



Design & Access Statement

**Extension & Works to
208 Whyke Road
Chichester
PO19 7AQ
West Sussex
23003_15.11.23**

DESIGN AND ACCESS STATEMENT

1 Heritage Statement

208 Whyke Road Lies within the Chichester Conservation Area. The property is not individually designated as a listed structure nationally or locally, but an Article 4 direction applies to the property. The house is detached and appears to date from the 1930's. The dwellings in the immediate vicinity are a mixture of detached, semi-detached and terraces of varying sizes, periods and styles. Although the property is within the Chichester Conservation Area, it is not felt that exhibits any particular original elements of architectural or historical interest.



01 208 Whyke Road viewed from Whyke Road

2 Assessment of Physical Context

The original dwelling is a 2-storey detached building with a more recent loft conversion, side dormer window, and rear kitchen extension with pitched roof. The walls have a 900mm high red brick plinth and are rendered above, painted white. The front elevation is gabled with black timber decorative detailing to the top. The windows have all been replaced with white uPVC previously and the front door is painted timber. The main pitched roof is tiled in grey slate, but the bay and oriel windows and porch have red plain clay tile roofs. The roof has exposed rafter feet, stained black, with a black painted timber fascia and bargeboards. The rainwater goods are all black uPVC and metal.

The property was extended to the rear and into the roofspace in 2007. The single storey element of this extension at the rear created a large kitchen and dining area whilst two additional bedrooms were provided in the roofspace. The lean-to roof to the kitchen extension

DESIGN AND ACCESS STATEMENT

is at a low pitch and included Velux rooflights. The eaves sit flush with the external wall with a deep white uPVC fascias. The rear elevation of the main house is clad with white uPVC cladding boards.



02 View of the front of 208 Whyke Road



03 View of the rear of 208 Whyke Road

A detached outbuilding stands to the side and rear of the main house. The walls of this match that on the main house, with white render and a red brick plinth. The front elevation is gabled and clad in stained black timber boarding around a white painted steel up-and-over garage door. The roof is pitched with exposed rafter feet and red clay tile covering. The outbuilding has been subdivided internally and contains 2 storage rooms and a gym at the west end, however, the building requires repair and thermal modernisation to extend its useable life. The large driveway ensures there is plenty of parking on the site for at least 3 cars to the front of the property. There is a large, paved patio immediately outside the kitchen extension and the garden has been recently relandscaped.



04 View of the outbuilding from the patio



05 View of the end of the outbuilding and

DESIGN AND ACCESS STATEMENT

3 Identifying the Design Principles

The planning application is to gain permission to extend the existing outbuilding, both at the front, into the driveway, and at the side, into the garden.

The applicant had identified a need to enlarge the family areas of the house to accommodate their growing family. Originally, they had planned to extend at first floor level, as their neighbours to the South had done.

Following discussion and a review of the floor plans, it was felt that additional space would be most useable located at ground floor level, and that moving the utility and laundry functions out of the existing kitchen diner would vastly improve the existing space. A single storey extension would minimise the visual impact of the neighbouring properties and the street scene and could provide a much needed second entrance for the family and dogs to use.

It was felt that converting and extending the existing outbuilding to link to the kitchen was the best option to provide the additional space with minimal impact on the newly landscaped garden and existing house, whilst repurposing the existing building.



06 View of the front of the outbuilding and space to the side of the house

DESIGN AND ACCESS STATEMENT



07 View of the space to the side of the house and oriel window

The proposal is that the front of outbuilding is extended along the side of the main house to provide a space to function as a utility, cloakroom and laundry which will be accessed from the existing kitchen via a new door. A new external door will be provided to this area for family access. This element is to retain the roof profile of the existing outbuilding so that the change in appearance from the front and the neighbour's property to the south, is minimised. Rooflights will be provided to allow natural light and ventilation to these spaces to reduce energy consumption.

On the garden facing elevation, the outbuilding has been extended with a flat roof extension to widen the space for improved functionality. This area will house a family room and reconfiguration of the existing gym at the rear of the outbuilding. The flat roof maximises the ceiling height, whilst sitting lower than the ridge of the existing pitched roof. New glazed bifold doors to the family room and a new glazed door to the gym open the spaces onto a new raised deck with level access.

The fabric of the building will be upgraded to ensure that it meets current Building Regulations thermal requirements.

