GledhillArchitectureStudio

Design & Access Statement 23.01.2024

To be submitted to support a householder planning application:

Proposal Address – 42 Furze Road, High Salvington, Worthing BN13 3BH

Existing Property – Detached bungalow. Property contains:

- 3 Bedrooms
- Kitchen
- Bathroom
- Living Room
- Conservatory
- Garden Room
- Front Garden
- Rear garden

Proposed Property contains:

- 3 Bedrooms
- Kitchen
- Bathroom
- Living Room
- Conservatory
- ~~Garden Room~~ Annex
- Front Garden
- Rear garden

The purpose of this document is to explain and justify the desired proposal.

Introduction

This property was built around 50 years ago and modified in a number of ways in 2013 to help adapt the property for modern living. The property has kept its original character and sits-well on a large plot with generous 'breathing space' between the existing development and the boundaries. There is little for oversight from neighbours, making this property and the surrounding properties particularly private.

The existing garden room currently provides space as private bedroom, situated in its own 'wing', only accessible via the entrance lobby. However, the garden room contains no features to help the

occupant keep separate from the larger property, this means each time the occupant wishes to use the bathroom, kitchen and so on, the amenities are shared with the occupant of the main household. This is less suitable for a less able-bodied occupant or someone who wishes to stay private in their lifestyle.

The proposed extension and modifications have been designed to cause minimal disruption to neighbours. In addition, the introduction of velux-style roof lights to the annex will increase the quality of light in the annex.

Location

The property is a detached bungalow in a neighbourhood consisting of detached bungalows. The properties in the near vicinity are single-storey, '1.5' or two storeys.

The street side elevation is generally well maintained across these properties. With well set-back properties and established hedges and trees. Some examples show re-finishing in a less sympathetic manner.

Permitted developments on this road include loft conversions, side-fill extensions, rear extensions, conservatories, large dormer windows, garden studios and annexes. The largest development in the nearby vicinity is a flat roof two-storey modernist house, situated opposite. Modifications on this road include widened openings, the application of aesthetic render and external joinery paneling.



Image – aerial view of 42 Furze Road. Red lines – 42 Furze Road's site boundary. Blue lines – existing developments, modifications & extensions. Source – Google Earth

Existing Building

A previous owner has added a dormer extension, a conservatory and garden room. They have also added a small garden studio. With these existing modifications, there is still plenty of space around the property so privacy is well-maintained.

The garden room shows signs of poor construction quality and shows signs of water ingress, internal condensation and interstitial condensation.

The rear garden is generously sized and contains established fruit trees that are well-distanced away from the property's rear curtilage. They are not within falling distance of the property nor the proposal. The established garden and surrounding fenced-boundary, create a private external space with little outlook.



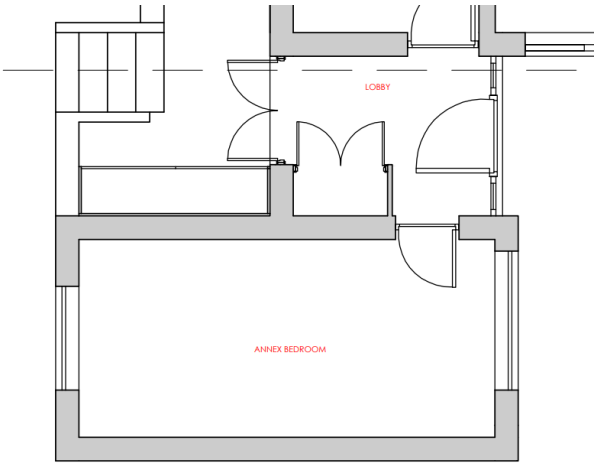
Aerial View - Rear of the property (Source: Google Earth)

Proposed Development

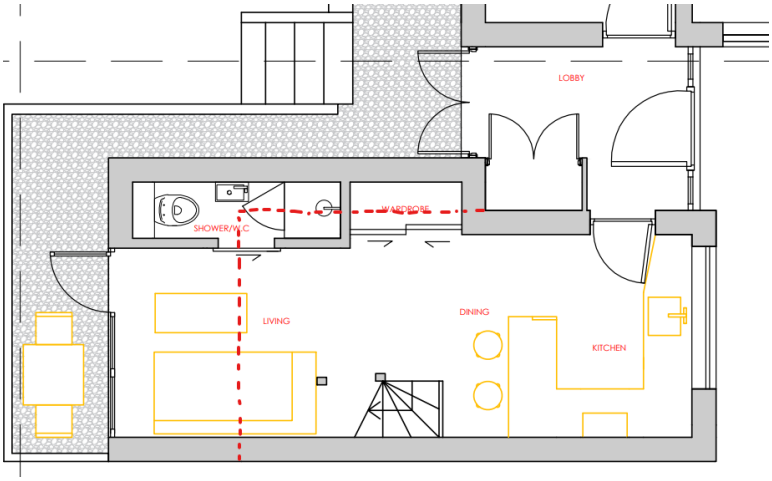
Ground Floor extension with lofted internal mezzanine:

The intention is to improve the garden room suit modern living and to give the occupant more amenities and privacy to improve the use of this space. The intention is to also extend the garden room to the near-side and rear.

