seary architects

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**Project: 'Second Floor Loft Conversion, Ground & First Floor Rear Extension to Replace Existing Conservatory, External / Internal Alterations & Refurbishment, Replacement Windows, Solar Panels & Air Source Heat Pump, Outbuilding to Home Office Conversion, Outdoor Kitchen & Rear External Landscaping'**
**Site Address: 25 Lansdowne Road, Worthing, West Sussex, BN11 4NA**

# DESIGN & ACCESS (& SUPPORTING) STATEMENT

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# 1.0 Introduction:

1.1 This Design & Access (& Supporting) Statement is submitted as part of the 'Householder Planning Permission Application' for the proposed works summarised in 1.2 below, and includes a description of the Site / Existing Building, Planning History, and a Description of the Proposals.

1.2 The proposed works can be summarised as follows:

1.2.1 Second Floor Loft Conversion: Extend existing pitched roof to all sides to raise ridge by 500mm, with centrally located concealed flat roof and roof light, rear dormer for staircase, and 3 no. velux rooflights, to create a Guest Bedroom (2) with En-Suite Bathroom and Dressing Area.

1.2.2 Ground & First Floor Rear Extension: To replace Existing Conservatory which by its location not facing the rear garden and off of the Rear Play Room is not used. Ground floor contains Lobby / WC / Utility & Drying Room accessed off of the newly created Living / Dining Area. First floor contains Main Family Bathroom, with existing Bathroom becoming a Laundry Room.

1.2.3 External Alterations including new External Doors and Windows: located to the new Utility & Drying Room and Living / Dining Area to provide access to the rear / side patio, natural light, ventilation, and views of the External Courtyard and Rear Garden.

1.2.4 Replacement Windows: retain existing white painted timber sash boxes. Replace existing white painted timber single glazed sashes with white painted timber framed clear double glazed sashes.

1.2.5 Solar Panels & Air Source Heat Pump (ASHP): Solar panels located to rear south facing and side west facing pitched roofs to provide general electricity and to power the ASHP. ASHP located to the Side Access so cannot be seen, and provides heating and hot water meaning no gas boiler or gas supply required to house.

1.2.6 Outbuilding to Home Office Conversion: containing Lobby, Home Office and WC. Only external alterations are new sized external door and window to same locations, all other works internal.

1.2.7 Outdoor Kitchen & Rear External Landscaping: Outdoor Kitchen with covered polycarbonate roof and flue through it from extract hood. New paving to External Courtyard, extended rear patio connected to External Courtyard, and new steps down to connect external ground levels including to the rear lawn.

1.2.8 Internal alterations and full refurbishment:

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## 2.0 The Site / Existing Building:

2.1 25 Lansdowne Road is a three-storey, including the Lower Ground Floor Cellar, detached property, constructed in the 1890's, which has never been extended other than the existing Conservatory.

2.2 From the street there is a Front Garden / Driveway with a shared access / opening to the front boundary wall and path leading to the front entrance porch. 2 no. gates provide access to the External Courtyard and Side Access, which both lead to the Rear Garden.

2.3 The ground floor is accessed via an Entrance Porch to an Entrance Hallway, which contains the staircase up to the First Floor and staircase down to the Lower Ground Floor Lobby and Storage. 2 no. Front Living Rooms, Play Room, Dining Room, and Utility are accessed off the Entrance Hallway.

2.4 The Kitchen is accessed off of the Dining Room from which the Pantry is accessed, the WC accessed off of the Utility, and Conservatory accessed off of the Play Room.

2.5 The Conservatory provides access to the Rear Garden Patio with steps down to the rear garden lawn, and the Pantry provides access to the External Courtyard.

2.6 The External Courtyard contains 2 no. Outbuildings used for Storage. The large mostly lawned Rear Garden contains many trees, soil borders and soft landscaping.

2.7 To the First Floor all directly accessed off of the 2 no. Upper and Lower Level Stair Landing Areas are 4 no. Bedrooms, an Office, Bathroom and Plant Cupboard. An En-Suite Bathroom is accessed off the Front Bedroom.

2.8 2 no. loft hatches provide access to the Loft space.

## 3.0 Planning History:

3.1 The following can be confirmed:

3.1.1 The property is NOT Listed or designated a 'Building of Historical Interest', nor located in a Conservation Area.

3.1.2 No trees are required to be removed nor pruned as part of the works.

3.1.3 There is no Planning History for the property except for works to the trees due to TPO (Tree Preservation Orders) on the site.

3.1.4 Referring to the Environment Agency website it is confirmed that the property is in a low risk flood area, therefore a Flood Risk Assessment is not required.

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# 4.0 Description of Proposals:

## 4.1 USE / AMOUNT / REASON FOR PROPOSALS / LAYOUT:

4.1.1 The existing 'use' is Private Residential: Single Family Dwelling. The proposed 'use' is the same.

4.1.2 The existing house Gross Internal Floor Area (GIA) is 272.1 m2 / 2,928 ft2.

The proposed Ground and First Floor Extension GIA is 18.4 m2 / 198 ft2.

The proposed Second Floor Loft Conversion GIA is 31.5 m2 / 339 ft2.

The proposed Outbuilding to Home Office Conversion GIA is 6.7 m2 / 72 ft2.

Therefore the proposed house GIA is 328.7 m2 / 3,380 ft2.

