

VIZARCHi
Architecture & Visualization

15 GRAFTON DRIVE

Sompting, LANCING
BN15 9SW

DESIGN AND ACCESS STATEMENT
09.01.2025

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INTRODUCTION

VIZARCHi Architecture & Visualization has prepared this document on behalf of the applicant Mr Berek, to be submitted in support of a Householder planning Application for the demolition & extension works and internal alterations of the semi-detached dwelling at 15 Grafton Drive, Sompting, Lancing, BN15 9SW.

This Design and Access Statement describes the context, the existing buildings, illustrates our design approach and explains how the proposal responds to planning policies at local, regional and national level to support the determination of this Planning Application.

The unit numbers and area figures quoted in this document must be treated as approximate as they relate to the likely numbers and areas of the proposals at the current stage of design. Any decisions to be made based on this information, whether as to project viability, pre-letting, lease or sale agreements and the like, should make allowance for design development, accurate site survey, site levels and site dimensions, construction methods and building tolerances, Local Authority and Statutory consents.

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2. SITE & CONTENTS

1.1 SITE LOCATION



Image source: Google

1.1 SITE & EXISTING BUILDING



1.2 SITE & EXISTING BUILDING

The site lies on the Northern side of Grafton Drive, in Sompting, Lancing. The plot is circa 322sqm / 0.032 hectares in size with a shallow ascent from the street.

The existing building is not listed nor is it situated within a Conservation Area. The site is within the built-up area of Sompting and there are no other designations or constraints that would restrict development on the side.

The existing building is a semi-detached 4-bed chalet bungalow with a flat roof dormer on the west elevation. Dwelling has a total gross area of 98sqm GEA. White painted exterior walls, white uPVC doors & windows and red hung tiles on the dormer define the external appearance of the dwelling. An existing 2.5 metre rear extension will be demolished along with the existing garage as a result of the proposed development.

A gravel off-street parking for two cars and a paved driveway wraps around the the front (South) and side (West) of the site. There is a low timber fence dividing the boundaries of 15 and 14 of Drafton Drive on the front. The rear garden is of a good size, surrounded by high timber fence and features a hardstanding patio area, lawn and includes a mobile home.

The majority of the properties at the Grafton Drive are chalet bungalows with various styles including both detached and semi-detached and some has roof dormers.



Existing building & surrounding properties viewed from Grafton Drive

1.3 SITE PHOTOS LEGEND



1.3 SITE PHOTOS



1) Front views, left to right of No. 17, 16, 15, 14 Drafton Drive



2) No.13 & 12 Grafton Drive



3) No.11 & 10 Grafton Drive



4) No.15, applicant dwelling // Rear view

1.3 SITE PHOTOS



5) Rear garden view of 15 Grafton Drive



6) No.15 Grafton Drive // Eastern Boundry



7) Entrance & Driveway view, existing garage at the further back



8) No.15 Grafton Drive // Eastern Boundry



9) No.15 Grafton Drive // Western Boundry

1.4 NEIGHBOUR ENGAGEMENT

As part of the design process Mr. Berek had seperate meetings with the local residents of Grafton Drive.

During these meetings the proposal and design narrative were presented and feedback was gratefully received. Two adjacent neighbours have shown their acceptance to the proposal.



