

Robert Clark Chartered Architect

Design and Access Statement

Applewood, Deanland Road, Balcombe , West Sussex, RH17 6LX

Introduction

This Statement has been prepared in support of a planning application for alterations and extensions to Applewood, Deanland Road, Balcombe, West Sussex, RH17 6LX.

The proposals comprise:

- replacement of the existing roof;
- construction of a two-storey extension to the side of the dwelling;
- construction of a single-storey extension to the rear;
- Internal remodelling and alterations to the existing dwelling;
- Demolition of existing greenhouse and external storage
- Create new parking to the front of the property

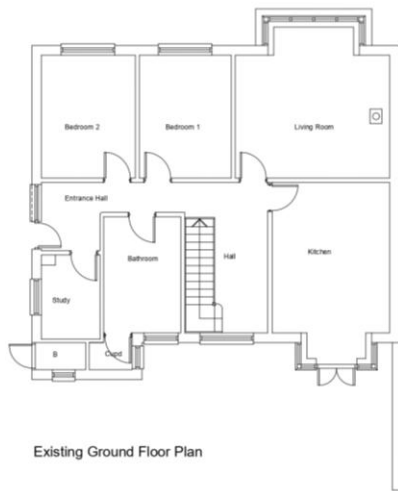
The Existing Site

Applewood sits on a rectangular site with an approximate area of 0.3 acres with a frontage of approximately 26m. Access is located to the northwest of the site off Deanland Road and there is currently space for 3 vehicles. The house is set back 12m from the road. At the rear of the site there is a group of outbuilding including a small masonry barn a large greenhouse and some external storage. The total area of outbuilding is approx. 80sqm.

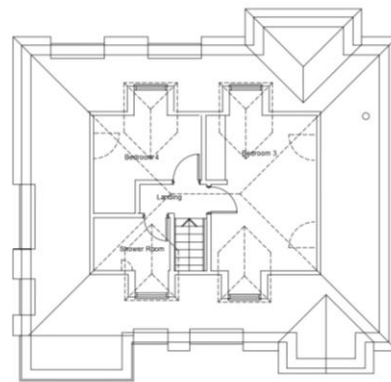
Existing Building

Applewood is a Four-bedroom detached property constructed in the 1960's. It has two bedrooms on the ground floor and a further two bedrooms and a small shower room in the roof space. Applewood is not listed.

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Existing Ground Floor Plan

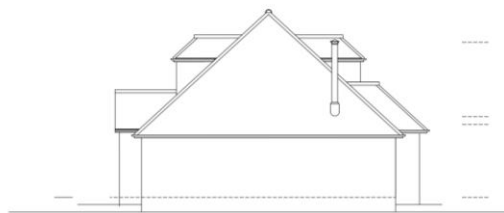


Existing First Floor Plan

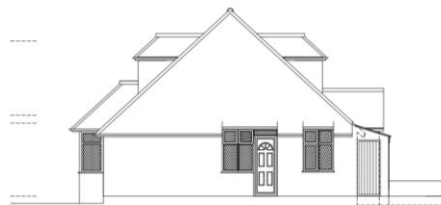
Existing floor plans



Existing West Elevation



Existing North Elevation



Existing South Elevation



Existing East Elevation

Existing elevations

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Design Proposals

Floor plans

The proposal is to provide an enlarged kitchen/breakfast room and utility room. The main entrance is to be rationalised by moving it from the side of the building to the front. The roof is to be altered by removing the hips making more space so accommodate 3 bedrooms, an ensuite bathroom and a new family bathroom. A fourth guest bedroom will be located on the ground floor. There will be some internal alterations to the ground floor plan to accommodate the new layout.

Elevations

The proposed elevations are to reflect the existing building with the use of dormer windows and a similar materials pallet. The windows are currently leaded and will be replaced with new traditional style windows similar to figure 1 . The rear extension will be a single storey brick built with a flat roof and parapet. The two-storey side extension will be constructed in brickwork to match the existing house. The roof will be redesigned to maximise the roof area and improve the overall appearance of the house.

