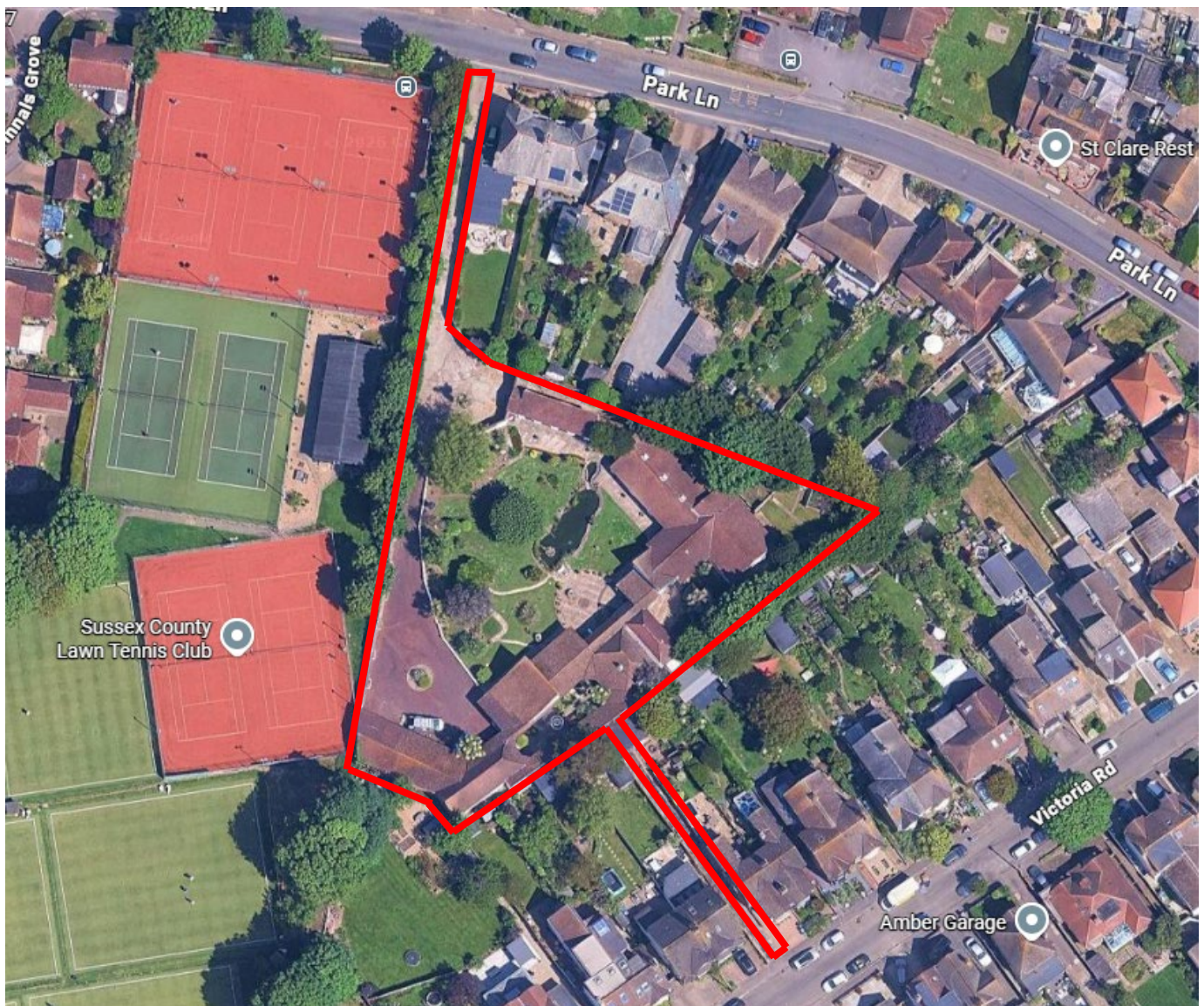


DESIGN & ACCESS STATEMENT

FOR

27, PARK LANE, SOUTHWICK, BN42 4DL



Site Location, Access & Extent: -

The site is located in Southwick & benefits from 2 vehicular entrances, the main one being off Park Lane adjacent to 25, Park Lane, with a secondary access between 39 & 47 Victoria Road which leads to a garage. The house itself is a large single-storey property with nearly 7,500 sq. ft of accommodation, including 5 bedrooms & leisure facilities including an indoor swimming pool, sauna, jacuzzi & an internal badminton court. The overall plot itself is just under an acre & has ample room for parking both on the driveway & within the garaging accommodation.



Externally there is a large garden area with a pond & 2 large courtyard spaces.

To the north of the site lies Park Lane, which consists of substantial 2-storey semi-detached properties with large rear gardens. To the south lies Victoria Road, again a residential street with substantial 2-storey semi-detached properties with large gardens. To the west lies the Sussex County Lawn Tennis Club.

