Design and Access Statement

Enlargement and alterations at 44 Mill Road, Lancing, West Sussex, BN15 0PZ

Overview

This statement has been prepared in support of an application seeking householder planning consent for the enlargement and alterations at 44 Mill Road, Lancing.

Use

The site is in use as a C3 domestic property, the proposal does not seek to change this.

Amount

The overall site area is approximately 665sqm. The internal area of the dwelling as existing is approximately 166sqm, the proposed extension would add 90sqm of living space taking the total to 256sqm.

Layout and Access

Access to the site is via a private access road on the Eastern side of Mill Road, the road serves numbers 44-48 Mill Road. Due to the topography of the area, the property is split level with, lower ground, ground, and upper ground floors. Access into the property is via the main entrance door on the Eastern elevation at ground floor level, a central staircase allows access between the three floors.

As proposed, the site layout and general arrangement would not change. A garage is proposed to the North Eastern side (as was to the approved scheme), the main entrance door would move slightly further East to provide a porch and cloakroom. Generally, manoeuvrability within the building would remain as existing, with the newly formed first floor being accessed from the central staircase.

Scale

The scale of the proposal is respective of the host dwelling and is similar to that of other properties in the area.

In contrast to the approved scheme the heights of the revised proposal are generally lower, a slight increase (70mm) to provide a parapet construction to the first floor is proposed, whilst elsewhere ridge heights are reduced to form parapet constructions, in some instances reductions in height of around 1.5 metres are proposed.

The alterations would provide a well scaled property, albeit fundamentally different to the existing dwelling.

Gardens & Landscaping

Aside from general works to repave, no alterations to the gardens and landscaping are proposed.

Appearance

As existing, the building is of a relatively dated, almost institutional design. The building is finished with facing brickwork and large format concrete roof tiles. There is a large area of glazing, and some parts of the building are clad in uPVC.

The proposal would drastically modernise the appearance of the building, removing all pitched roofs and replacing them with parapeted flat roofs. Through colour render is proposed as the primary finish, whilst feature elements such as the newly formed first floor are to be clad in timber effect composite.

The windows and doors would be replaced with anthracite colour frames, copings and fascias would be coded to match. Glazed balustrades are proposed to the existing and new terraces.

Whilst the general appearance and proposed materials are in contrast to the existing finishes, the vernacular and character of the area is generally quite varied, with a combination of traditional, mid-century and more contemporary designs within moments of the application site.

Accessibility

Overall, the development would not see major changes to the accessibility of the property. The newly formed North Eastern garage would allow for entry-level parking.

Heritage Information

Scheduled Ancient Monument (SAM) – the proposals do not affect a SAM
Archaeologically Sensitive Area (ASA) – the proposals do not affect an ASA
Listed Building – the proposals do not affect a listed building
Conservation Area – the proposals do not affect a conservation area
Historic Parks and Garden – the proposals do not affect a historic park or garden