



PHILIPS SURVEYORS

BUILDING SURVEYORS, DESIGNERS & CONSULTANTS

SITE:

**68 THE DRIVE
ALDWICK
BOGNOR REGIS
WEST SUSSEX
PO21 4DS**

PROJECT:

**MINOR AMENDMENT TO
PREVIOUS APPLICATION
AW/344/14/HH -
INTERNAL & EXTERNAL
ALTERATIONS**

1934/14/DAS

PHILIPS SURVEYORS LLP

**THE OLD COACH HOUSE
78 LOWER STREET
PULBOROUGH
WEST SUSSEX RH20 2AA**

DESIGN & ACCESS STATEMENT

[INC. HERITAGE STATEMENT, PHOTOGRAPH
SCHEDULE]





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1.0 Introduction

1.1 This application refers [but not limited] to the minor amendment to application AW/344/14/HH as listed;

- Removal of 2no garage doors and centre brick pier and replacement with larger single door.
- Clad external elevations with insulation and render, rather than just render.
- Replacement rear balcony to be stainless steel (S/S) with fully frameless glass balustrades and a 1.8m high S/S screen with obscured glass panels to west end.
- Omit replacement stairs to east terrace and add to top of parapet walls new fully frameless balustrades using obscured/opaque/etched glass, height to be min. 1.8m above terrace FFL to provide privacy.
- Installation of PV solar panel system to south facing roof & IFORE rainwater harvesting system with roof.
- Replace existing tile-hanging with Marley Eternit 'Cedral' weatherboarding colour grey to West & East gables.
- Existing sun lounge bay structure to be replaced including area of flat roof to be replacement with interlocking clay tile [to match new roof finish permitted under application AW/344/14/HH] pitched roof. Gable clad with 'Cedral' weather boarding in grey.
- Layout alteration to first floor layout.
- Existing 16° front canopy roof/front entrance roof to be renewed with new 20° roof to allow for new interlocking clay tiles to be used (min. 20° pitch permitted) by forming new tiled mansard style with recessed felt flat roof to ensure roof/wall abutment is below existing window cills.

1.2 This application follows on from a previous application [AW/344/14/HH] which was granted permission on 22nd April by Arun District Council.

1.3 This application proposes a number of amendments to the previously approved scheme. These have been made to ease the concerns of the Parish Council and neighbouring community, highlighted within the planning report of the previous application [AW/344/14/HH].

- 1.4 Please consider that within the Conservation Officers report, [application AW/344/14/HH] a number of the larger proposals [replacement windows, new pitched roof to Sun-Lounge, insulation/render, roof lights, extension] where deemed either to enhance or not affect the Conservation Area.
- 1.5 Furthermore, the report highlights that much of the work can be undertaken under 'Permitted Development' rights, not requiring planning permission.
- 1.6 Please refer to **5.0 Amount** for full details of the proposed works.
- 1.7 Please refer to and consider all application documents when reading this statement. Please note that the Heritage Statement and Photograph Schedule are contained within this document.
- 1.8 Whilst every effort has been made to ensure the accuracy of the information used in the creation of this document, this cannot be confirmed. This document remains the professional opinion of Philips Surveyors LLP.

2.0 Assessment [Use]

Physical context

- 2.1 *General* – The existing building is a large 4no bedroom, two-storey detached dwelling built in the 1970's. It is largely constructed from concrete and face brickwork with concrete interlocking tile roof finish, vertical red concrete hanging tiles, white uPVC windows and brown timber framed doors.
- 2.2 It has a front and rear garden, double garage, boat house [rear garden] and a small amount of trees within its curtilage.



2.3

Fig.1 Location of 68 The Drive – red line, footpath – orange line [image supplied by Google]

- 2.4 *Site* – The property is set back from the highway within a private estate [and Conservation Area – see 3.0]. It backs on to the beach [English Channel] which is approximately 35m away.
- 2.5 There is a footpath along the western boundary which separates the property with the neighbouring property. This foot path provides pedestrian access to the beach – Fig.1 – orange line.
- 2.6 *Typography & Landscaping Features* – The land is predominantly flat. There are several trees located on site, these are mainly within the front garden along the boundary.
- 2.7 None of the trees shall be removed or pruned and part of the works.
- 2.8 *Flood risk* – As the property is located adjacent to the sea, it is located within a flood risk area, as is at risk from both coastal and ground water flooding.
- 2.9 The proposals described within this application shall not create any additional flood risk.
- 2.10 *Access* – Refer to **12.0 Access**.

