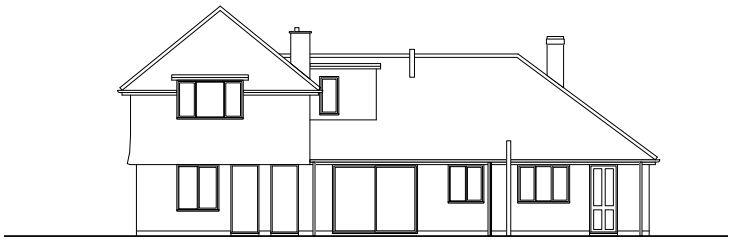


Existing Front Elevation - South



Existing Rear Elevation - North

Front elevation from the kerb

2.0 Context

2.1 Existing Site

The application site is located to the west of Chichester within a residential area and falls within the Chichester settlement boundary area.

The surrounding context of the site is characterised by detached dwellings of various design including two-storey houses and bungalows with converted loft / dormer spaces.

On the site, there is currently a detached dwelling with a low-pitched roof over the western half of the ground floor, accommodating a low-ceiling loft type space above.

The eastern half of the dwelling features a habitable first-floor space over a garage.

The building is a mixture of red brick, wall hung tiles and clay roof tiles which is currently in disrepair and offers no significant architectural interest.

The existing dwelling has an eaves height of 2.1m on the single storey section and 4.2m on the upper storey. The ridge height is 6.8m and 5.4m on the single storey section.

2.2 Surrounding Context

The existing dwelling is situated on Ashburnham Close, a residential cul-de-sac featuring a variety of dwellings ranging in age and character.

The dwellings within the street scene are made up of a mixture of chalet bungalows and two-storey houses faced in a variety of finishes such as brick, render, weatherboarding, clay tile, hung tile and slate.

Most properties have a unique design with a variety of differing roofscapes, with roof heights ranging from 5m to just under 8m at ridge height.

Recent renovations to numbers 5 and 18 on Ashburnham Close and Number 12 on Flaxman Avenue have been substantial and can be characterised by considerable roof masses of modern slate and tile with a material palette of weatherboard and render.

The proposed scheme responds to this aesthetic in a contemporary manner whilst maintaining the character of the dwellings within the cul-de-sac.

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No.18 Flaxman Avenue

No.5 Ashburnham Close

No.18 Ashburnham Close

No.12 Flaxman Avenue

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Front elevation from the kerb

Rear Elevation

Rear Elevation

2.3 Site Photographs

The existing form of the dwelling will be retained, a gable with lower shoulder roof. The ground floor will be adapted to suit the layout of the new scheme with the existing roof replaced to accommodate a new first floor.

Low roof attic space - innapropriate as habitable space

North East Elevation

Rear Garden

West Elevation

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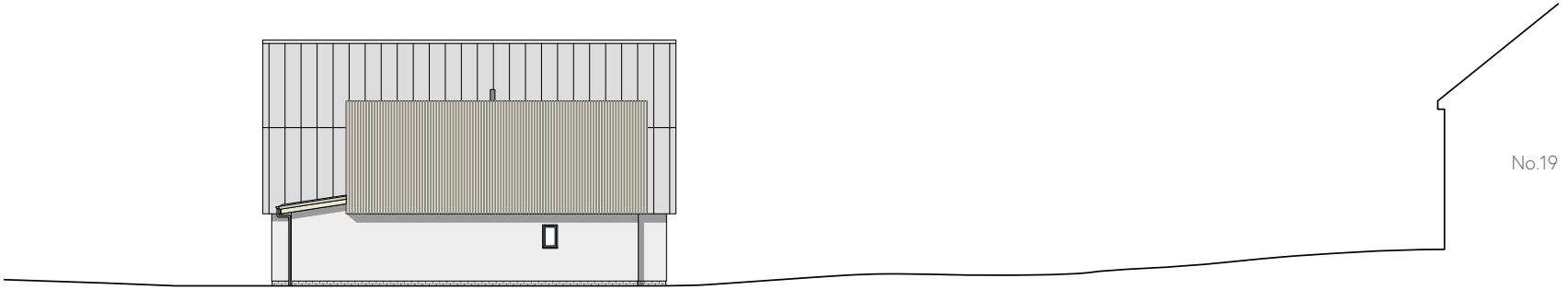
Proposed Front Elevation - South

Proposed Rear Elevation - North



Proposed Side Elevation - West with no.19 opposite as height reference

3.0 Design

3.1 Rationale

Arkipad were appointed to remodel the existing building to create a new modern way of living for the applicants, tailored to the family needs. The brief was for a low-profile dwelling which would enhance the architecture within the street scene and not be visually intrusive on neighbours.