Much of the garden space is maintained to act as amenity space and to support a modern house. The generous garden also gives breathing space to the property and the proposal, so's not to cause increased outlook over neighbouring properties.



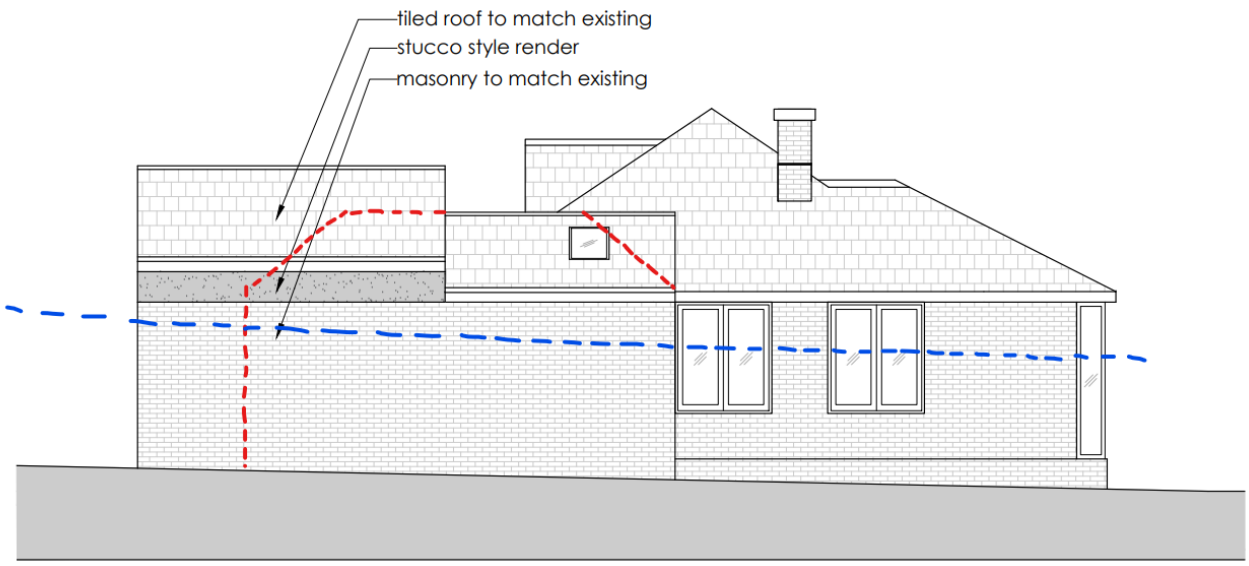
Existing Garden Room plan – (not to scale)



Proposed Garden Annex Plan – (not to scale) red dashed line shows existing curtilage

The proposed look to extend 1.6 meters to the rear and 0.6 meters to the near-side. The distance between the proposal and side site boundary does not change. The near-side area already contains woodstore so the increased development footprint in this area in negligeable.

The proposal increases the internal area by only 6.5 square meters.



