

11 Cootham Brow

Design and Access Statement

This Design & Access Statement is submitted by FAB Architects Ltd in support of a planning application for the development of an existing property as described below.

Address

11 Cootham Brow, The Plantation, Storrington, RH20 4JP

Introduction

The proposal is to add a single storey front porch to the property and remove a poorly constructed rear extension and replace with a single storey full width extension.

Planning History

No planning history available for this property, the site in the Horsham Council area for planning. There has been a recently approved front porch to number 2 Cootham Brow: DC/20/0710 – Erection of a front porch.

Proposal

The Building

The existing property is a 2 storey residential dwelling comprised of a ground floor with kitchen and living spaces, and bedrooms and a bathroom above. There is an existing extension to the rear and a detached garage at the end of a drive that runs to the side of the house.

The Proposal

This proposal seeks the following permissions:

- Removal of existing single storey rear extension
- Addition of porch to front elevation
- Addition of full width rear extension with windows, doors, rooflights and associated landscaping

Design Aims + Principles

The primary aim of the design is to add space internally to provide an open plan kitchen dining area whilst respecting the existing form of the building. Practical storage and utility space will be created in the internal ground floor of the plan, tucked away from the main open plan living area but easily accessed.

There is an existing attached garage and maintaining side access is key to the design and this limits the depth of the extension as a gate is installed between the two.

The design of the rear extension is contemporary and utilises a mix of materials and elegant architectural forms such as arched and curved windows. The material split on the rear elevation allows for a distinctive contrast of timber and tile.

The proposed front porch has a mono-pitch roof and references the rear extension by using the same materials. In this instance, rectangular glazing is introduced to better align with the front elevations of neighbouring properties, allowing the porch to be both harmonious and distinct.

Materiality

The design has prioritised using a mix of contemporary materials to update the existing house

Extension external walls - Dark timber and light tiles

Extension top trim - Dark grey capping

Extension roof - Dark grey EPDM

Porch external walls - Dark timber

Porch top trim - Dark grey capping

Porch roof - Dark grey EPDM

Doors and windows - Dark grey



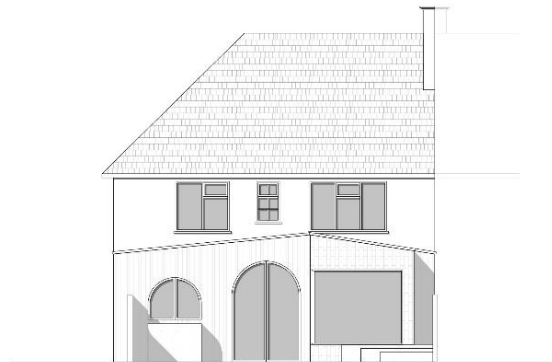
Existing Front Elevation



Existing Rear Elevation



Proposed Front Elevation



Proposed Rear Elevation



Artists impression of proposed front elevation



Artists impression of proposed rear elevation



Artists impression of proposed interior



Artists impression of proposed interior

Neighbourly Development

Privacy

Throughout the design process the privacy of both this and the adjacent properties have been of great importance. There is no neighbourly change to privacy by the changes proposed. The side windows have been retained, a side door has been introduced however this looks onto the properties drive and boundary fence. There are new side windows in the proposed side elevation, these are high level (above head height) and act to bring additional natural light into the space. The retained drive provides good separation to the neighbour

Impact on Light and Massing

There is limited impact to light due to the orientation of the site and the deliberate design to pitch the extension down toward the boundaries to reduce the mass as experienced from the neighbouring properties.

Access + Areas

Access & Security

The new doors and windows will be fitted with secure locks in line with Secured by Design and PAS-24 standards.

Parking

No change to parking is proposed, off street parking is retained.

Refuse Storage

The refuse requirements are unchanged for the existing property.

Area Change

Note: Areas approximate based on measurements of CAD drawings:

Existing Area (GF + 1st floor): 102m²

Proposed Porch Area: 3.5m²

Proposed Extension Area: 33.8m²

Area change: +37.5m²

Delivering Sustainability

Sustainability

We are committed to ensuring that the development of this site is seen as an opportunity to create a project that during design, construction, and throughout its life cycle aims for sustainability in a holistic sense. Accordingly this building will utilise sustainable materials wherever possible.

Optimising Use

This proposal aims to improve the usable space of the property, making it fit for purpose, thereby extending its lifespan for decades to come. As well as adding efficiency and privacy, the space can function better, adding flexibility and making the house fit for occupants of a greater range of ages, further extending the use of the property.

Low Impact Materials

This proposal will look to reduce the carbon footprint of the building by specifying materials with a low environmental impact, usually with a rating of A - D in the current green guide.

All timber will be FSC certified, and insulants will have very low GWP or global warming potential.