A considered approach and design rationale has been adopted retaining the form and proportions of the existing building along the street scene whilst referencing the material palette of the area and embracing contemporary design and sustainable technologies.

The height of the proposed scheme within the street scene has been carefully considered by referencing the existing roof heights within the cul-de-sac and reflecting the current form of the existing dwelling.

The proposed scheme incorporates an open plan living arrangement between the kitchen and diner with a separate living room whilst retaining the existing attached garage. The first floor accommodation provides two additional bedrooms (to the existing two) with a master bedroom suite and family bathroom.

The render and timber cladding to the proposed dwelling responds to the vernacular of existing and renovated houses within the cul-de-sac with contemporary glazing and metal standing seam cladding complimenting the material palette.

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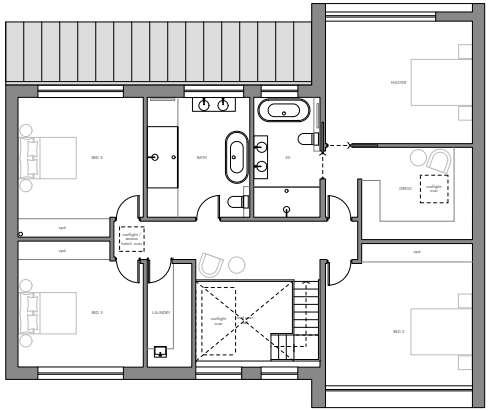
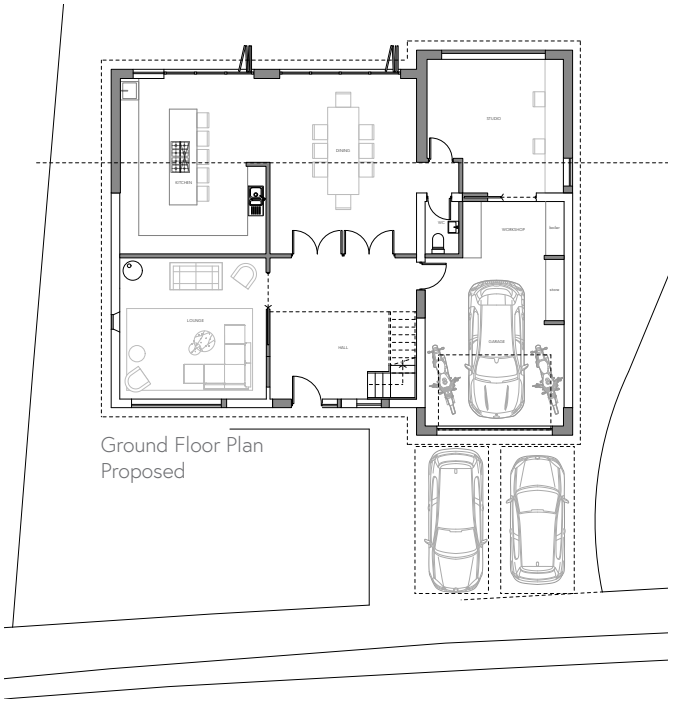


First Floor Plan
Proposed



Ground Floor Plan
Proposed

3.2 Use

The site sits within a residential area and there will be no change in use to the property.

3.3 Area

Retaining as much of the existing building footprint as possible, the development has a gross internal area of 300sq.m compared to the existing GIA of 151sq.m
sq.m.

Site
730sq.m

Existing GIA
151sq.m

Proposed GIA
300sq.m

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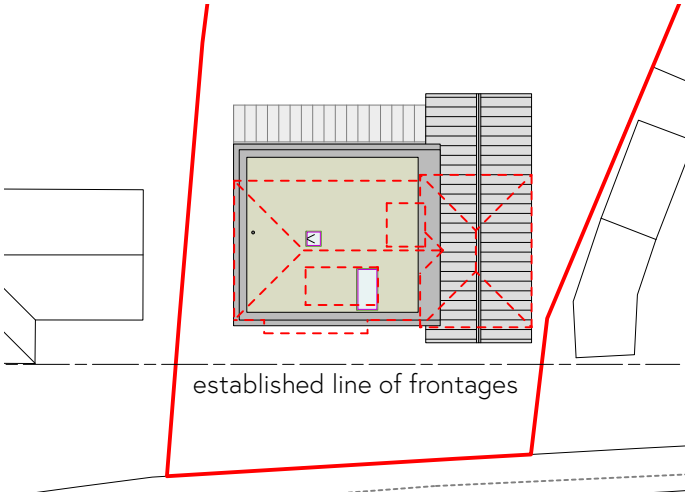