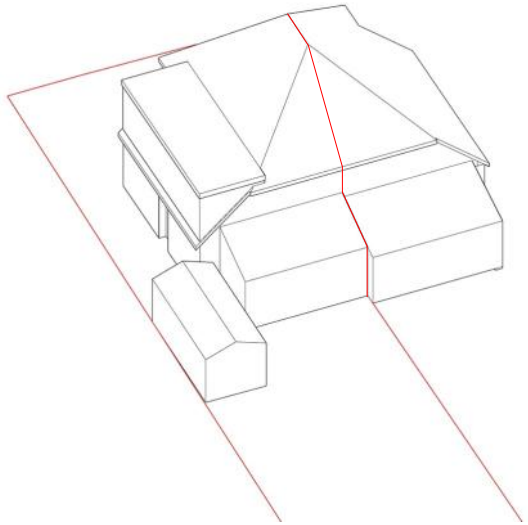
Meeting held with the residences

2. CONCEPT

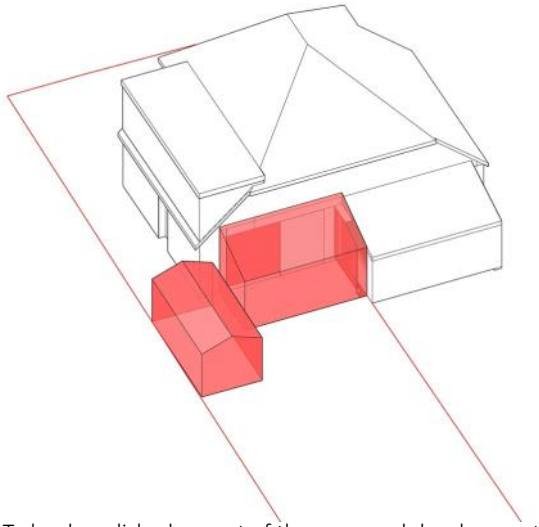
2.1 CONCEPT / DESIGN STRATEGY

The owners of the property are a family of four. Their desire is to live in a modern, sustainable and environmentally friendly house to accommodate their growing children for their individual needs by altering the internal layouts while thinking of the environment by incorporating a heat pump, solar panels and sustainable green roof.

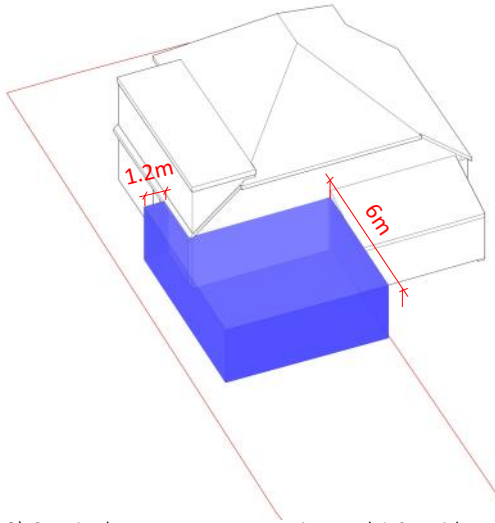
The proposal involves a small re-arrangement of the internal layout, plus a wrap-around extension on the ground floor.



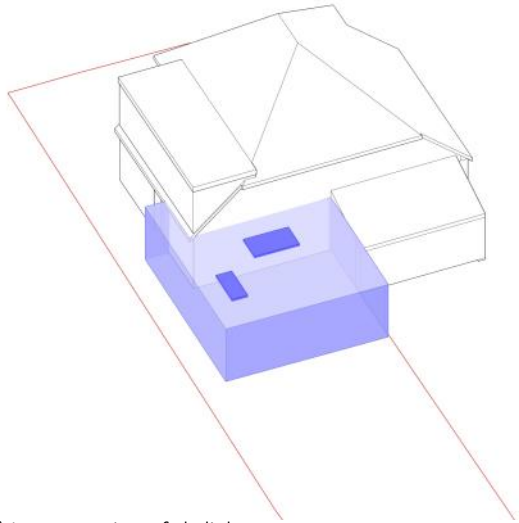
1) Existing volume of the building viewed from the rear



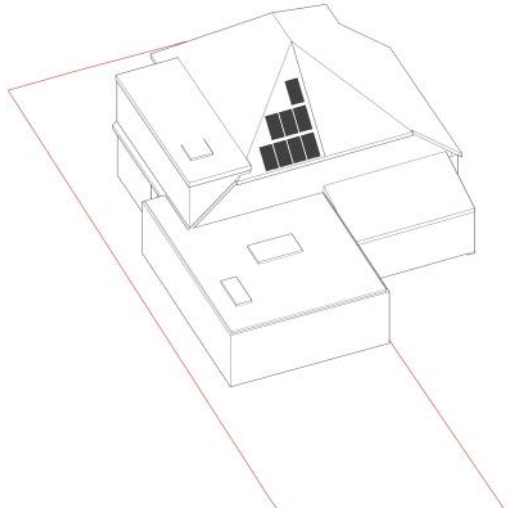
2) To be demolished as part of the proposed development



3) 6m single storey rear extension and 1.2m side extension to wrap around the house.



