

Design and Access Statement - 11 Marquis Way Aldwick Refurbishment Proposals

This application refers to revised proposals following an earlier planning application AW/353/14/PL withdrawn on 4th February 2015.

These revised proposals have been carefully considered, in relation to objections received, from the Parish Council and individual residents of the Estate. As a result of this and as you can see from the above description and when compared to the earlier application, the new proposals: -

- do not involve the scale of building works, nor the disruption that would have resulted from the full demolition and building of a new house.
- they retain the existing means of vehicle access and garage orientation (albeit with a single wider amended garage door)
- there is now, no requirement to remove and relocate the existing streetlight.
- its internal rearrangement, no longer now relies on the need for an external means of escape staircase (previously located on the western side of the house), and
- it retains the general character of the estate, albeit within the context of a project involving full refurbishment.

These new proposals can be summarised as follows:

1. The retention of the existing direction of access into the garage, in an east-west direction from the existing forecourt.
2. The retention of earlier proposals to extend the external wall of the existing garage, up to and including the existing steel colonnade. It is however now proposed to replace the two existing steel roller shutter doors with a full width sectional overhead garage door (removing the central steel post and brick pier), providing much greater ease of vehicle access and manoeuvre into the garage (a concern expressed under the earlier proposals), due to the restricted 'off-road' vehicle manoeuvrability, compared to other adjacent properties.
3. The retention of the existing architectural style of the property, for which the divergence away from the existing style, was seen as a concern to other neighbours on the estate, under the previous proposals. However, as indicated in the previous Design and Access Statement, it is felt that No: 11 does not, in some ways, have the advantage of the quality in detail of the two adjacent houses (No: 10 and No: 12), that have hipped rather than the existing quite clumsy gabled roof to the staircase 'Tower'

on No: 11 (a prominent feature as one approaches along Marquis Way) and the rather, massive form of the garage roof, that 'crashes visually' and rather awkwardly into the roof of the main house, as illustrated by the illustrated photographic context images. These proposals therefore show the same hipped roof form, above the staircase, similar to the two next door houses, as well as the square topped vertical window. The proposals have also been amended to mimic the pyramidal form of garage roofs on Nos: 10 and 12, with adjustments in the existing roof form, where it meets the main house, to enable an adjusted internal access into the first floor bedroom over the garage, as illustrated on plans, elevations and roof plan. The adjusted garage roof, would be of the same overall height. It would have a short lead formed ridge capping, in place of the concrete caps that exist at present

4. An amended east facing, partially recessed, dormer window, which as a result protrudes far less than the existing form, is proposed with a flat, lead dormer roof, in an attempt to further reduce the scale of the garage roof, in relation to the main house, given its prominence within the Estate.
5. The red facing brick is retained on the garage, the staircase tower and on the existing side facing chimney, but it is proposed that the remainder of the external walls are clad in, pre formed high quality, timber composite horizontal boarding (nominally 150 mm panel height), of a light neutral grey colour, secured over additional thermal insulation.
6. The end hip detail on the existing north facing entrance porch roof, to be removed, retaining the full width of roof as a monopitch structure, supported on a single corner column (removing the second middle column).
7. The additional thermally insulated cladding responds, to the client's earlier and continued aspiration, to provide a more sustainable and highly insulated property. In this respect, the cladding will provide a substantially more robust external facade, which will provide greater resistance to the wind and rain, that these properties are subjected to, due to their close proximity to the beach. The existing south and west facing brickwork and mortar joints have in many places been eroded due to the weather.
8. Although the slate roof finish is to be retained, the roof finish may possibly be removed and reinstalled, to upgrade the thermal insulation of the property. In doing this, it is proposed that the existing hip detail may be changed, to remove the half round red clay/concrete hip tiles and replace them with the traditional mitred cut slates, that will provide a more subtle detail, that allows the pyramidal form of the roof to be further expressed and emphasised. It is our view that the coloured half

round hip tiles, break up the roof and appear clumsy, especially on the smaller garage roof, which is so prominent, as one approaches the house from Marquis Way. In contrast, the existing clay plain tiled roofs on the two adjacent properties, are formed with saddle hip tiles, that match the existing main brown clay plain tile roof finish and as a consequence display the impression of a much higher quality finish, than the red half round cappings that exist at present on no: 11 Marquis Way. Refer to the existing context photos on PL 21a, PL22a and PL23a. **It is assumed that this detail, would be considered under Permitted Development.**