Proposed Roof Plan

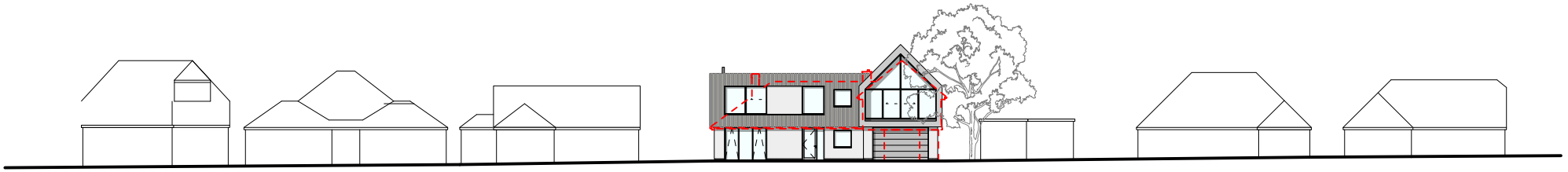
3.4 Scale

To accommodate first floor accommodation, including a warm roof to current building regulation requirements and a green sedum flat roof; the ridge of the proposed gable sits just over 1m higher than the existing, with the parapet of the flat roof just over 500mm above that of the lower ridge.

The ridge height of the proposal is measured at 7.8m above ground level compared to 6.8m on the existing.

When compared to surrounding dwellings where ridge heights range from 5m to just under 8m the scheme sits comfortably within the street scene.

The proposed scheme reflects the proportions of the existing dwelling whilst retaining the same low eaves level as is characteristic of most of the dwellings within the cul-de-sac.



Proposed Street Scene

Existing Street Scene

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3.5 Materials

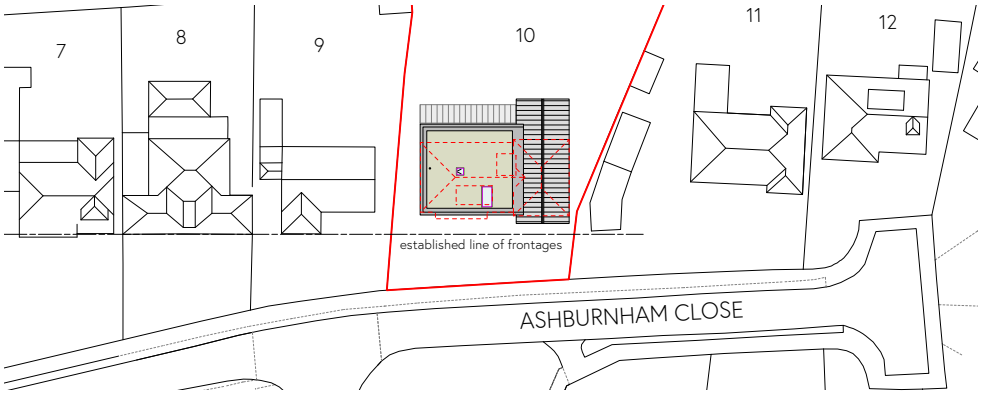
Much consideration has been given to the proposed material palette to ensure the scheme sits comfortably within the context of the cul-de-sac. A mix of materials is proposed to break up the massing of scheme and accentuate the architectural façade.

The palette is similar to recently renovated dwellings in the area which is reflected in the proposed development through the application of a calm, rendered base, with a crafted vertical timber board-on-board cladding detail above. A metal clad roof provide a contemporary aesthetic to the proposed dwelling with an open glazed gable to bring natural light deep within the plan.

3.6 Layout

The layout of the dwelling has been carefully considered to work with the existing ground floor whilst responding to the applicants needs whilst responding to the characteristics of the site.

The front gable has been extended forward of the principle elevation, similar to the existing front bay window, to enhance the architectural hierarchy of the front façade. This has been carefully considered and sits well behind the established line of frontages of the neighbouring dwellings to ensure no negative impact is made on the street scene.