- 2.11 *Transport* – The site is easily accessible by road or by foot. Access to frequent public transport [buses and trains] is located in nearby Bognor Regis, approximately 2.5 miles to the east.
- 2.12 *Architecture* – The properties located along The Drive vary in design and construction including elements such as the wall construction [varying brick finishes] and roof tile finish [clay and slate roof tile].

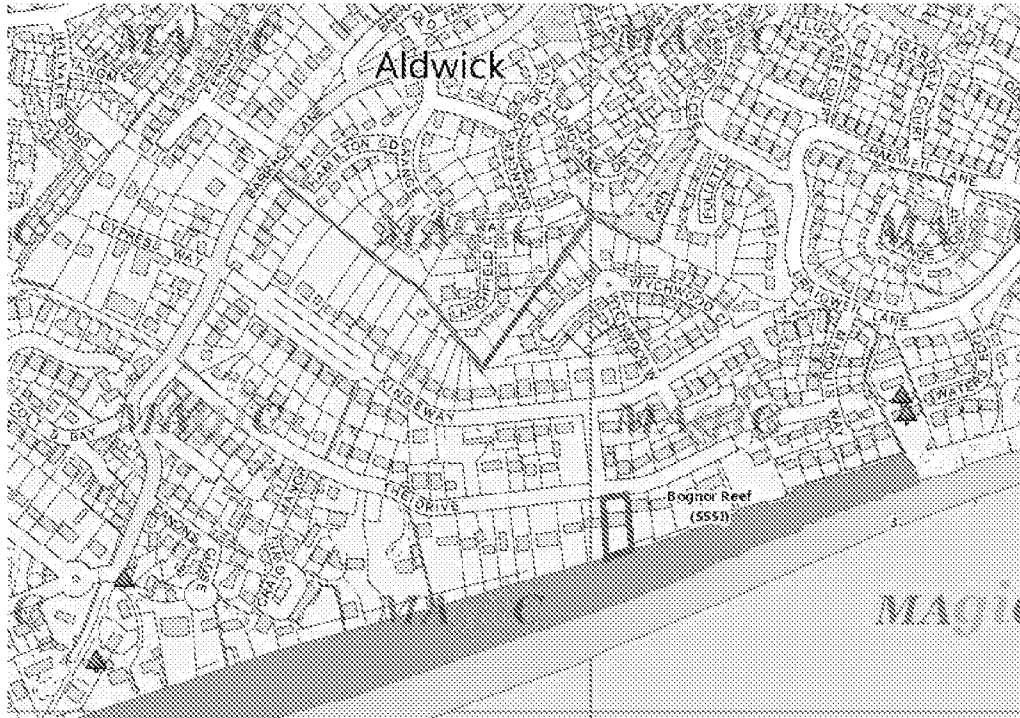
Social & Economic context

- 2.13 As the property is a private dwelling, any proposals highlighted within this application shall not have any effect on the local economy or the ‘social’ lives of those who live nearby.
- 2.14 Proposed use – the property shall continue to form a dwelling following the completion of the works.

3.0 Conservation & Heritage [statement]

General

- 3.1 The application site is not located within a National Park or Area of Outstanding Natural Beauty [AONB].
- 3.2 The property is however located within the Craigweil Conservation Area. It is also adjacent to the ‘Bognor Reef’ Site of Special Scientific Interest [SSSI].
- 3.3 The property is not listed, nor is it located near any listed buildings.



3.4

Fig.2 Designation map [not to scale, taken from magic.gov.uk] showing the property [red line] in relation to nearby heritage assets [listed buildings – red pyramids and SSSI – green hatch].