4) Incorporation of skylights



5) Incorporating solar panels

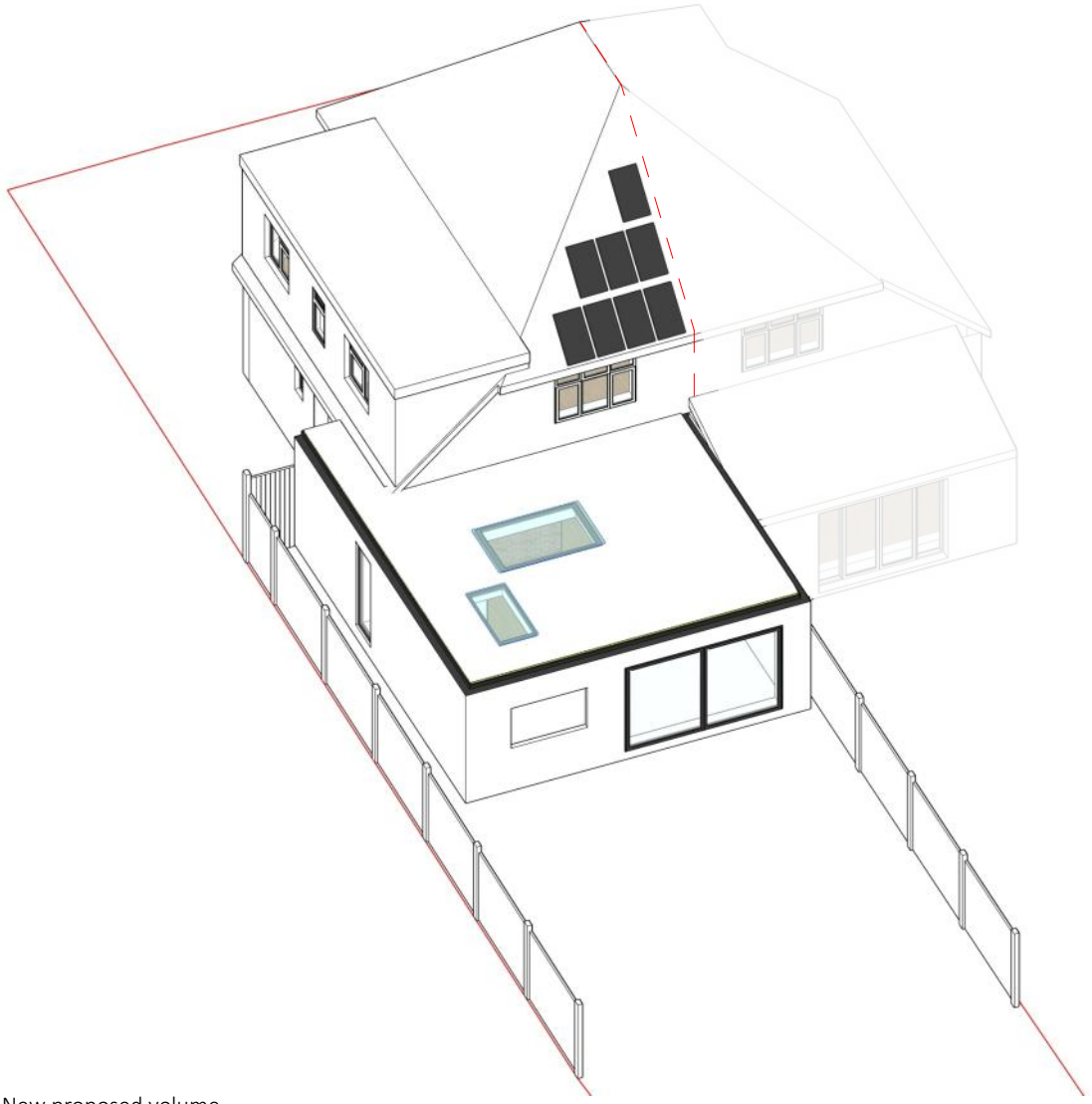
2.1 CONCEPT / DESIGN STRATEGY

A 6m single storey wrap-around extension will increase the ground floor living space. The total height would not be higher than 3meters including vegetation on roof.

The side extension is well set back from the front - South- elevation and also from the side-West- boundary line by 1.2 meters.