DESIGN AND ACCESS STATEMENT

Amount and Scale

It is proposed that the new extension is large enough to allow for a new family room which can also be used as an occasional guest bedroom. The size of the footprint has been largely dictated by the location of the existing windows to the main house, which were to be retained along the rear, and the form of the existing outbuilding, whilst aiming to retain as much of the existing garden as possible.



08 View from front driveway to the southeast

To the front the outbuilding has been extended by 6.7m, with the roof brought out by a further 1.6m to create a screened bin storage area. The existing roof profile was retained to minimise the impact on the front elevation of the house and the building was extended far enough to allow a link door to the existing kitchen. This new door is in the position of an existing window to the main house, allowing for connection from the kitchen to the new utility area without much disruption to the existing kitchen layout, and negating the need for a new fitted kitchen. Retaining the profile of the existing outbuilding roof was important to ensure that the impact on the neighbouring house was minimised.

DESIGN AND ACCESS STATEMENT



09 Flat roof extension to outbuilding viewed from the west.

Layout

The location of the extension is such that a new multi-functional utility space has been created alongside the existing kitchen. This will contain laundry equipment and storage, concealed behind fitted cupboard fronts to create an attractive transitional space. This area will also be accessible through a new external door, allowing a secondary entrance for the family and dogs.

The utility area leads into an open plan family room which can function as a cinema, games and music room, but will also function as a guest bedroom if required. Widening the plan at this point by just 775mm and increasing the internal ceiling height has allowed for a much more useable space without taking much from the garden. This also means the more contemporary element of the extension overlooks the garden.

The new large bifold doors open onto to a level deck in the garden and maximise the natural light internally with the north facing aspect provides good light for project work.

The new external doors will also provide considerably better security in terms of glazing and locking mechanisms than the existing external doors to the outbuilding.

DESIGN AND ACCESS STATEMENT



10 Flat roof extension to existing outbuilding viewed from the north

Landscaping

A new external deck will bridge across the existing patio and lawn area to rationalise the connection of the extension to the existing garden. A new planting bed sits between the deck and the existing kitchen wall, bringing some greenery into and softening the patio area.

Appearance

The proposed extension will be constructed in traditional materials to match the existing house and roof, in keeping with the context, but used in a more contemporary way to denote the newer additions and illustrate its history. The extension will have a red brick plinth and white rendered walls, with black timber boarding on a recessed section of wall and between the glazed external doors, to match the black stained rafter feet, barge board and front post. The new glazed bi-folding doors will be powder coated aluminium in dark grey, whilst the new external door and sidelight to the front will be painted timber.

The appearance of the extension from the neighbouring dwellings has been minimised as the existing ridge height is not exceeded, the existing roof form is retained and extended along the southern boundary, and the palette of materials matches those already used on the existing building. The front elevation of the extension has been designed to mimic and improve upon the existing outbuilding elevation, whilst providing some slatted screening for the bins, which are currently visible from the street.

DESIGN AND ACCESS STATEMENT

4 Access Principles

The existing front door of the property is accessed via steps and the rear entrance door to the kitchen has a stepped threshold. There is currently no accessible entrance to the property.

The proposed secondary front entrance door could easily be adapted to provide a gentle sloping access route to the dwelling, without impacting on the appearance or parking provision and landscaping to the front of the property. Inside, the new floor is level with the existing ground floor.

The new large bifold doors at the rear open onto to a level deck in the garden which could easily be adapted to provide level access.

There is space to create a new shower room within the footprint of the extension and the new drainage to the laundry could be easily adapted to do so. This creates an option for accessible single storey living should the need arise, future-proofing the house and making provision for disabled visitors.

Additional measures, such as installing all electrical sockets and switches between 450mm and 1350mm above floor level can be taken when constructing the extension, which will be both accessible and will improve electrical safety in case of flooding.

It is felt that this extension has the potential to maximise the accessibility of the existing dwelling, addressing the need for flexibility of the development and adaptation to changing needs.

5 Creating the Design Solution

The design solution was arrived at on the basis that the most usable space would be at the same level as the ground floor of the house, which would also allow for the extension and improvement of the existing outbuilding building.

The appearance has been informed by the existing materials and forms of the dwelling and aims to unify the existing dwelling and its extended elements, physically and visually improving the link between the internal spaces and garden whilst maintaining a large external garden area.

