Liam Russell Architects
architecture and development

DESIGN AND ACCESS STATEMENT

FOR

12 OLD BARN WAY, SOUTHWICK, BN42 4NT

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. AWDM/0624/11
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1.0 INTRODUCTION

LRA are pleased to submit proposals for the extension and refurbishment of 12 Old Barn Way, Southwick. The existing house is currently in need of modernisation throughout and the new owner, our client, wishes to create a family home for their future.

There is a strong precedent set in the area for this type of refurbishment and modernisation. Many properties have extended towards the rear and also into the loft space. It is believed the house has not been maintained or updated since it was built, and therefore is no longer adequate for today's standard of living in terms of both room size and services

2.0 USE

The existing use class is C3 – Dwelling houses / residential. The proposals are for the extension of the ground floor kitchen and living space. These plans look to provide adequate kitchen space in line with modern standards and an increased living space allowing our client the freedom to grow into.

3.0 AMOUNT

The overall footprint of the site (as above) is 235.74 m^2.

The floor areas (GIA) of the existing dwelling are:

- Ground floor = 42.37 m^2
- First floor = 37.71 m^2
- Front and rear gardens = 187.60 m^2

The floor areas (GIA) of the proposed dwelling are:

- Ground floor = 53.81 m^2
- First floor = As existing m^2
- Front and rear gardens = 171.02 m^2

The existing house is based on a traditional layout comprising separate living and dining rooms on the ground floor with a small kitchen to the rear. The first floor has 2 bedrooms and 1 'box room' to the front with a family bathroom.

4.0 LAYOUT

The existing layout is over two floors. The ground floor consists of a west facing living room, an east facing dining room and a kitchen with minimal space.

The first floor consists of an east facing master bedroom and box room with a west facing second bedroom and bathroom to the rear.

LRA's proposals firstly look to increase the size of the kitchen and create a ground floor WC. This is achieved by utilising the existing ground floor rear extension foot print. Secondly, the living space to the rear will be extended to the same extent as the kitchen.

No changes are proposed to the first floor apart from decoration and upgrading of services throughout.

5.0 SCALE

LRA's proposals look to create an improvement which is seen as sub-servient to the main house. The ground floor extension will have no over-bearing on anyone nor will it reduce daylight or views.

Contextually, the neighbouring house has a full width rear extension which we will look to replicate in height, depth and fenestration in order to maintain a sense of order.

6.0 LANDSCAPING

No major landscaping is proposed. As existing there are steps down from the rear patio to the lawn garden. This topography will be dealt with using reclaimed railway sleepers or another form of hard wearing, cost effective natural material.

To the front of the property, a hard stand drive way is proposed. A cross-over from the public highway will be required, matching in material the existing pavement make-up.

7.0 APPEARANCE

Contextually, the neighbouring house has a full width rear extension which we will look to replicate in height, depth and fenestration in order to maintain a sense of order.

In terms of construction material, we propose brickwork for the walls matching the neighbours, white uPVC or timber doors and windows and a built up felt flat roof.

8.0 ACCESS

Access to the property remains off of Old Barn Way. The addition of a hard stand driveway and cross-over from the public highway will provide our client with off street car parking.

9.0 SUSTAINABILITY

LRA propose the following sustainable features:

- The proposed flat roof provides us with enough roof area to incorporate solar panels should the client wish at a later date
- Rainwater harvesting will be used to water the garden and feed toilets throughout the house
- Super insulated walls, floors and roofs.
- Low u-value windows incorporating double-glazing units with argon cavity fill and low energy coated glass
- A+ rated appliances
- Use of low energy light bulbs throughout using 20% less energy than a conventional bulb and lasting up to 15 times longer.
- Water saving taps and sanitary ware, including aerators which can contribute to water savings by up to 80%.