Street Plan - Proposed

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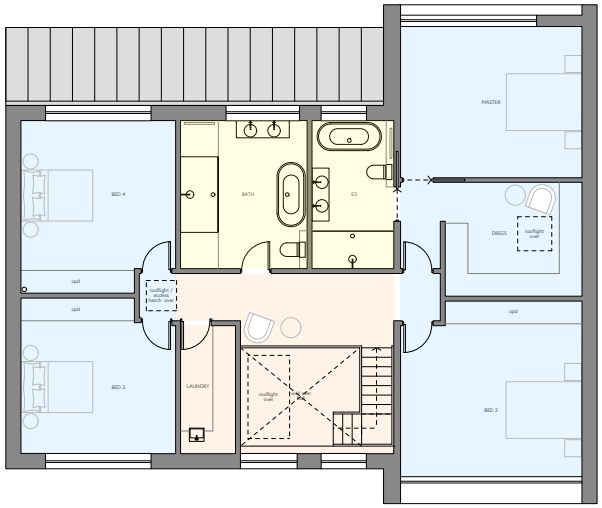
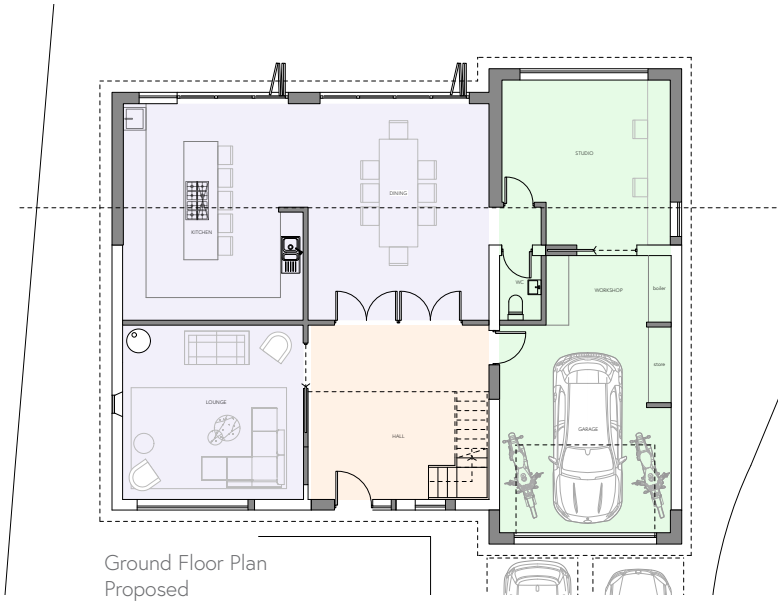


First Floor Plan
Proposed



Ground Floor Plan
Proposed

3.6 Layout cont...

Each space has been designed to create a comfortable environment with well sized rooms as expected by modern living standards.

The entrance leads to a double height open hallway which connects to each part of the house. Living areas are accommodated to the west of the house with bifold doors leading out from the rear kitchen / diner onto the garden. A spacious garage with utilities and a home office are located on the east side of the house all connected by the central entrance hall.

The first floor accommodates four bedrooms with a family bathroom, laundry room and master suite. Each bedroom benefits from built-in wardrobe space and large windows to maximise natural light.

3.7 Access

The new principle entrance will feature a flush threshold allowing accessible ease of entry.

The existing garage door has been widened to accommodate vehicular access, an additional parking space will be provided by widening the driveway and partially demolishing the existing dwarf wall.

The proposed development won't increase existing traffic levels in the area.

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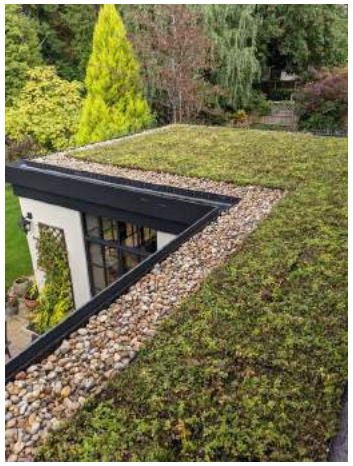

3.8 Sustainability

The proposed build will have a sustainable approach; the building will be built using timber frame construction methods using FSC certified timber.

The scheme includes a green sedum roof to encourage biodiversity with partial spacing of PV solar panels. The applicant is currently considering renewable energy systems and is looking to install an ASHP as part of the heating strategy.

3.9 Ecology

The development will not harm any protected species.

The attached Bat Roost Assessment by Imprint Ecology confirms that no sign of bat activity or occupation were found in the existing dwelling.

No further surveys are considered to be necessary.

4.0 Summary

We consider the proposals demonstrate an appropriate and exciting scheme to provide a sustainable and considered approach to accommodate the needs of a family home.

The scheme is respectful of the site and context of the surrounding area in terms of scale, form, mass and materials.

The applicant and this practice are committed to using 'green' technologies and materials from sustainable and local sources wherever possible.

It should also be noted that this practice will be employed to oversee the building works on site to ensure the highest quality of finish and workmanship.

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