The existing property: -

The existing house is primarily single-storey, although it does possess some 2-storey loft accommodation over the central part of the plan. Externally the building is mediterranean in style with white rendered walls, pantile roofs & a mix of fenestration including aluminium sliding doors & windows. It has a large 7,500sqft footprint & extensive driveway, gardens with a pond & some smaller more private courtyard spaces.



Main House



Garage Accommodation



Existing Gym & Indoor Swimming Pool

The proposal: -

The proposal is to re-organise the internal arrangement of the property to bring it more into line with modern family living. The gym/swimming pool area & associated facilities remain as existing although they are being redecorated. The remaining northern end of the accommodation is being re-organised to form a master bedroom suite & 3 No. Further bedrooms all with en-suites. In terms of external changes there is only one proposed which is to relocate a single window to Bed 2.

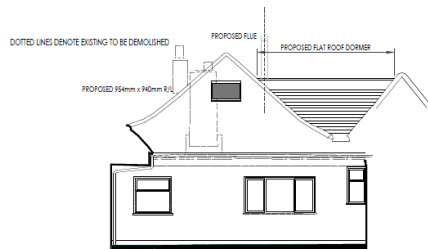
The central Living/Kitchen/Dining/ space is being made completely open plan, with the exception of a Utility/Pantry area which will have a concealed access door. There will also be a feature contemporary wood burning stove to create a stunning focal point, with its central location point allowing for a 360-degree view of the flames. An addition will be a new entrance lobby with cloakroom facilities with external materials to match the existing property.

There will be relatively minor amendments to the existing accommodation south of the central area, which will form 2 further bedrooms with a shared bathroom between. This will lead to the Games room, which will feature a full-sized snooker table, pool table, & a bar area for entertaining.

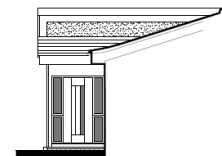
Finally, the existing Badminton court will be converted into a home office for the use of the clients who run a successful business from the property, although one is frequently away working on site for the business. They are supported by 2 support staff, who work the

majority of their time from their own homes, but come into the home office for 1-2 days maximum per week. The corner "garage" will be converted into a "meet & greet" area & also an area for any deliveries, whilst the remaining 4 full sized garages will be used for a mix of garaging & storage.

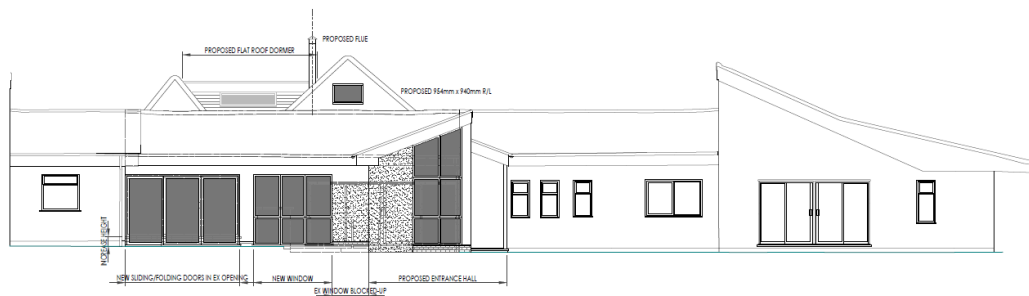
The existing loft space over the Living/Kitchen/Dining space will be converted into a telescopic observatory, with the benefit of a new flat-roofed link & lit by Velux windows with a cill height of 1.7m high.



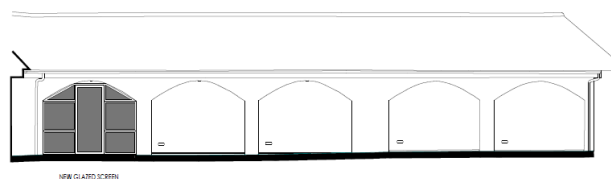
New Observatory



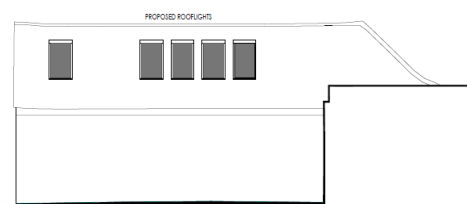
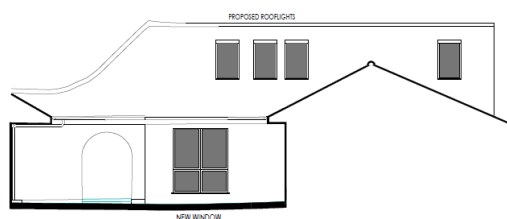
New Front Door



Proposed Front Elevation



Entrance to Home Office



Home Office with Velux Rooflights

Sustainability: -

Our client's aim is to make this house as sustainable as possible by means of the following; -

- The house already has an air source heat pump installed to the pool area. It is intended to provide a further air source heat pump as the works progress.
- PV panels have recently been installed to the gym & pool roof as indicated on our drawings.
- All new build extensions to the house will be constructed to exceed the current building regulations by circa 15%

On that basis we believe that this is a sympathetic refurbishment/small extension project that will update & refresh the existing house & bring it back into line with current living & sustainability requirements.