B | D

BELMONT DESIGNS
ARCHITECTURAL PRACTICE

DESIGN & ACCESS STATEMENT

Site: Orvello, Southwater Street, Southwater, Horsham

Context

This is a Design and Access Statement in accordance with statutory requirements and subsequent guidance.

This statement accompanies and supports an application being made to Horsham District Council in respect of a two storey rear extension and a single storey side extension within the village of Southwater. The overall increase in footprint and massing is modest compared to the existing property, garden areas and the neighbouring properties.

The proposal has been carefully designed so as to respect the local environment, accord with relevant adopted development plan policies and provide an appropriate extensions in this location.

Amount

Currently the site consists of the existing dwelling, garage, hardstanding and curtilage.
The size is set within policy objectives and is within the village of Southwater, please see the included existing and proposed drawings, site and location plans.

Layout

There is currently ample garden for the property, with the main garden areas to the noth and south of the property.
Very careful consideration has been given to the position of the extensions, in order to maintain these garden areas. In particular the design and location of the proposal, ensures that the setting and impact on the neighbouring properties is no worse, this is assisted by the retention of the existing fences, trees and hedges. The adjoining neighbouring properties - Arcadia and Vespa have already extended to the rear of the properties in the same way, as seen on the submitted block plan.

The layout ensures optimum accessibility to the existing and future occupiers of the dwelling with good access throughout and the proposal has been designed to retain the safe environment for residents.

Scale

The application site is within the village of Southwater. The scale of the proposal has been specifically designed to relate to the individual character of the existing and surrounding dwellings in the area. The proposal will create a more usable home for the applicants needs.

Landscaping

The design takes into account all the features within the site. Therefore the existing curtilage will be retained and the relationship between this and the proposal will remain with the current ratio.

Appearance and Design

I have taken into account maintaining the visual aspect of the area respecting both the bulk and scale of the property. We have been very careful when considering and designing the proposal, in order to design a matching extension, with the use of good quality materials, including the use of matching tiles to the roof and a mixture of stock and painted brickwork, and vertical tiles to the walls. This will enhance the existing dwelling and will accord with the individual distinctiveness of the property. The rear two storey section of the extension will be set away from the side boundaries by 3m to the eastern boundary and 5.5m to the western boundary.

Access

Parking provision is included in the layout as proposed. There is parking for 3 to 4 cars which includes the proposed garage. There is sufficient space to enable emergency vehicles to easily reach the property. The site is on fairly level ground therefore pedestrian access is easily accessible to the front and rear entrances from the parking area.

History and Policy Approach

This proposal is proportionate in both scale and massing when compared to the existing dwelling and the neighbouring properties, which have also been extended. Full consideration has been given to determining the scale and detailed design with regard to Government Guidance and Statements and Local Development Plan Policies.

Conclusion

This proposal is an appropriate response for my clients to create a larger and more usable dwelling for their needs. We have emphasised that the scheme has been carefully designed, to ensure it meets the aims and objectives of policy guidance and represents an environmentally sound development, this is achieved with good quality modern design.