

DESIGN & ACCESS STATEMENT

4 SHORECROFT, ALDWICK



Richard Meynell Ltd

C.1062 – DECEMBER 2020

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1. INTRODUCTION

- 1.1. This Design & Access Statement has been prepared by *Richard Meynell Ltd* on behalf of Mr & Mrs Delaney to assess the proposed works to 4 Shorecroft, Aldwick. This document supports an application for Householder Planning Permission.
- 1.2. This document makes a full assessment of the form, design & size of the proposal as well as visual and neighbouring amenity, sustainability and access considerations.
- 1.3. This statement forms part of a Householder Planning Application for;
 - Single storey rear extension
 - Loft conversion with dormer windows
 - Alterations to fenestration
 - Replacement handrail to roof terrace
 - Canopy over side terrace
 - Planter to front garden

Application Description: Single storey rear extension and loft conversion with enlarged rear dormer window and two modest front facing dormer windows. Alterations to fenestration, Canopy to side elevation and replacement handrail to roof terrace.

- 1.4. A Lawful Development Certificate under AW/264/20/CLP has recently been certified by Arun District Council. The works include the construction of a rear extension, rear dormer and rooflights to the front elevation.
- 1.5. The proposals seek to provide improved and extended accommodation to meet the needs of the Delaney family. This will also involve the re-arrangement of the living space to the first floor which will then take advantage of the views from both the front and rear of the property towards the sea.

The proposals have been designed in a similar architectural style to many others in the local area with high quality render finish and 'New England' style cladding similar to the neighbouring properties. The poor quality PVCu windows and mismatched fenestration will be re-arranged using high quality powder coated aluminium windows and screens.

The proposals also aim to limit perceived overlooking related to the rear dormer window as certified under AW/264/20/CLP. Mr and Mrs Delaney are eager to maintain mutual privacy and it is believed that obscured glass to the existing certified attic floor windows will significantly mitigate this issue.

- 1.6. The proposal is accompanied by a set of detailed application plans which include:

- D.1062H-00 - Location and Site Plan - 1:1250 and 1:500
- D.1062H-01 - Existing Plans - 1:100
- D.1062H-02 – Existing Elevations – 1:100
- D.1062H-03 – Proposed Plans – 1:100
- D.1062H-04 – Proposed Elevations – 1:100
- D.1062H-05 – Existing and Proposed Attic Plan – 1:100

2. SITE AND CONTEXT

2.1. The application site is edged in red on drawing D.1062H-00.

No. 4 is positioned on the north side of Shorecroft and lies within Aldwick Place Estate. Arun District Council Adopted Plan has been considered when developing the proposals.

2.2. Shorecroft is a cul-du-sac which runs parallel to the foreshore approximately 50m to the South. The road is separated from Aldwick beach by a properties on the south side of Shorecroft.

The surrounding area is characterised by sizeable, detached properties set within private estates. Those along the foreshore have significant prominence.



Figure 1: No. 4 Shorecroft outlined red. (Google Maps, 2020)

3. DESIGN AND IMPACT

3.1. Layout, Scale and Form

The main living space will be located at ground floor level however additional reception space will be created at First Floor level to take advantage of the existing roof terrace and views over the sea. The number of bedrooms will remain as existing. The Loft conversion will provide a Master Bedroom, En-suite and storage provision.

The single storey extension and larger dormer window are oriented to the rear of the property to diminish their visual impact.

3.2. Amount of development

The proposed footprint is approx. 170m² which represents an increase of 7% compared to that already certified. In context of Local Policy D DM4: Extensions and Alterations - *Extension of up to 50% in terms of floor space will generally be considered proportionate*. The proposals fall well within this guideline and also within the applicants permitted development rights.

3.3. Design, Appearance and Residential Amenity

In line with Policy D DM4: *Extensions and Alterations* the proposed design is founded on an analysis of the characteristics of the site as well as the character of the wider setting.

The design and form of the proposals can best be assessed against the specific elements of the scheme as outlined within the introduction. These can each be assessed as follows:

Single Storey Rear Extension

The rear extension faces north and is designed around two high quality glass screens with minimal frames to maximise natural light and improve the flow from the interior to the garden. A visually 'lightweight' flat roof will rest over the glazing giving a clean, simple appearance.

This space will provide a 'Family room' connected to the kitchen and playroom.

The proposed will replace an existing sub-standard conservatory and complies with the requirements under the applicant's permitted development rights. The extension looks out over their private garden.

Loft conversion with dormer windows

The rear facing dormer window is an enlargement of that as certified under AW/264/20/CLP. This has been designed based on many of the same principles including matching materials (tile hanging) as well as being set-back from the verge and eaves. In order to maintain mutual privacy, the windows will be obscured to a height of 1.7m.