10.0 WASTE MANAGEMENT

The proposal looks to demonstrate how regard has been given to the minimisation and reuse of construction waste by:

- Using an existing site to cut down on the amount of waste associated with a whole new site and its preparation etc;

- Using/choosing construction methods that are commensurate with the scale of the proposal to minimise the use of raw materials and maximise the use of secondary aggregates, recyclable and recycled materials; very little work on this project will be undertaken that does not involve a very localised application of skills, manpower, and materials. In turn this reduces the embodied energy 'in' the project;

On site sorting and recovery of waste materials from the demolition and throughout the construction programme as follows:

- Tiger Enterprises, Newhaven for over-ordered/surplus materials,
- Brighton's own wood recycling centres for all timber material,
- Mini crushing plant for hard-core and reuse into the proposed foundations,
- Magpie of Brighton for card and paper waste,
- Richardsons for metal,

Ensuring that the Principal Contractor follows the Site Waste Management Plans – Guidance for Construction Contractors and Clients – Voluntary Code of Practice Date Issued: 8th July 2004.

11.0 PHOTOGRAPHS



12 Old Barn Way front and side elevations (end of terrace) looking north



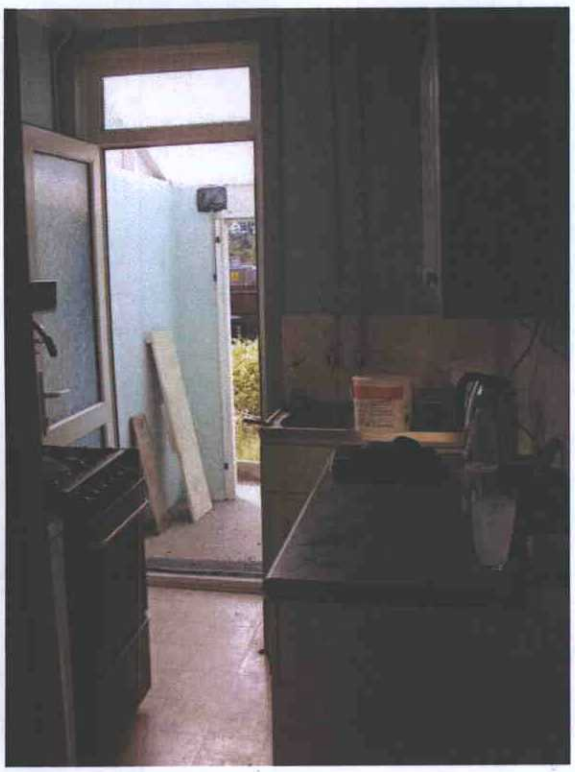
12 Old Barn Way rear and side elevations (end of terrace) looking north-east

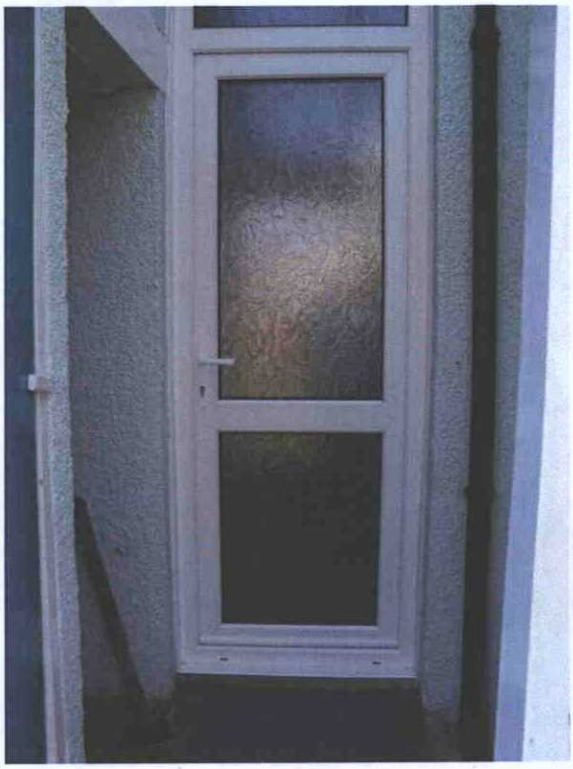


12 Old Barn Way front elevation, where a hard stand drive-way and cross-over from the public highway will be required



Rear elevation of Old Barn Way showing various extensions, most importantly the neighbouring brick flat roof addition that we will look to replicate in mass and fenestration





Extent of existing kitchen (left) not up to modern day standards of living and existing extension (right) who's footprint we will look to utilise.



Sketch of proposed rear extension mirroring existing neighbouring addition.