

**Angmering Lodge, South Strand, East Preston , BN16 1PW
PROPOSED REAR EXTENSION, FACING MATERIALS, etc
For Mr & Mrs S Verney**

DESIGN AND ACCESS

Locality

South Strand is a narrow, pavement-less street which runs parallel with the seashore around 80 metres away from the north edge of the beach. The buildings to the south of the road are mostly houses, but the mix does include buildings that either are, or have been, clubs, bars and restaurants. In many places there are rows of up to three houses at right angles to the seashore.

The overwhelming majority of the buildings are painted white. The majority are two-storey with tiled or slated sloping roofs, and many have prominent dormers or roof rooms, some with balcony.

The built quality of the area is recognisably 'marine'.

The Site

The site is adjacent to the foreshore and lies to the south of the semi-detached houses known as 1 & 2 The Lawns. In the past The Lawns was one household, and the site was part of its garden.

Angmering Lodge is barely visible from South Strand.

The plot area inside the boundaries is 1220 square metres, and the existing building has a footprint of 213 square metres gross. The only garden building is an arbour covering about 14 square metres. The garden is divided into four areas: the driveway, a sunken garden, a small patio south of the conservatory at south side of the house, and the lawn at the south of the house. The floor level of the house is approximately 375mm above the lawn.

The house adjoining on the East Side, Seaside Cottage, has recently had a significant re-styling, including forming balconies at first and second floor level, and emphasising the gables.

No 2 The Lawns, lying to the north, has a square area of garden that lies in line with Angmering Lodge. This panhandle extends south from the northern site boundary that runs from the access trackway to the frontage line of Angmering Lodge, and the boundary is separated from the house by a passageway.

The nearest building in line with Angmering Lodge on the west side is over 50 metres away, separated by the public footpath / access way.

The Proposal

The proposed alterations comprise:

1. Replacing the existing conservatory (which is partially roofed with a balcony) by a solid-roofed extension, approximately 14 square metres larger, with access onto the roof from bedrooms and balustrading at the perimeter, including a vision screen at the east side.
2. Applying a smooth flat rendered painted finish over the existing brickwork of the principal elevations.
3. The proposed work also includes re-aligning the enclosing wall of the sunken garden area further south.

Reasons for the Proposals

1. The existing conservatory is felt to be awkward and unsatisfactory, and in such an open location is likely to be too bright and overheat for much of the year. At other times it may result in excessive heat loss as there is a temptation to leave the doors between the rooms and the conservatory open. The balcony is felt to be narrow and rather scary, as it overlooks the conservatory glazing, and from below the feeling of being overlooked is considered slightly worrying. The applicants would like a larger extension that will provide an informal dining area immediately next to the Kitchen.

2. The existing building is built of a multi-coloured stock brick, under hipped roofs. The applicants feel that this combination of materials and form is not particularly comfortable in this setting, where generally the buildings seem to follow a maritime waterfront vernacular.

Design Rationale

1. The form of the proposed ground floor extension provides much better protection against excessive solar gain while still providing abundant daylight, and also provides better thermal performance to reduce heat loss in winter, than is the case with the existing conservatory. The flat roof provides a wider, more comfortable, balcony terrace, and shields the room below from view. The doorways and fenestration are rationalised to provide better access to the roof, and also is felt to be a happier, more appropriate design. The proposed extension is designed to be the same depth as the deepest part of the existing conservatory. The east wall is entirely solid so that the adjoining property is not overlooked.
2. The applicants feel that white painted elevations are more appropriate in the general context and will be a better neighbour with the group of buildings to the east.
3. The existing east-west garden wall is located too far north to provide a comfortable private area. The south lawn area is very visible to passers-by on the upper part of the beach; while the openness of this part of the garden is an asset to both the house and the beach, the original owners of the house obviously felt the need for a private garden that is screened from the beach, and the applicants agree it is necessary, but would like to enlarge the private area southward.

Sustainability

The proposal relates to an existing family dwelling that lies within close walking distance of a number of small shops and is less than two kilometres away from several large stores along the A259 road.

The proposal comprises an aggregate enlargement of 20 square metres of floor space, and, because of the improved insulation of the new construction and better control of solar gain, should result in an overall reduction in the energy requirement of the house.

Access

Pedestrian and Vehicular Access from South Strand is by means of a gated trackway that serves both The Lawns and Angmering Lodge, and which is also a public footpath to the foreshore. Vehicles entering the trackway from the street are able to turn around and re-enter the street forwards.

Access for garbage collection is along a footpath at the east side of the site, which also serves the rear entrances of The Lawns and Seaside Cottage.