On the Western side, the extension will follow an angular line at the corner to comply with 45-degre rule to provide neighbourly design.

Considering neighbours extension presence on both side, a 2.95m depth after no. 16 Grafton Drive's extension, the proposed depth should be compliant to the council policy.



6) New proposed volume

3. PROPOSAL

3.1 PROPOSED LAYOUT

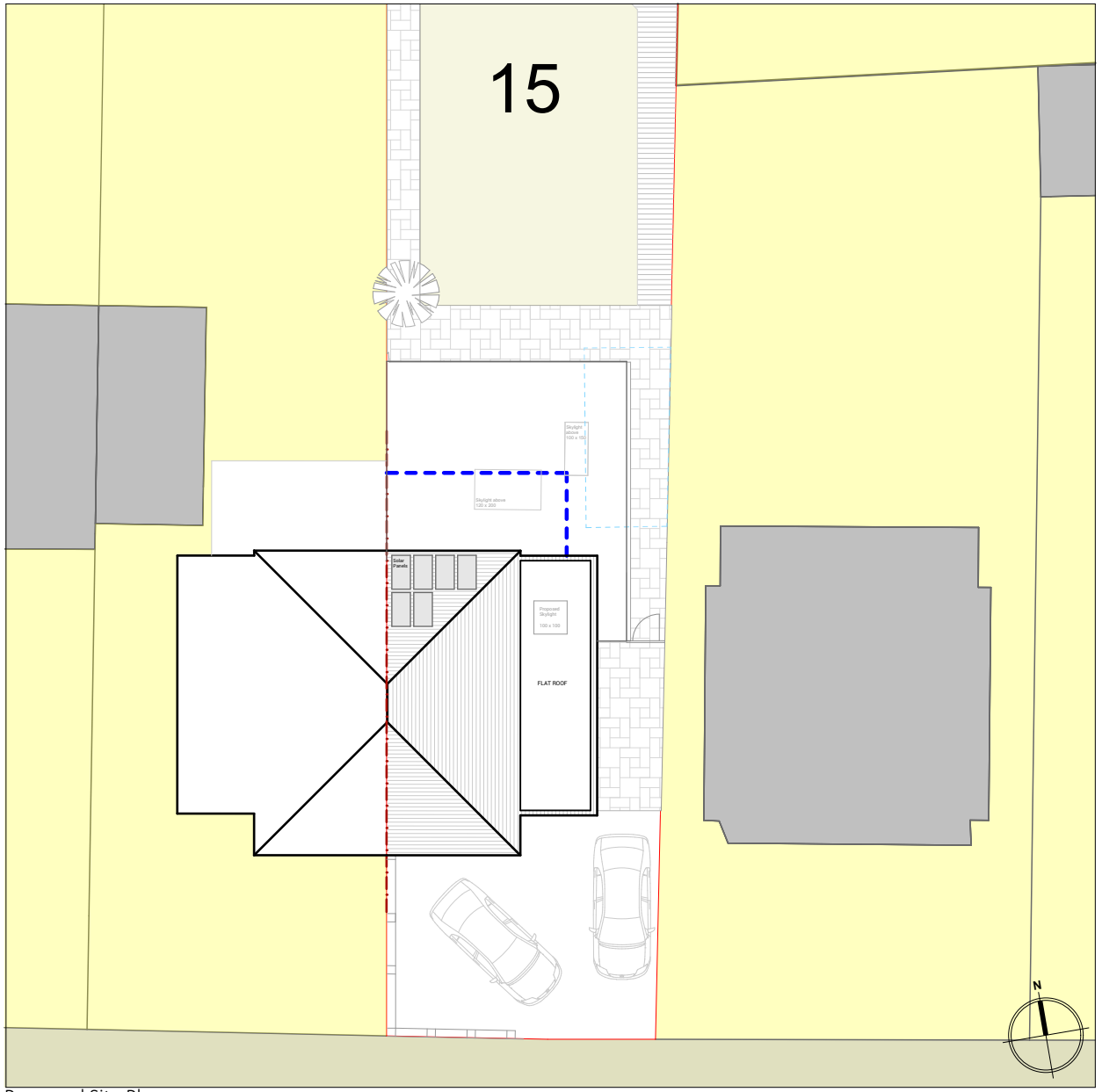
Planning permission is sought for:

• A wrap around single-storey extension to the side and rear, incorporating solar panels on the roof, new gate access.

The internal layout of the existing dwelling does not meet the applicants' needs to sustain their growing family needs and their desire to have eco-friendly home.

The current floor plans are badly laid out and lack of open plan living and private bathing facilites for the bedrooms. The small bedrooms do not fall within the minimum size of current Environment Health legislation for double bedrooms.

The proposed layout utilises the existing site access points and seeks to enhance the security of the rear garden by incorporating a gate. Both Pedestrian and vehicular access will utilise the existing point which is directly off the Grafton Drive.



Proposed Site Plan

3.1 PROPOSED LAYOUT

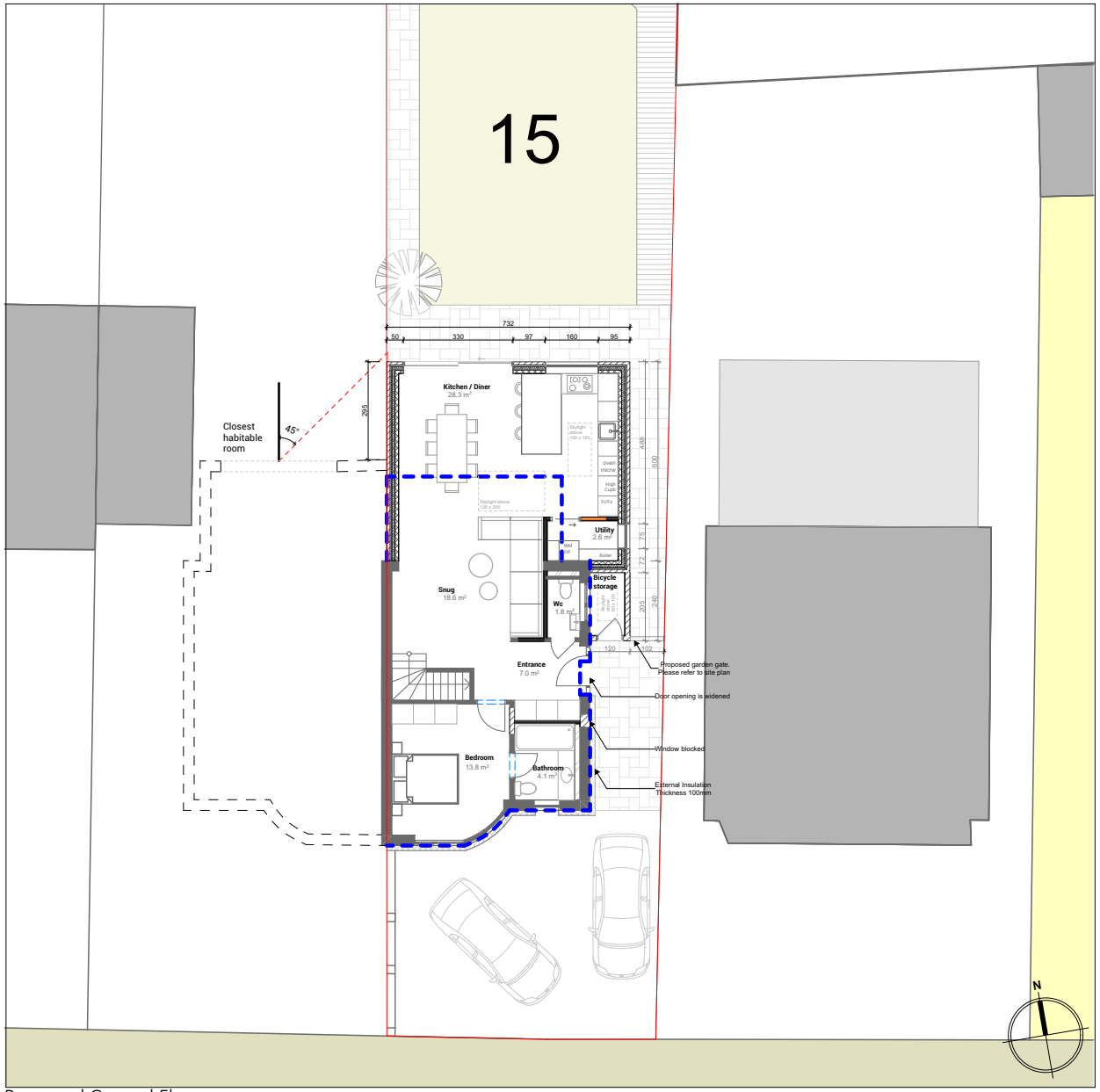
Ground Floor

The proposed layout creates open plan spaces and wide visual links throughout the plan. The main entrance is in the same position in the centre of the volume towards the staircase and into all of the main social spaces and to the garden.

The total number of bedroom count has not changed; however the rooms and bathrooms have been enlarged, to modernize, provide greater comfort to family members and adhere to national guidelines.

Lobby divides the ground floor into 2 parts; mainly open plan spaces on the right side of the entrance and accommodation units are on the left side and upstairs. The kitchen is an open plan with a snug and the dining area facing to the rear garden.

The external heat pump unit is located at the far rear corner at the back garden, next to the mobile home which is hidden from the street view and neighbouring dwellings.