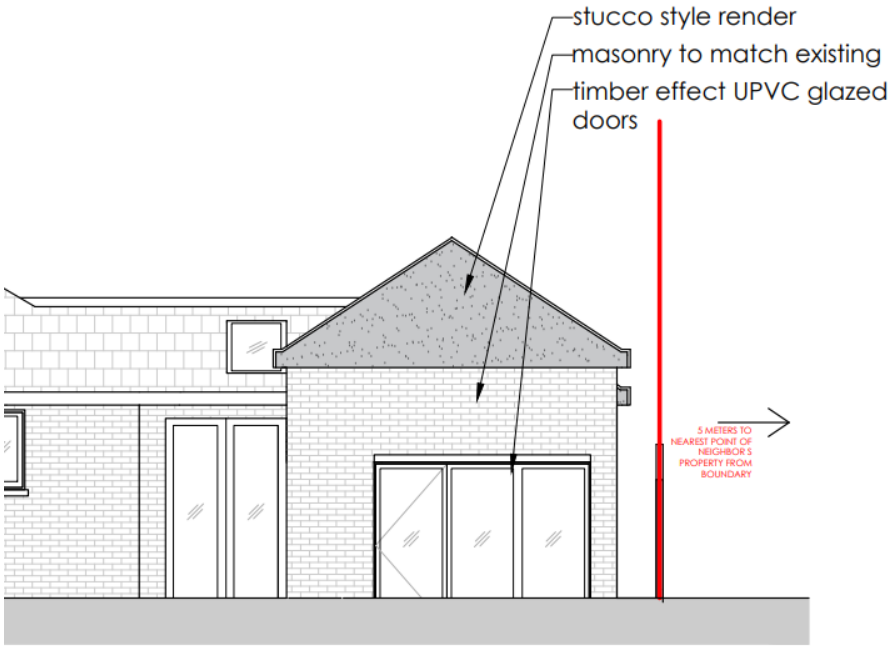
ELEVATION A-A (WEST) - PROPOSED

Snippet from drawing '2313-ELE-01 ELEVATIONS PROPOSED' (NTS)

The above drawing shows the proposed side elevation. The red dashed line shows the existing roofline. The blue dashed line is the height of the existing boundary fence. The incresed roof height in the proposed segment is to enable the minimum compliant headheight within the garden annex to allow for safe headroom at the top of the propose lofted mezzanine stair. The propose taller segment was postioned higher up the sloped site to avoid any possible tunnelling affect. The risk of a tunnelling affect is low in this situation as the neighbour's property is 5 meters from the shared boundary at the nearest point.

This increase in height has been reviewed and informally approved by the neighbour on this side of the property prior to submitting this application. They were in full support.

No windows have been proposed where a person is able to stand and look oout over the neighbours property or garden. The Velux-window in the elevation above is 2.8 meters above the existing/proposed internal floor level in this part of the garden annex.



Snippet from drawing '2313-ELE-01 ELEVATIONS PROPOSED' (NTS)

As seen in the above proposed extension image, the proposed extension's rear wall contains glazed timber effect (UPVC) doors and a high-level stucco-style render to be in line with the existing property and style of surrounding properties. The proposed change of material has been chosen to try to divide and soften the elevation to reduce the visual impact and add architectural interest.

No high-level windows have been proposed on this elevation to avoid the risk of oversight over the neighbour's property.

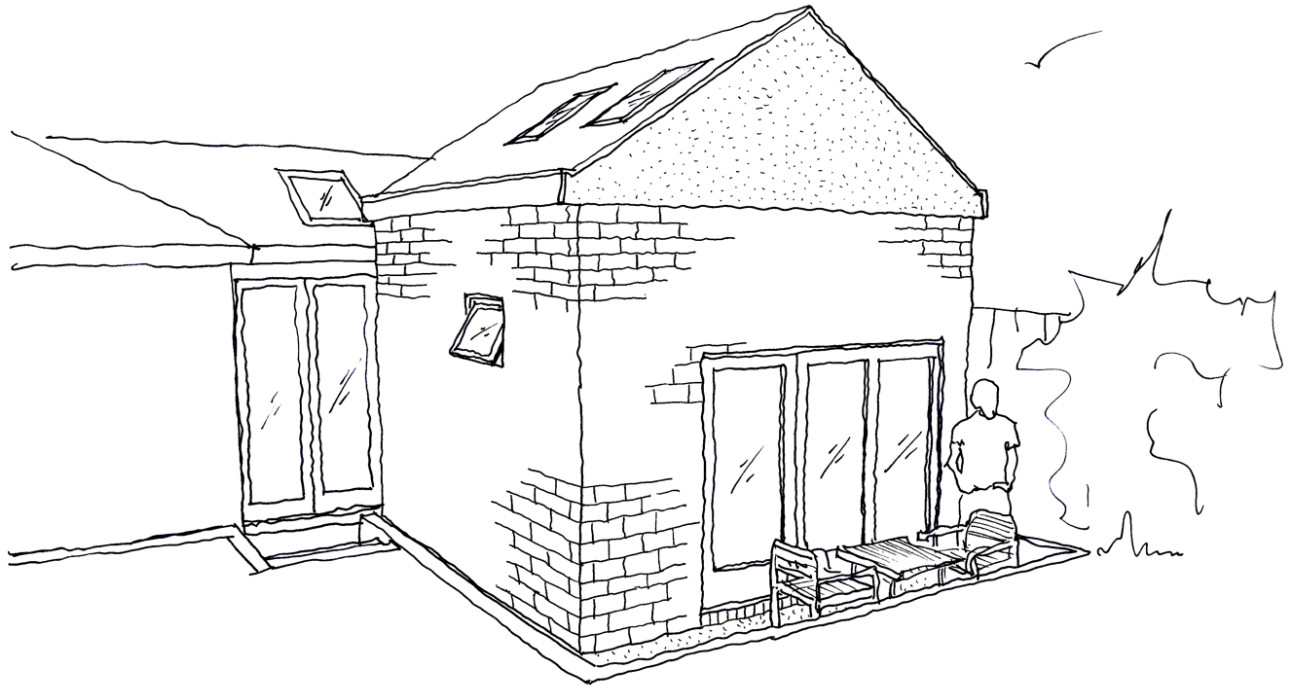


Image – exterior sketch – proposed rear extension and sunken seating area

The garden is generously sized with potential for considered and sightly landscaping. For this reason, having glazed doors directed towards the rear garden is a desirable feature.