DESIGN AND ACCESS STATEMENT

6 Key to Model Views and Photographs

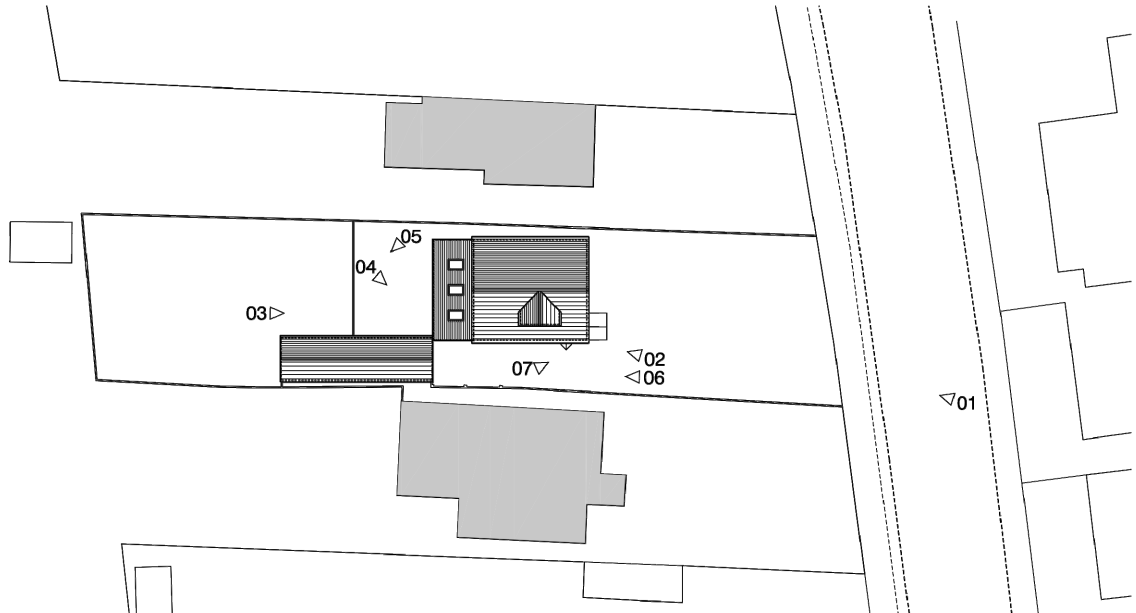
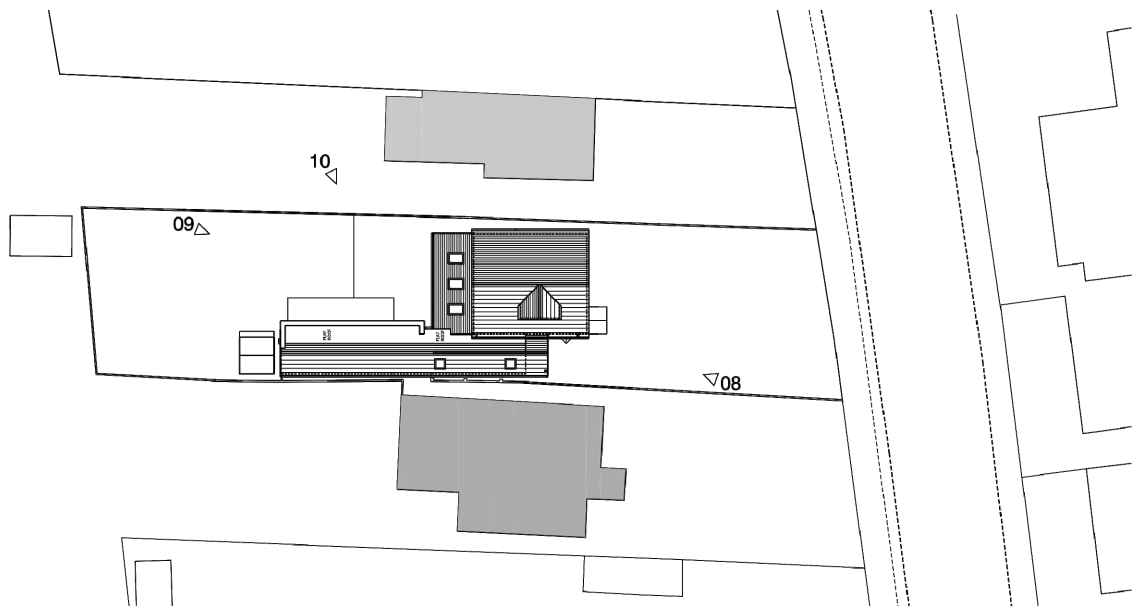


Photo location plan



Model images location plan