Two south facing dormer windows will take advantage of the sea views and will provide high levels of natural light. These will be aligned over the First Floor windows to provide balance to the front elevation. The form of the dormers has been designed to match the style of those at 7 & 9 Hornbeam Close (just around the corner). Due to the relatively exposed location the windows will have high quality powder coated aluminium frames and high performance glazing.

Replacement handrail to roof terrace

The existing painted steel balustrade is not in full compliance with the building regulations and due to the coastal location requires ongoing maintenance to avoid rusting.

To resolve this issue a laminated low-iron glass balustrading is proposed as shown on drawing D.1062H-04. This face fixed system will provide discreet fixing of the toughened glass panels and thus a minimal visual impact on views. To preserve privacy the glass will be etched to a height of 700mm.

The proposed glass balustrade will be similar in appearance to those at 3 Shorecroft and 3 Aldwick Place.

Visual Amenity

The proposals have been designed in a similar architectural style to many others in the local area with 'Beach House' style cladding and a high quality render finish similar to the neighbouring property at 2 Shorecroft.

The poor quality PVCu windows and mismatched fenestration will be re-arranged using high quality powder coated aluminium windows and screens.

Please also refer to 'Schedule of Materials and Finishes' for further details.
Sample materials are also available to view on site.

Sustainability

It is the intention to apply the principles of sustainable design at all stages of the project. This will include the following;

- The proposed extension and loft conversion will achieve current Building Regulations standards in terms of thermal insulation requirements while the existing fabric will be enhanced.
- Incorporation of low energy services (all LED lighting) and water efficient fittings (including a low flush W.C)

Landscaping

The existing hard landscaping to the front garden will be softened by planting of shrubs and grasses. The existing beach pebbles will be retained and oak sleepers will be used to form planters and boundary features. It is felt that this will enhance the existing appearance and settle the building into the beach setting.

A simple, open sided canopy will be formed over the existing side terrace using natural timber with a glass cover.

4. ACCESS CONSIDERATIONS

4.1. Vehicular Access & Parking

The Proposed works will retain the existing vehicular access and maintain the existing number of parking spaces. The existing permeable hard standing will also remain as existing.

4.2. Access by Foot

The existing pedestrian access will remain as existing.

5. RELEVANT LEGISLATION AND PLANNING POLICY

Planning policy relevant to this application comprises the the National Planning Policy Framework (NPPF). Certain Core Strategy policies of Arun District Council are also relevant.

5.1. National Policy

PPS1 highlights the importance of developing well designed buildings that are appropriate within their context and which will contribute to the character and quality of an area and the surroundings. The application proposal maintains good quality design that is in keeping with the architectural style of the existing dwelling and makes a positive contribution to the appearance of street scene and the local landscape. The proposal is therefore compliant with National Guidance as set out above.

5.2. Local Planning Policy

The key policies considered are D DM1: Aspects of form and design quality and D DM4: Extensions and alterations to existing buildings (residential and non-residential) of the Arun Local Plan.

The property does not fall within an Area of Special Character or a Conservation Area.

6. CONCLUSIONS

- 6.1. As detailed within this Design and Access Statement the proposed alterations and extension of 4 Shorecroft have been carefully considered to take account of both Local and National Planning Policy Guidance and seeks to provide a high quality, sustainable home.
- 6.2. The scale, form and amount of development is felt to be proportionate to the site and local setting.
- 6.3. The proposals have been designed in a similar architectural style to many others in the local area with 'Beach House' style cladding and a high quality render finish similar to neighbouring properties. Key existing architectural components are preserved to ensure the character of the existing building is maintained.
- 6.4. Neighbours have been consulted and concerns regarding overlooking and mutual privacy have been taken into account.
- 6.5. Views from the surrounding area and nearby properties as well as the light experienced by adjacent properties will remain virtually unaffected.
- 6.6. Environmental sustainability and energy efficiency form an important consideration to the proposed scheme and will help to support the sustainable development of the site.
- 6.7. Overall, it is believed that the proposal will positively contribute to the character, appearance of the local area, preserve neighbouring amenity and comply with the requirements of Arun District Council Local Plan.

Richard Meynell Ltd - December 2020

Bibliography

Arun District Council (July 2018) *Adoption Arun Local Plan 2011-2031*.

Ministry of Housing, Communities and Local Government (September 2019) *Permitted development rights for Householders – Technical Guidance*.

Ministry of Housing, Communities and Local Government (June 2019) *National Planning Policy Framework*