

DESIGN AND ACCESS STATEMENT

Address: 16 Lower Road, Lavant, Chichester, West Sussex PO18 0AG
Description: Proposed front porch, double-storey side and rear extensions to the dwelling, removal of pigsty building and reconstruction of the outbuilding.
Revision: 13 03 2024

1.0 CONTEXT

The subject of the application site lies within East Lavant, which is situated at the north of Chichester. The village is rather spread out and most of the buildings at Lower Road are fairly hidden to passerby. The surrounding area is characterised by large, detached houses with different shapes and various design styles.

The site at 16 Lower Road is a two-storey detached dwelling situated isolated away from other dwellings. The existing dwelling has been unsympathetically extended over the years and the internal layout has been poorly constructed. A large outbuilding and a pigsty building are situated at the eastern end of the dwelling. These outbuildings are still in use, but they have been falling apart for some years. These buildings are not capable of conversion due to their conditions.

The Applicant wishes to provide the increasing need for accommodation space for his young family of four children. This application seeks to improve the existing poor-quality accommodation by updating; the internal layout, extending the existing and improving the external appearance of the dwelling. The scheme also includes the removal of the existing pigsty building. This building has been used as garden storage spaces. Additionally, the existing outbuilding would be reconstructed as annex ancillary to the dwelling with storeroom, home office and pilates studio space suitable for 21st century accommodation.



Image 1 & 2 – The dwelling as viewed from the Southeast (Left Image) and Northeast (Right Image).

2.0 LAYOUT

The dwelling is a detached house located isolated away from other neighbours. The proposed works include a front porch, side and rear double storey extension to the dwelling.

The reconstruction of the outbuilding would not be prominent as seen from outside Lower Road as this would be located away from the road.

All windows and doors have been designed sensitively so that the proposal would not have any effect on the living conditions of any neighbour through overlooking and loss of privacy.

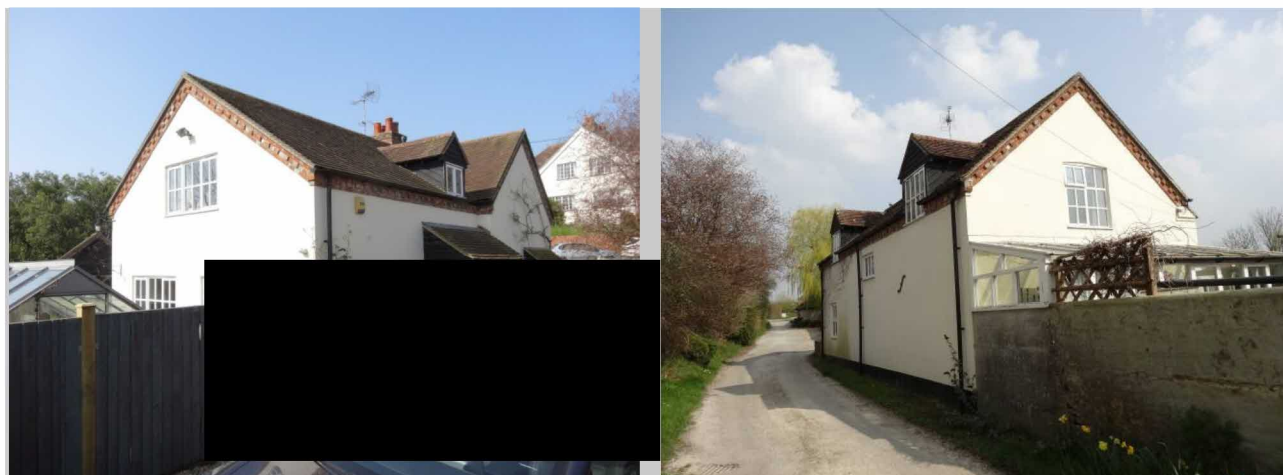


Image 3 & 4: The dwelling as viewed from the Northeast (Left Image) and Southwest (Right Image).

3.0 AMOUNT

Dwelling

The proposed new front porch dimensions would be approximately 1350 mm depth by 3020 mm width.

The ground floor side extensions would be approximately 7200 mm depth by 5400 mm width. There is an additional single storey side extension with approximately 3375 mm depth by 1125 mm for the utility area. The first-floor side extension (bedroom 4) would be approximately 6050 mm depth by 5400 mm width.

The ground floor rear extension would be approximately 5850 mm depth by 4500 mm width. The first-floor rear extension (bedroom 3) would be approximately 4720 mm depth by 4500 mm width.

Outbuilding

The proposed layout for the reconstructed outbuilding is primarily an L-shape arrangement. The northern end section would be approximately 1450 mm depth by 4950 mm width. The southern end section would be approximately mm depth by 5175 mm 9855 mm width.

The additional area created for the overall proposed scheme would be fairly minimal, that is approximately 9.46 sq. m. Please refer to Table 1 as follows.

	Existing (sq. m.)	Proposed (sq. m.)
Dwelling - Ground Floor	112.66	172.78
Dwelling - First Floor	98.60	155.45
Outbuilding	173.60	125.63
Pigsty Building	59.54	0
Total Areas	444.40	453.86

Table 1: The areas for the existing and proposed development.

4.0 SCALE

The current proposal has been designed sensitively to be sensible in scale and located away from the neighbour's windows. Therefore, it would not have any immediate effect to the adjacent property. Please refer to block plan 1:500.



Image 5 & 6: The outbuilding as viewed from the Northwest.



Image 7 & 8: The outbuilding as viewed from the Southeast.



Image 9 & 10: The outbuilding (Left Image) and Pigsty (Right Image) as viewed from the Northwest.



Image 11 & 12: The Pigsty building as viewed from the Southeast.

5.0 LANDSCAPING

The proposal will not influence the existing landscaping area. All the existing fences such as brick wall, timber fence panel and hedge would be retained as existing to separate the property.

The number of external car parks for two cars, at the front would be retained as existing. This is more than adequate for the proposed development of the house.

6.0 APPEARANCE

Dwelling

The proposed extension would be constructed in materials to blend in with the dwelling and the surrounding area. The proposed wall would be rendered to match the existing dwelling. All the windows and doors would be manufactured in painted timber to match the existing. The proposed roof would be in clay tile to match the existing dwelling.

Outbuilding

The proposed external wall would be constructed in natural dark stained wood cladding. The proposed windows and doors would be manufactured in timber to blend in with the style of the surrounding area. The roof would be constructed with slate roof.

7.0 ACCESS

The general access remains unaltered from the existing road. The proposal will not alter the prospective users gaining access to the development from existing transport network. Vehicle and pedestrian movements within the site remain unaffected.

The proposal would retain the two car parking spaces at the front of the dwelling.

The access from the existing road and car park to the front already exists and therefore will not influence the amenities of any immediate surroundings.

8.0 ECOSYSTEM APPROACHED

The design and construction method for the dwelling extension and the reconstruction of the outbuilding would be implemented as eco friendly as possible.

The ecosystem approached examples include incorporating high insulation in construction wall, air source heat pump for under floor heating, high specification glazing to minimise heat loss, led low energy lighting internally and externally, and the use of sustainable materials in construction. The photovoltaics (PV) panels would be retained as much as possible. Waste on site would be minimised in site management.

Ecosystem Services Actions would be applied to the proposal such as incorporating rainwater butt for garden use and creating compost heap for garden and household waste. For further information on these actions, a completed Ecosystem Services Actions form is attached to this Householder Planning application.