

Registered Office

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Design & Access Statement

for
Extension & Refurbishment

at
60
Park Street
Horsham
RH12 1BX

For
Horsham District Council
Albery House
Springfield Road
Horsham
RH12 2GB

Date of issue

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Status

ISSUE

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2556

Directors

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1. Introduction

This Design and Access Statement accompanies a planning application for a single storey rear extension at 60 Park Street, Horsham, RH12 1BX.

The proposal seeks permission to demolish the existing rear extension and create a larger extension in the same location. The proposal also looks to split the existing dwelling into two flats, a one bed accessible flat at ground floor level and a three bed flat across the first and second floors.

The existing dwelling and the terrace that it is part of is owned by Horsham District Council.

2. Site and Surroundings

The application property is an end of terrace residential dwelling located on Park Street in central Horsham. The property can also be accessed from the rear via a turn off on Barttelot Road.

The property falls within the Park Terrace Gardens Conservation area and is not listed.

Apart from some small areas of planting at the front and a small shrub to the rear of the property the rest of the site is covered in hard standing of either concrete or concrete slabs.

3. Park Terrace Gardens Conservation Area

The Park Terrace Gardens Conservation Area is located to the north east of the historic core of Horsham and was designated by Horsham District Council in September 2023.

The area comprises a single continuous character area encompassing properties within Norfolk Road, Norfolk Terrace, Chichester Terrace, Wellington Road, Park Street, Park Terrace West, East Street and Barttelot Road.

The conservation area is predominantly residential in character, with some commercial uses along its Park Street and East Street frontages. Development within the area dates principally from the mid-to-late Victorian period.

The prevailing architecture is two-storey terraced and semi-detached dwellings constructed in red brick under slate or clay tile pitched roofs with decorative architectural detailing including bay windows, sliding sash windows, decorative bargeboards, dentil courses, stone lintels, pediments and brick boundary walls.

The street pattern creates a strong sense of place, with a notable contrast between the busier vehicular routes at the conservation area's periphery and the quieter residential streets at its core.

4. Existing Building

60 Park street is an end of terrace three storey dwelling. The terrace is comprised of four properties of a matching style with a further two properties (semi detached) again of a similar style. The two terraces are separated by a narrow passage way.

The existing building layout is arranged as one residence comprised of two living areas, a small kitchen, WC and store room on the ground floor, two bedrooms and a bathroom on the first floor and two further bedroom on the second floor.

There is a small paved area to the back of the property but it is mainly for access to the rear entrance.

The principal elevation facing Park Street is characterised by bay windows at ground floor and first floor levels with a narrower window next to the first floor bay. There is a single dormer at second floor level.

There are small areas of vertical tile hanging between the bay windows and on the dormer cheeks. The area on the bay window mixes fishtail and square clay plain tiles with the dormer cheeks using square tiles only.

The roof is covered in dark brown concrete interlocking tiles with front and side elevation in red brick. The rear elevation is different in style using a darker brick with red brick coining around the 1F windows and red brick arches to all windows. The existing rear extension is rendered white.

All the windows have been replaced with white UPVC sliding sashes and a UPVC casement style in the second floor dormer.

The existing extension has a GEA of 7.9sqm. It has a sloping roof which is 3m at the highest part and drops to 1.7m at the eaves.

5. Design Proposal

The existing property is vacant but has and will continue to be used for social housing.

The proposal has two distinct parts.

1. Splitting the existing property into two flats.

The GF flat would be accessed via the existing rear path with the upstairs flat accessed via the existing front door. By splitting the property, this will create more housing supply to meet the increasing demand.

After splitting the properties there will be internal reconfiguration works carried out to allow for the best use of the available space. At GF level this will include the extension, new access, removal of internal chimney breasts, new openings created and the blocking up of some existing ones. The upper floor flat will be reconfigured with an extra bedroom added and the kitchen and dining room combined. There will also be the further removal of internal chimney breasts on both the first and second floors. Due to the fact the building is within a conservation area the chimney stacks will be left un-altered above roof level.

2. Demolish the existing poor quality rear extension and replace it with a larger extension that will allow for the ground floor flat to be fully wheelchair accessible.

The proposal looks to create a fully wheelchair accessible one bedroom flat at ground floor level. To do this the existing lean to extension will be demolished and a new larger extension would replace it. The larger size of this extension is due to the increased size requirement for wheelchair users. The extension will house a larger bathroom and kitchen.

The existing extension is poorly constructed and isn't suitable for the proposed accessible use due to its narrow doors, layout and smaller footprint.

The proposed extension will have a GEA of 13sqm and is 2.95m at parapet level. It will extend approx. 1.6m further than the existing extension.

As some of the existing UPVC sash windows are failing. All the existing windows will be replaced with newer UPVC double glazed sash windows apart from the existing kitchen window. The existing kitchen window style will be changed to a side hung flush casement window with glazing bars. This will match the new windows in the extension. These have been changed to a casement style to aid opening.

The extension will be built using bricks to match the existing building. The main façade will be in a dark brick with red brick quoining to the sides of the windows and doors and building corners. The plinth at floor level, window cill and head details, door head details and parapet detail will also be picked out in red brick.

6. Neighbouring properties.

The attached property next door has an access door at the rear and there are two small windows at ground floor level. One of these windows is for a bathroom and the other is into a storage area. Both of these windows face north. All the main living areas are towards the front of the property. To the other side of the property is a car rental office with associated forecourt.

7. Boundary Treatment

Surrounding the property is a close boarded wooden fence. This will be replaced in a similar style.

At the rear of the property there is an existing rear wooden gate. This will be enlarged and replaced. Another wooden gate will be added to the north of the rear boundary to allow for access down the side of the property for maintenance.

8. Parking

There are existing parking spaces to the rear of the property. One of these spaces will be remarked as an accessible parking space.

9. Waste & Recycling Storage and Collection

There are communal general waste and recycling bins to the rear of the property in the car parking area.