Craigweil House Conservation Area

- 3.5 This Conservation Area was designated in 2009 and focuses on a particular house and its Royal ties – King George V visited in 1929 where he received surgery on his lungs.
- 3.6 The house itself [located to the east end on The Drive] was demolished in 1939 but by this time an ‘Arcadian’ style estate; formed of verges, trees and front gardens had been established.
- 3.7 The growth and evolution of the Conservation Area has led to a ‘strong mixture of styles and ages of properties’. Commonly though, construction materials would have been locally produced brick and clay roofing tile.
- 3.8 The ‘Conservation’ designation seeks to support and protect element which make a positive contribution to the character of the area. This includes protecting the removal of natural features [enclosure of grass verges, hard surfacing of front gardens etc.] as well as preventing the removal of important features from buildings [information taken from the Conservation area Statement – Craigweil House, Aldwick].

Bognor Reef SSSI

- 3.9 This area comprises of a long stretch of foreshore of great geological interest and an extensive area of vegetated shingle – rarely found in Britain. At the western end is a small area of old sand dune which is home to an interesting flora, including a specially protected species.

Schedule of Works

- 3.10 Refer to 5.0 Amount for details of the proposed works.

Use of Materials

- 3.11 The use of the varying building materials has been carefully considered to ensure they are appropriate for the task, in terms of both aesthetics and structure.

Justification for the proposed works

- 3.12 The proposed works seek to improve the existing building in both function and form. This will lead to a more comfortable, efficient living space for the inhabitants and a more attractive [suitable] building to look at for the neighbours and users of The Drive.
- 3.13 The proposed alterations and amendments to the building will help to promote the appearance of the Conservation Area.
- 3.14 *Use of modern materials* – The use of modern materials is key to reducing the environmental impact of the building, protecting it for future generations. The impressive development of; modern render systems, screeds, external cladding, insulation, timber and roof tiles [now available in all shapes, sizes and colours] means that often a compromise between product suitability [efficiency, endurance] and appearance can be easily reached.
- 3.15 *Historical elements* – It is important however to ensure that the heritage of a building and the wider area remains protected. This includes the overall style and colours of the materials proposed sit appropriately within their surroundings.

- 3.16 *External render* – The rendered finish is proposed to improve the look of the building and subsequently, the surrounding area [Craigweil Conservation area]. This concept was supported by the Conservation Officer [AW/344/14/HH] who agreed it was ‘acceptable’ that it ‘accords with a number of other properties in the locality, especially the older properties within the conservation area’.
- 3.17 *Windows & doors* – The proposed aluminium windows will provide a visual improvement to the existing white uPVC framed windows.

Ecology

- 3.18 Given the exposed nature of the site, consideration has been given to the local ecology and landscape which shall remain largely intact and undisturbed.
- 3.19 Despite the exposed location and close proximity to the sea, given that the site is subject to constant use it is unlikely that the dwelling shall contain any protected species or habitats.
- 3.20 The proposed works [before, during and post construction] are not deemed to have an impact on the surrounding wildlife.

Summary

- 3.21 The proposed works have been designed to complement and enhance the existing building and surrounding Conservation Area.
- 3.22 The design is heavily based on the comments and advice received during the previous application process [AW/344/14/HH], in order to demonstrate cooperation and reach an agreeable compromise with all concerned parties.

4.0 Planning Policies & History

Policy

- 4.1 National Planning Policy Framework (hereafter referred to as the NPPF) and Arun District Council’s ‘Local Plan’ policies have been considered prior to the completion of this statement.

- 4.2 The NPPF promotes, amongst other things, sustainable development which should ‘go ahead without delay’ – that is ‘ensuring better lives for ourselves doesn’t mean worse lives for future generations’.
- 4.3 The NPPF also promotes the enhancement and protection of the local environment and conservation. At face value, this refers to appearance and size, but also the future environmental impact will undoubtedly one day have a large impact, so should be considered in future plans.
- 4.4 The local plan policies, which are applicable to the application refer to the rural setting of the property, have been taken from Arun District Council’s ‘**Local Plan 2003**’ and include policies; **GEN21** – Renewable Energy, **GEN 28** – Tree & Woodland, **GEN 30** – Protection of Species, **DEV 19** – Extensions to Existing Residential Buildings, **AREA 1** – Areas of Special Character, **AREA 2** – Conservation Area.
- 4.5 Particular attention has been paid to documents relating to the location of the property and small scale of the proposed works.