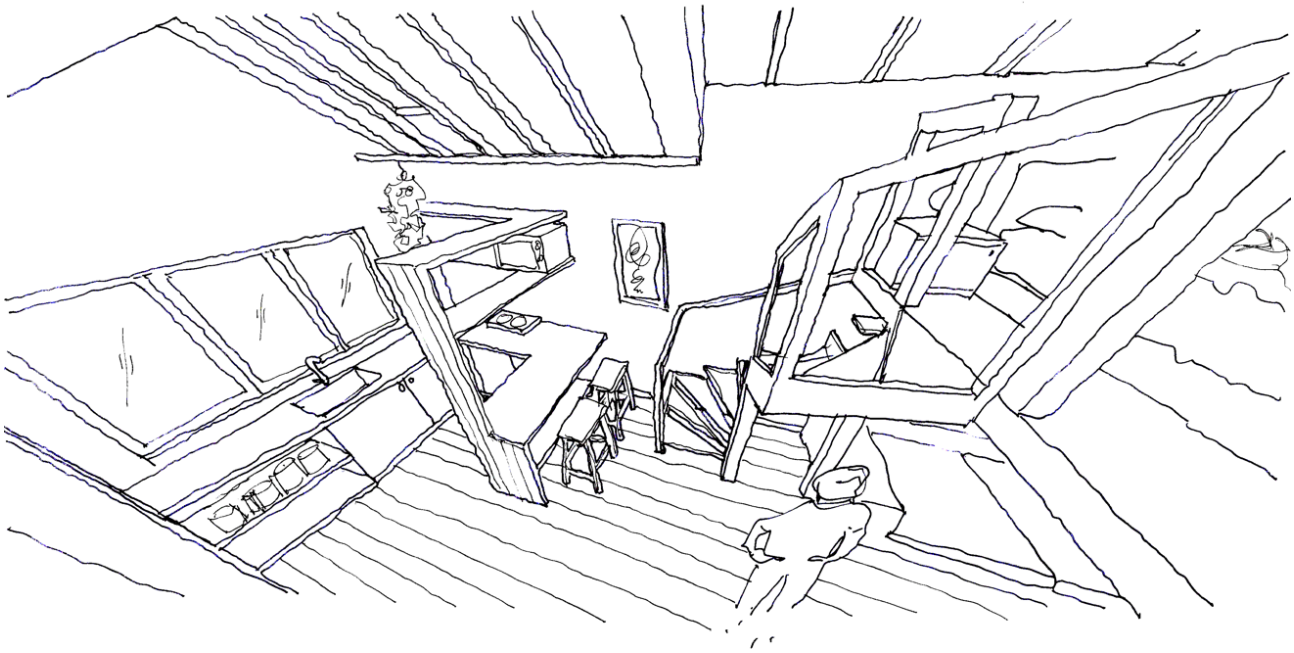


Image – interior sketch – proposed kitchenette and lofted mezzanine stair.

The new structure will contain high quality detailing and materials to create a long-lasting and high-quality extension.

The proposed materials of the rear elevation contrast slightly with the rest of the existing property by introducing stucco-style render. This render can be painted sympathetically to differentiate the garden annex without introducing a new architectural language.

Careful consideration has been given to reducing the impact of this extension to the surrounding properties.

All proposed works to the property are to benefit the client and occupant of No.42.

<u>Materiality</u>

1. Painted ‘Stucco’ style render & masonry to match the existing

The painted render is proposed to be applied to brickwork above the head of the proposed rear glazed doors. This is to divide the elevation horizontally and to also add architectural interest. Stucco-style render is commonplace within the neighbourhood and surrounding streetscape.



Image – Photo – masonry to match existing



Image – Photo – painted stucco style render

2. Proposed glazing

The timber effect UPVC window and glazed doors have been selected to match the existing doors elsewhere on the property.



Image – timber effect (UPVC) glazed doors

4. Proposed roofing material

All new areas of pitched roof will be tiled with tiles to match the existing ones.

Access

The means of access to and from the property remain the same. There are no proposed changes that will require alternative travel, access or parking arrangements.

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Thank you for considering this proposal. I look forward to your response.

Best regards,

Samuel Gledhill ARB

Gledhill Architecture Studio