4.1.3 The reason for the Second Floor Loft Conversion is to create a Guest Bedroom (2) with En-Suite Bathroom and Dressing Area. The new staircase from the First Floor Upper Level Landing, contained within the rear dormer, provides access to the new Second Floor Landing from which the Guest Bedroom (2) is accessed, with the En-Suite Bathroom and Dressing Area accessed from the Guest Bedroom (2).

4.1.4 The Master Bedroom remains to the First Floor with an En-Suite Bathroom, but the adjacent existing Bedroom becomes a Dressing Room accessed via new double sliding pocket doors from the Master Bedroom (1).

4.1.5 The reason for Ground & First Floor Rear Extension is to replace the existing unused Conservatory, due to its location off of the Play Room and not facing the rear garden. The ground floor part of the extension contains the Lobby / WC / Utility & Drying Room accessed off of the newly created Living / Dining Area.

4.1.6 The ground floor extension allows the existing Kitchen, Pantry, WC and Utility to become the new Living / Dining Area, with the existing Dining Room becoming the Kitchen. The kitchen can be accessed from both the Front Living Room, with new double sliding pocket doors and the Living Area.

4.1.7 The reason for the first floor extension is to create a larger Main Family Bathroom, with the existing Bathroom becoming a Laundry Room instead.

4.1.8 The existing first floor Plant Cupboard becomes the access to the new Main Family Bathroom, and the required plant equipment is located to the Lower Ground Floor Lobby Area.

4.1.9 The reason for the external alterations at ground floor level side and rear elevations is to create new external doors and windows. Located to the new Utility & Drying Room and Living / Dining Area they provide access to the rear / side patio, provide natural light and ventilation into the spaces, and views of the External Courtyard and Rear Garden.

4.1.10 The elevational design of the new external doors and windows is to provide balance, symmetry, and improve the appearance of the elevations as a whole. The ground floor rear and side elevational treatment is intentionally sub-ordinate to the first floor above as that consists of small vertically orientated windows.

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4.1.11 The reason for the replacement windows is to improve their thermal value by replacing the existing clear single glazing with 20mm thick clear double glazing. Retain their existing traditional appearance by retaining existing white painted timber sash boxes and new white painted timber sashes with same detailing and glazing bars.

4.1.12 The reason for the Solar Panels & Air Source Heat Pump (ASHP): Solar panels located to rear south facing and side west facing pitched roofs to provide general electricity and to power the ASHP. ASHP located to the Side Access so cannot be seen, and provides heating and hot water meaning no gas boiler or gas supply required to house.

4.1.13 For the Air Source Heat Pump External Unit: refer to the Technical Data Sheet, MCS 020 Noise Assessment and Sketch Drawing SK241115/01 submitted proving compliance and no impact on no. 27 Neighbour's nearest habitable room window.

4.1.14 Thew reason for the Outbuilding to Home Office Conversion is to create a Home Office and WC accessed from an internal Lobby. This is so that the first floor Front Bedroom (4) currently used as a Home Office (a desk in the window) can be used solely as a Childs Bedroom The WC can also be accessed when using the External Courtyard without having to go into the main house.

4.1.15 The only external alterations are new sized external door and window to same locations, all other works required are internal.

4.1.16 The reason for the Outdoor Kitchen: & Rear External Landscaping: Outdoor Kitchen with covered polycarbonate roof and flue through it from extract hood. New paving to External Courtyard, extended rear patio connected to External Courtyard, and new steps down to connect external ground levels including to the rear lawn. All to improve the external amenity space and better connect the existing External Courtyard to the side / rear patio and rear lawned garden, and spatial connections to and from the main house.

## 4.2 APPEARANCE / DESIGN OF PROPOSALS:

4.2.1 The appearance and design of the proposals intentionally uses a traditional vernacular to match the existing house.

4.2.2 Second Floor Loft Conversion: The existing ridge of the main pitched roof has to be raised by 0.5 metres to create the necessary internal ceiling height of 2200mm for the flat central ceiling to the Bedroom space, with sloping ceilings under the retained pitched roof to all 4 no. sides / elevations elsewhere.

4.2.3 By extending the existing main pitched roofs to all 4 no. sides / elevations with new ridge tiles it retains the pitched roof appearance of the entire roof.

4.2.4 The existing pitched roof and Second Floor Loft Conversion is very well screened from view from the road and adjoining properties by the high number of large evergreen trees.

4.2.5 The ground and first floor extension infills the rear / side corner of the house where the existing conservatory is located, white painted rendered walls to match existing adjacent and a pitched tiled roof being an extension of the existing adjacent, therefore giving the impression that the new extension has always been there / is original.

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4.3 MATERIALITY OF PROPOSALS:

4.3.1 Traditional materials are used throughout for the extensions and elevation modifications: white painted render, white painted timber window framing, black steel and dark grey aluminium framed external doors and windows, red / brown pitched roofing tiles, standing seam lead dormer, concealed GRP flat roofs, black PVC guttering and external pipework, and grey paving.

4.3 SUSTAINABILITY & GREEN TECHNOLOGIES:

4.3.1 The solar panels, air source heat pump, and water but are green technologies that provide the house with future sustainability and lower future energy bills.

# 5.0 Conclusion:

5.1 Careful consideration has been given to the proposals not only to meet the family's internal spatial requirements but to ensure the external works integrate comfortably with its surrounding context and do not affect the adjoining owner's property or any wider surrounding context.

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