History

- 4.6 The recorded planning history includes;
- AW/344/14/HI – Increase single storey side extension, clad external elevations with insulation & render, remove existing clay tiled roof & recover, 3 No Velux windows within the north facing front elevation, 32 no new windows, 7 no new doors, reconstruction of first floor balcony, new external steps at rear of side extension, gable roof extension to existing first floor living room & external garden swimming pool. This application affects the character and appearance of the Craigweil House Conservation Area – 22nd April 2015 – Permitted.
 - AW/289/14/TC – Fell 1no Holly tree, 1no Lawson Cypress tree and 1no Holm Oak tree within Craigweil House Conservation Area – 12th December 2014 – No objection
- 4.7 The recorded planning history [4.6] refers to the information available online which reflects; Planning decisions since May 1992, application forms and plans since 2005, representations since June 2012.

- 4.8 Further planning application history may be available from the local council directly.

Compliance

- 4.9 The details highlighted within this application are deemed to comply with the current relevant policies. They also incorporate the comments received from the representatives of the Parish Council, Natural England and Conservation Area Advisory Committee.

5.0 Amount

- 5.1 The amount of development highlighted within this application almost entirely matches that which has been recently approved. The reason for the 'resubmission' is to gain clarity and approval of the proposed roof tile finish, for reasons discussed in section **1.0 Introduction** and propose minor external amendments to the scheme.
- 5.2 The previous clients' agent incorrectly stated the existing roof finish as plain clay tiles, when in fact they are aggregate faced large concrete interlocking tiles. Therefore this subsequent application is being made to rectify this error and also propose a number of amendments to the previously approved scheme.
- 5.3. This application refers to the following works [in no particular order];
- 1) Additional conservation style rooflight to the rear elevation in conjunction with the original proposal for three to the front elevation [as per previous application AW/344/14/HI].
 - 2) Provision of solar photovoltaic [PV] panels to the rear elevation with IFORE rainwater harvesting system to roof.
 - 3) Replacement of the existing vertical tiling hanging with grey [C05 – mineral tones range] 'Marley Eternit Cedral' in grey horizontal weatherboarding.
 - 4) Existing side stairs from the east terrace to be removed but new replacement stairs have been omitted from existing planning application AW/344/14/HI maintaining the increase the width of the existing single-

storey side elevation by 300mm [as per previous application AW/344/14/HI] .

5) Provision of 1.8m high fully frameless glazed balustrades with obscure glass east facing/clear to south facing, to maintain privacy for the building and adjoining neighbours.

6) Existing rear sun lounge to be replaced with new structure adequate to support the new gable roof over the rear sun lounge [as per previous application AW/344/14/HI] but with new clay interlocking tiles to match new roof finish. Gable to be finished with new Marley Eternit Cedral weather boarding in colour grey to match new finish to be applied to existing gables to main house.

7) Removal of existing white uPVC framed windows and brown timber framed doors [as per the previous application AW/344/14/HI] and replacement with new Reynaers CS104 triple glazed aluminium framed [polyester powder coated – grey RAL 7040] windows and doors.

8) Existing garage doors and central pillar to be removed and replaced with new large single door [Garador Linear Medium Silkgrain premium sectioned garage door in white RAL9016, with grey RAL 7040 door frames].

9) Removal of existing balcony and reconstruction of steel framed 1st floor rear balcony [as per the previous application AW/344/14/HI] but with an [600mm] increase in width westwards. New balcony shall be stainless steel with fully frameless balustrade system including framed S/S screen with obscured privacy glazing up to a height of 1.8m high [to west elevation].

10) Replacement of the rear steel framed staircase [inc. timber treads] with a new S/S spiral staircase [inc. glazed side panels and hardwood timber treads] to be located in new position.

11) Replacement of existing paving slab driveway with new Marshalls 'cobble effect' block paving, [size and extent to match existing] – proposed in 'iron grey' colour, samples to be submitted.

12) Installation of 100mm thick external insulated render system and finished with 'K-render' Silicone TC' render system, colour – Limestone White TC15 to all elevations.

- 13)** Removal of existing uPVC fascias and replaced with new Marley Eternit 'Operal' flat boards, colour white [OPO1]. New recessed stainless steel down lighters install into the soffit at 2m centres.
- 14)** Removal of existing rainwater gutters and down pipes and replacement with Marley 'flowline' square plastic 112 x 60mm in white with matching white square downpipes.
- 15)** A whole housed heat recovery ventilation system (HRV) to be installed to provide eco-friendly air extract and fresh air intake heat recovery.