9. All existing pvc doors and windows, where the existing openings are to be retained, will be replaced with either timber, or polyester powder coated aluminium, high performance replacement units, adjusted in size and format, as illustrated and consistent in material and specification, with new areas of glazing, referred to above and illustrated. **It is assumed that this detail, would be considered under Permitted Development.**
10. The existing main, very narrow (approximately 780mm wide), white PVC front door, to be widened up to a clear width of 1.05m and replaced with a new solid timber door.
11. An additional high level window is proposed at the head of the external wall of the garage at ground floor level, as viewed, from Marquis Way, which will add some natural light, at high level, into the garage, but more importantly provide some visual relief to an otherwise blank facade, an issue that is relevant to this property, due to its prominence at the end Marquis Way. The height of the window above ground floor level will not allow any opportunity to overlook any other property to the north, since the garden walls to those properties, which are of some distance away, will be of similar height above the ground.
12. Four new Velux roof lights, are proposed, within the existing roof form. Two roof lights within the main roof, facing both east (behind the chimney) and west, plus an additional roof light, within the existing bedroom over the garage, facing west. The smaller fourth Velux window, is proposed in the small en-suite shower room, associated with the same first floor bedroom. None of these windows present any potential concern, in regard to angles of view, that would overlook any of the neighbours' windows or gardens. The garage Velux window is more associated, with the front forecourt of No: 12. **The lower edge of the glazing to these roof lights are proposed to be set at least 1.5m above finished floor level and given their limited prominence, they are assumed to be relevant to Permitted Development.**

13. An attic extension, in the form of a rear south facing dormer window, that is considerably less than the 50 m³ volume increase, required under Permitted Development (not taking into account also, any allowance for the volume reduction resulting from removal of the two existing south facing roof extensions and dormer windows). The leading face of the dormer is set back further than the proposed, reduced main eaves alignment. **It is assumed therefore that this qualifies under Permitted Development.** The end cheeks and roof of the new dormer, will be formed in lead or equivalent traditional seamed metal finish.
14. The existing balcony is to be removed, including the two overhanging hipped roofs at either side, which do not form part of any similar detail on the two adjacent buildings. The removal of these overhanging roofs will take away an existing obstacle that at present, can partially block the late western sunlight onto the balcony of No:10 Marquis Way. The balcony is to be replaced with a narrower structure, the edge of which will be set approximately 0.5m further away from both the eastern and western boundaries on either side. A new balcony is proposed, which is of 3m depth, compared to the existing 2.05m roof overhang that exists at present and 1.65m balcony structure.
15. Two new white stretched fabric awnings, fully retractable into dark grey aluminium casings, to provide solar protection to the new glazing onto the south facing balcony, extending no further than the two roof hangs that exist at present and which will be removed as part of these proposals.
16. New glazed sliding south facing doors, facing onto the south facing balcony at first floor level, are proposed to replace the existing group of doors and window openings, of equivalent total width.
17. New glazed doors of extended width and a single window are proposed to replace the existing south facing PVC doors and windows at ground floor level.
18. A new high level west facing window, onto the beach access road, with a lower glass edge, set 1.6m above finished floor level, in addition to the retention of the existing west facing window at first floor level, within the same elevation.
19. A new south facing rear single storey extension is proposed, extending no more than 4 metres beyond the existing rear elevation of the house, **as allowed under Permitted Development**, behind the existing garage/ first floor bedroom. This extension is in the form of a low level, glazed conservatory (within 2.4m height above FFL along the eastern boundary), of approximately 4m width, positioned between the existing western side wall of the house and a new masonry wall (finished with facing brickwork to match the existing chimney and

staircase tower), set just within the line of the timber boundary fence, that faces onto the beach access path way. The conservatory, has two sets of both sliding and sliding folding doors, facing south and east, positioned within glazed walls on those two elevations and a low laminated toughened glass roof, with 4 degree pitch, that rises up to a level, at the side of the house, no higher than 2.6m above FFL. The eaves, gutter and first metre of the roof glazing, are concealed behind a lead faced abutment coping at the head of the masonry wall. A replacement timber fence is proposed along this boundary, with a height of approximately 2m above the ground floor finished floor level. No glazing at this ground floor level, is proposed within the western boundary fence, i.e. facing west onto the beach access path, or onto No: 12 beyond. **Since the footprint area of this new extension is well within half of the area of the land surrounding the original house, it is assumed that it can be constructed within Permitted Development.** The glazed conservatory also extends no further than the recently approved (AW/44/05), large swimming pool enclosure, approved in 2005 and subsequently constructed as a rear extension to Aldwick 100, the large neighbouring property to the east of the wider Estate boundary (refer to PL04 and PL05). Desk top research has been carried out to check whether there are any covenants, or restrictions, in the form of a rear building line, but none exist within the conditions of the Planning Approval for the Estate, in 1995 (AW/107/94), the clauses of the Section 106 agreement associated with this consent, or within the Private Estate Agreement.