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contemporary green architecture

Design and Access Statement for work to 30 Crabtree Lane, Lancing

Use

The property is currently a retail takeaway shop on the ground floor and one bedroom flat on the first floor. Our client would like to convert the property into 2 separate dwelling units – a one bedroom flat on the first floor and a one bedroom flat on the second floor, retaining the ground floor takeaway shop as existing.

Amount

The proposal creates 1 additional dwelling unit by converting and extending the existing the loft space.

Scale

Proposed height, length and depth of the new dormers do not go beyond the ridge height of the existing roof as shown on drawing 1186-P02. The front dormer is placed and centred above the existing front window – the proposed window being the same width as the existing first floor window below it. The rear dormer is full width, with windows which again are placed centred above the existing windows below.

Layout

The ground floor is to remain largely as existing with the addition of a new stair to the first floor flat. The first floor creates a one bedroom unit which meets the Council's space standards. The new second floor creates a one bedroom flat within the conversion and extension of the loft space, again which meets the required space standards set out in Development Control Standard no. 4 section 2.

Landscaping

The existing rear garden will be landscaped as a communal garden. This is because it is relatively narrow and would not divide well lengthways, giving 2 gardens of only 3m wide. If the gardens were divided widthways the garden nearest the building would never receive any sunlight due to the orientation of the plot. (please see drawings) The existing garage and hardstanding for cars at the end of the garden accessed from the rear lane will remain and be divided between the 2 flats giving one car parking space per dwelling.

Appearance

The proposal will include the use high quality materials throughout; engineered and factory painted timber frames to new doors, windows and roof windows, and timber clad dormer walls and cheeks to be painted or stained a brown/red colour to blend with the roof tiles.

Access

Vehicle access and parking is as existing to the rear driveway. Access to the flats is to be through the communal entrance – the existing front door. Each flat is accessed off the communal hallway/stair and will also have access to the rear garden through the existing rear door.