6.0 Layout

Internal

- 6.1 The existing internal layout has been redesigned to better suit modern day life. This includes the improved access routes, additional sanitary facilities and the installation of modern, 'efficient' [i.e. thermal, acoustic] materials and products.

External

- 6.2 The creation of the En-suite facilities to Bedroom 1 required the removal of the external terrace staircase and a 1.8sq.m extension to the building footprint [located to the east] the repositioning. Access to the terrace is now from the inside only and furthermore, the terrace shall now be protected by high-level glass balustrading.
- 6.3 The removal of the existing external staircase and installation of the new spiral equivalent shall be done so at no detriment to the existing layout.

7.0 Scale

- 7.1 The proposed works apply effectively to the entire building – that is; to the roof, walls, windows and external features of the existing building – although these are either based upon required repairs or improvements lead by improving aesthetics or reducing the current environmental impact.

8.0 Appearance

External

- 8.1 Walls – the rendered system proposed for the walls has been designed for 2 main reasons; 1 – to allow the building to be successfully insulated and ultimately reducing its energy consumption and, 2 – to improve the overall aesthetics by giving the elevations more subtle and 'in keeping' with the Conservation Area [confirmed by Conservation officer in previous application report].

Windows & Doors

- 8.2 The replacement of the existing windows and doors, much like the wall construction has been designed to improve the aesthetics of not only the building, but the surrounding area too. The grey aluminium-framed double-glazed units shall compliment the new external wall finish to help it remain subtle but offer some design benefits [confirmed by Conservation officer in previous application report]. The proposed window is also triple glazed and provides a high level of thermal efficiency.

Roof finish

- 8.3 The proposed interlocking clay tile roof finish to the new pitched roof above Sun Lounge is designed to match the new roof finish that was approved under the previous application AW/344/14/HH.

Privacy

- 8.4 The inclusion of 1metre high glazing [up to a height of 1.8metres on the east elevation] has been incorporated into the design of the external balustrading to create a direct physical barrier around the external areas to help reduce noise and increase privacy for the occupants, the neighbours and users of the beach.

Eco Friendly/Sustainable Technology

- 8.5 The solar panels proposed to the southern elevation shall work alongside the new insulation to be key in reducing the energy consumption of the dwelling. The panels are black, mounted on brackets directly onto the roof finish, protruding no more than 200mm above the [roof] surface. They have been designed [inc. number of and location] to be at their most efficient; south facing towards the majority of the sunshine.
- 8.6 New IFORE rainwater harvesting system to be installed to main roof with catchment trays within roof finish to feed header tank within roof space to feed WC's and washing machines with harvested water.
- 8.7 New whole house HRV ventilation system to provide extract/intake of air designed to take stale air out and fresh air in with heat recovery transfer to reduce the heat loss though open window.

Finishes & Materials

- 8.8 Refer to drawing 1934/14/PL1 for proposed schedule of materials.
- 8.9 Samples of materials [where available] shall be supplied as part of this application.

9.0 Landscaping

- 9.1 No landscaping works are proposed as part of the application.

10.0 Lighting Provision

- 10.1 New recessed stainless steel down lighters install into the soffit at 2m centres. No additional lighting provision is proposed as part of the application.

11.0 Parking Provision

- 11.1 Existing parking provision is to remain following completion of the works. No extension or reduction is proposed as part of the works.

12.0 Access

External

- 12.1 *Site* – The property is accessed at the front from ‘The Drive’ onto a modest driveway suitable for vehicular turning and parking. There is pedestrian access from the rear garden directly onto the beach, there is also public access along the side of the property [as mentioned previously].
- 12.2 The proposal shall not alter the existing access following completion of the works.
- 12.3 Contractor vehicle parking will be appropriately designated on site once building works on commence to minimise movement and overall impact.

- 12.4 measures will be put in place to ensure that at no time shall the contractors use the beach for any activity.

Internal

- 12.5 The existing access around the building is to be improved as part of the new layout design. This shall incorporate all current regulations to ensure compliance.

13.0 Appendix

- 13.1 Photograph Schedule

- 13.2 Product information and brochures