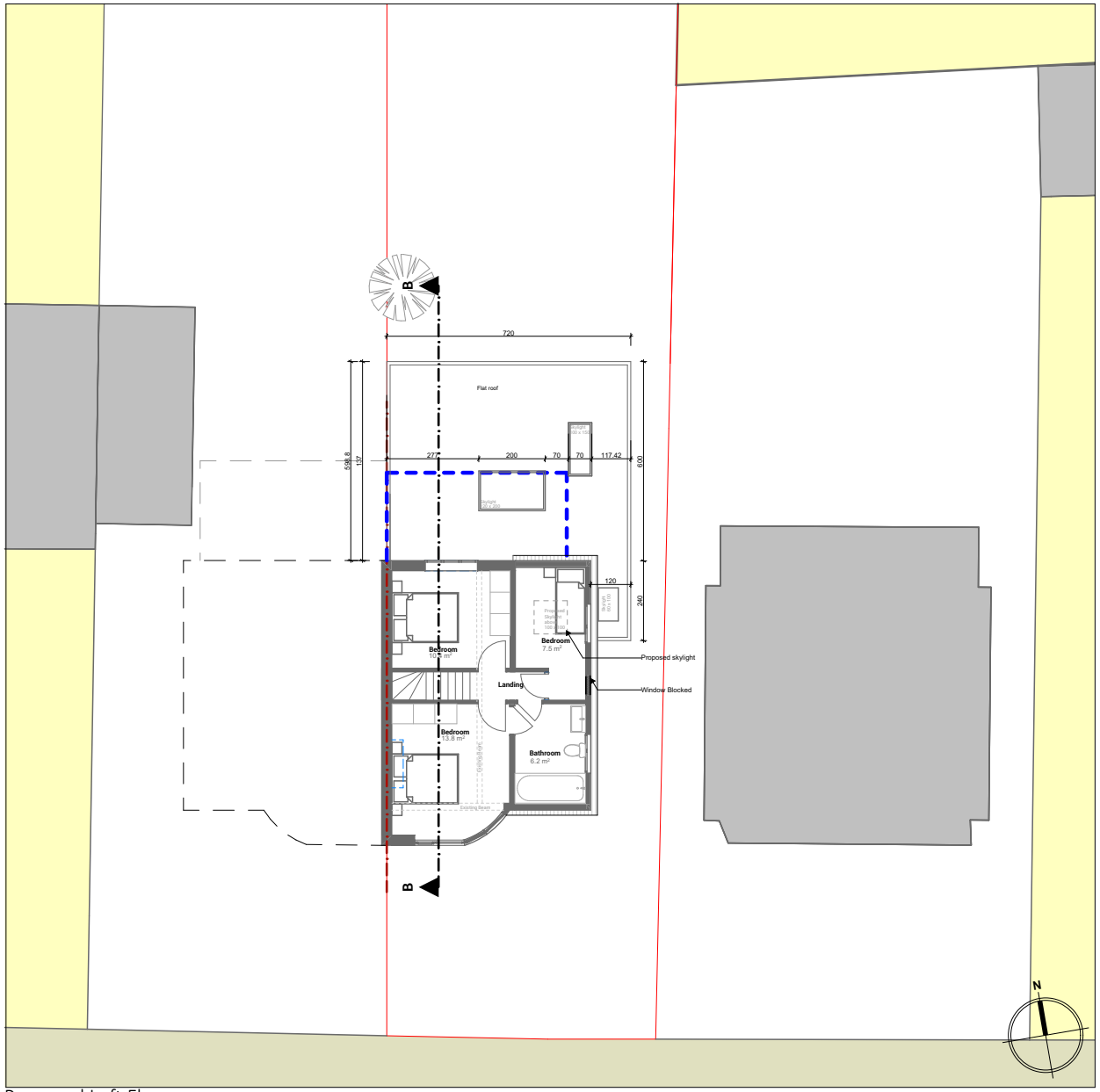
Proposed Ground Floor

3.1 PROPOSED LAYOUT

First Floor

Number of the bedrooms will be reduced by one at the first floor comparing with the existing layout. This is to provide a decent size bathroom to service three bedrooms upstairs. The total number of the bedrooms would be kept as existing considering the new bedroom on the ground floor.

The green flat roof is not accessible from this floor and there won't be any balcony or french doors to protect the privacy of neighbouring properties except for the maintanence of the sedum roof.



