PLANNING
PLAN No. Aab2221o
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DESIGN AND ACCESS STATEMENT

WITH REGARD TO ALTERATIONS TO THE CARPORT AT 84 KINGSLAND CLOSE, SHOREHAM-BY-SEA



crowther & CO
Chartered Building Surveyors

2B The Courtyard, Chanctonfold, Steyning, BN44 3AA
Telephone: 01903 816290
Facsimile: 01903 814163

e-mail: reception@crowtherandco.com

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1. Introduction

This statement accompanies the Planning Applications for the alterations to the carport at 84 Kingsland Close, Shoreham-By-Sea to form a new bedroom as part of a for disabled facilities grant in conjunction with Adur District Council.

84 Kinsland Close is a purpose built wheelchair accessible bungalow built approximately 15 years ago and to the southwest side of Kingsland Close, which is an estate of similar aged properties of varying sizes.

2. Context

Following a review and the recommendations of Lucy Hughes, Occupational Therapist for West Sussex County Council, Adur District Council's Car and Repair Department have agreed, in principle, to provide a Disability Facilities Grant for the conversion of the carport of the above property to provide an additional bedroom.

The existing carport was constructed at the same time as the rest of the property and was clearly designed to give the impression of one structure rather.

The roof of the carport, is pitched at the same angle as the roof to the house and forms a hip off the main roof enhancing the appearance of this part of the building.

The existing accommodation is no longer adequate for the occupiers and in order to resolve this it is proposed to enclose the three open sides of the carport, with light-weight walls, to provide a further bedroom suitable for the needs of the occupiers all as the recommendations of the County Council's Occupational Therapist.

3. Amount

The proposed works are limited to the enclosure of the existing carport structure only and will not increase the overall size of the building. .

The works do not include any other redevelopment of the site, alteration of the accommodation or change of use.

4. Layout

The proposed works will provide a new wheelchair accessible entrance lobby and new bedroom all of which has been approved by the County Council's Occupational Therapist.

5. Scale

As mentioned above the alterations are limited to the enclosure of the existing carport and no enlargement of the existing building nor new buildings are proposed.

6. Landscaping

The scope of the project is limited to that of the conversion of the carport only and no alteration to the landscaping, hard or soft fencing etc is proposed.

There is additional off road parking in front of the carport and this will remain unchanged by the proposed alterations.

7. Appearance

The overall footprint of the property will remain unchanged. In order to cause limited disturbance to the existing property and to contain cost within the Disability Facilities Grant, it is proposed to enclose the three open sides of the carport with a light-weight timber frame construction all clad with Eternit Cedral weather boarding.

There is a pre-existing close-boarded fence adjacent to the north-west side of the carport and the remaining two open sides and it is considered that the weather boarding will enhance the appearance of this part of the building.

The doors and windows will be of timber construction to match the existing examples elsewhere on the building.

No alterations are planned to the roof which remains unchanged.

8. Access

The design has been produced to afford access to wheelchair users in accordance with Approved Document M of the Building Regulations and the recommendations of the County Council's Occupational Therapist.