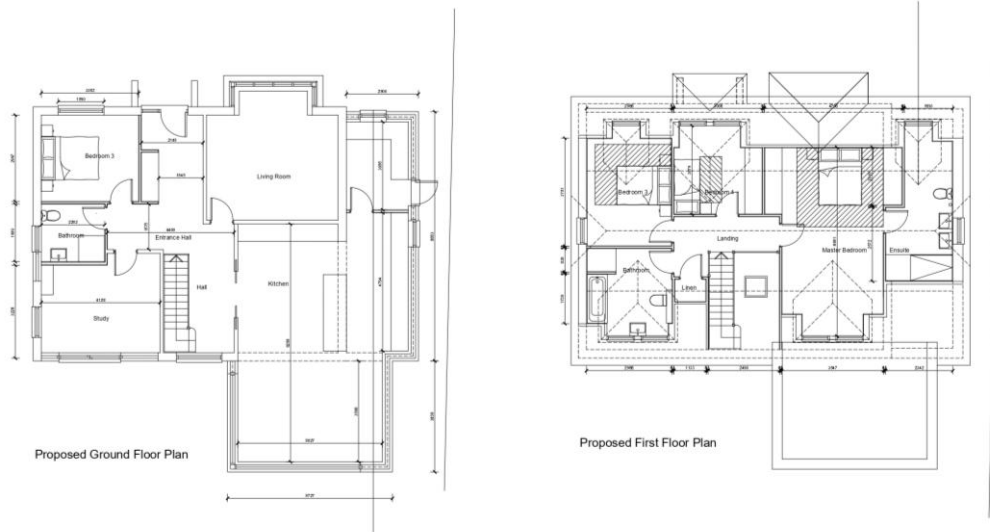


Fig 1. Illustration of window type

Out-buildings

The existing outbuilding consists of a small masonry barn which is to be retained and converted into a Garden Room/Den. New patio doors are added to facing the main house. The existing timber greenhouse and garden stores are in very poor condition and are structurally unstable. It is proposed to remove these elements and will be included in the planning application.

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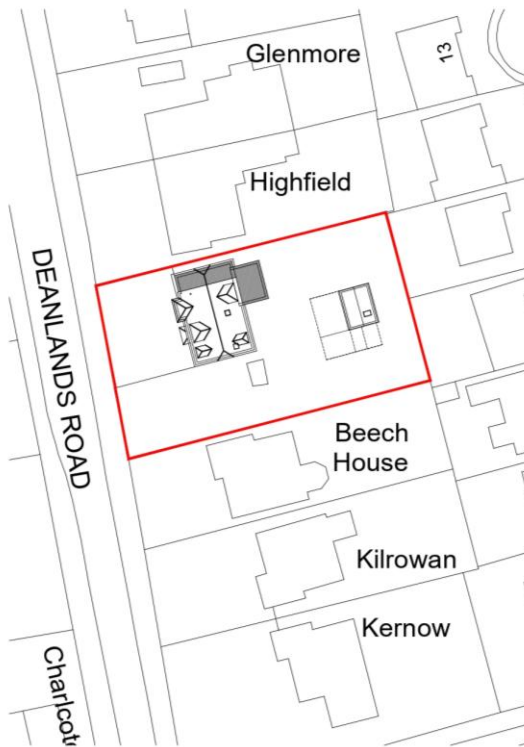
Proposed floor plans



Proposed Elevations

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Proposed site plan

Planning Pre application advice

A meeting was held with Katherine Williams on Tuesday 15th September to discuss the planning proposals. The response was positive with a few changes put forward for consideration. The keys points made were as follows:

- The proposed roof enlargement to alter the roof form would be in keeping with the existing character of the bungalow.
- No concerns were raised regarding the proposed replacement dormer windows or the single storey extension. Flat roof to have a parapet wall to obscure the flat roof finish
- Front dormer window too big and appears as a two storey element to the existing bungalow and should be reduced in size and set back from the eaves.
- Replacement fenestration to be in keeping with the properties setting within the conservation area.
- Demolition of the elements of the outbuilding to be included in the application as the parts to be removed exceed 50 cubic metres thus requiring planning permission for demolition

Katherine comments were noted and the requisite changes have been made.

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National Planning Policy Framework

DP3 – Key Principles for Well-Designed Places

HE9 – Conservation Areas

L2 – Making Effective Use of Land

P3 – Living Conditions and Pollution

Access

The existing access to the site is to be retained with the parking relocated from the side of the site to the front. The new parking area is to be permeable with a type 1 sub base and gravel finish. The gravel will be retained on all sides with granite setts

The front entrance door has been moved to the front of the house and increased in width to accommodate wheelchair access. All ground floor internal doors are to be 838mm wide for improved accessibility.

Access for emergency vehicles is unaffected by the proposals

Conclusion

The proposed works comprise the replacement of the existing roof, a two-storey side extension, a single-storey rear extension, internal remodelling, demolition of existing outbuildings and the formation of a new parking area using the existing vehicular access. The proposals have been designed to respect the scale, form and character of the existing property and its surroundings.

The existing access onto Deanland Road will be retained, avoiding the introduction of a new entrance or associated alteration to the established highway frontage. The demolition of the existing outbuildings will rationalise the site, while the extensions have been positioned and scaled to ensure that the existing dwelling remains the principal built form.