Proposed Loft Floor

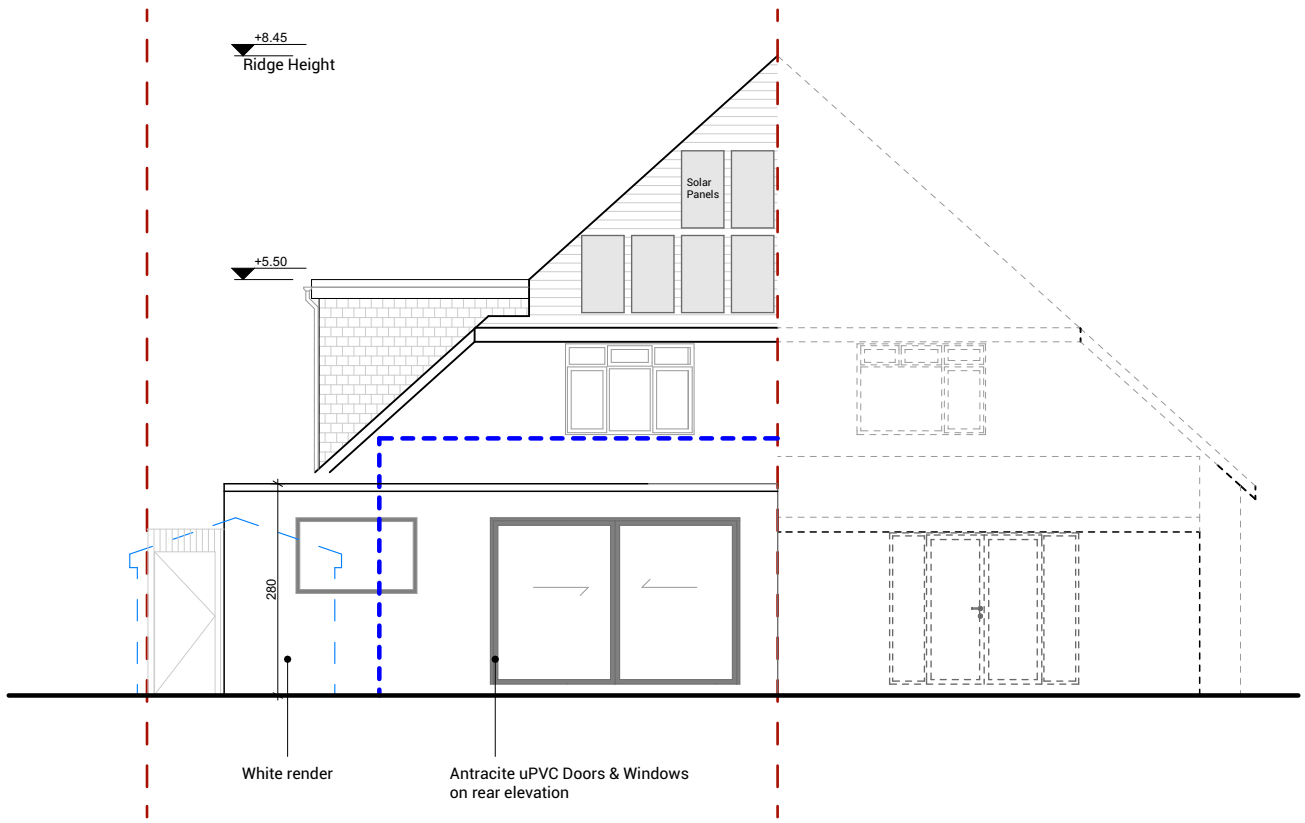
3.2 APPEARANCE

The proposed facade design and material palette has been chosen to follow the appearance of the existing building and the character of the immediate context / street scene.

The ground extension will be white render as the existing building with a flat roof. The windows will be anthracite uPVC and tripple glazed windows on the rear elevation along with bi-fold doors would be provided direct connection to the rear garden.

The new flat roof of the ground floor extension will be grey EPDM with grey-metal edging. The proposed dormer skylight will be maximum of 300mm height. New gutters and drain pipes will be antracite grey as existing .

Solar panels to the roof would be only on the rear elevation and to be placed onto the roof slope.



Proposed Rear Elevation

3.2 APPEARANCE







4. ACCESS & SERVICES STATEMENT

4. ACCESS & SERVICES STATEMENT

Pedestrian Access

Pedestrian access to the site will remain as existing. Access to the house will be on the Southern side of the building via paved area on the ground floor facing Grafton Drive.

Vehicle Access

Vehicular access to the site will be as existing off Grafton Drive. The existing external car park arrangement will be kept providing 2 car parking spaces in front of the house.

Bicycle Storage

The proposed enclosed area can accomodate of two cycles.

Waste Collection

Appropriately sized external bin store is provided for the refuse and mixed recycling bins on the Eastern side of the building behind the fence, instead of the front garden as existing. On collection day, the bins will be moved to the paved area in front of the building.