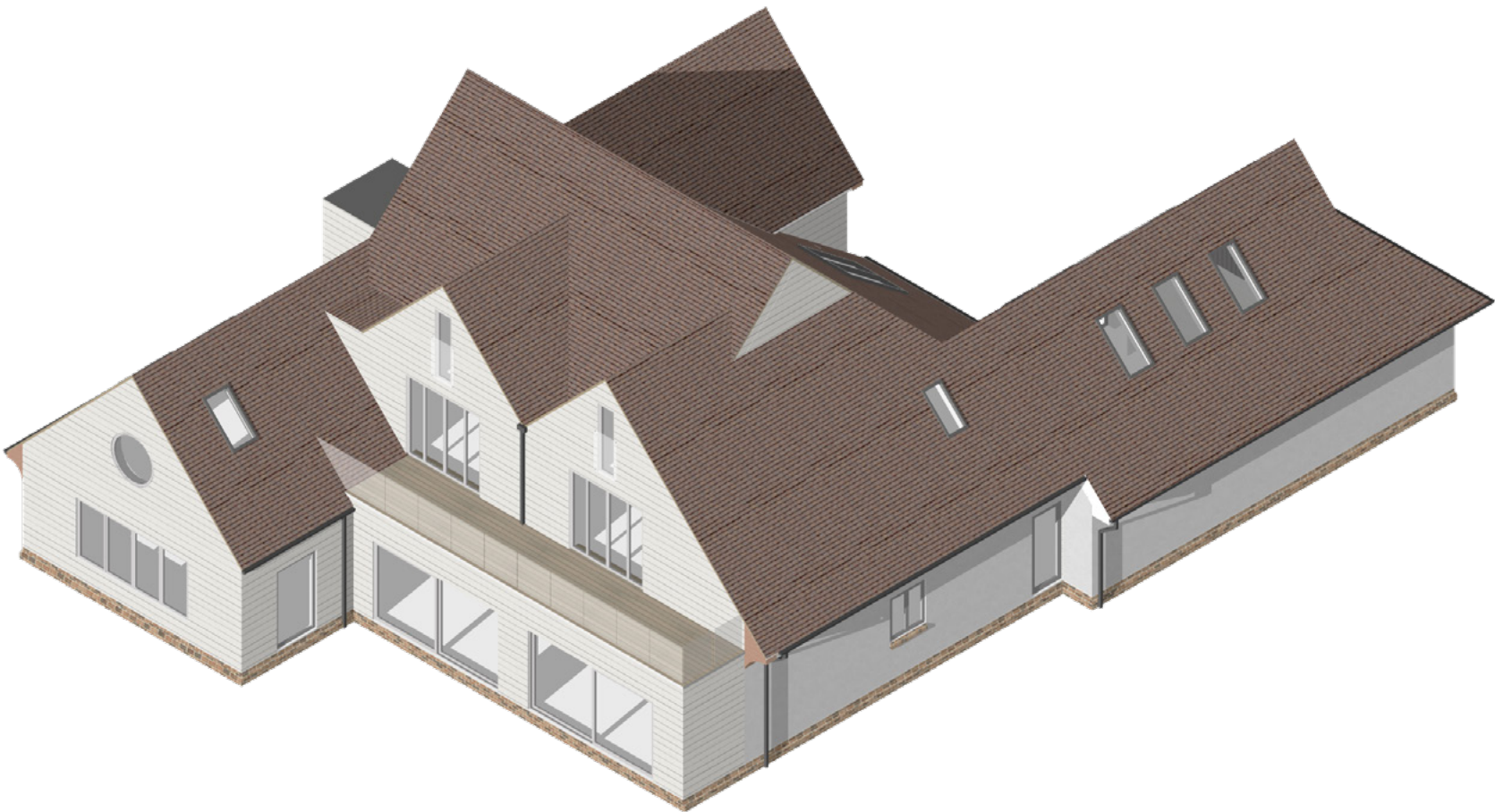


Longwall House, Seafield Road, East Preston, West Sussex, BN16 1NA

Design and Access Statement

50.⁸ ARCHITECTURE
+ INTERIORS

RUME2, Sussex House, 12 Crane Street, Chichester, PO19 1JL
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Isometric view of proposed design

Longwall House, Seafield Road, East Preston, West Sussex, BN16 1NA

March 2021

Design & Access Statement

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This Design & Access Statement has been prepared in support of the application for Householder Planning Permission, by Mr Goodall for the erection of a rear extension, side ‘infill’ extension with dormer window, alterations to and partial conversion of existing garage into habitable space, demolition of existing chimney, internal alterations to existing ground & first floors, conversion of existing loft space and alterations to existing fenestration. Works to also include new landscaping, with all other associated enabling works.

The site has an area of approximately 0.18 hectares (1790.5 sqm) and is located South of Seafield Road. Access to Longwall House is accessed off Seafield Road and Sea Lane.

The Application Site is identified on the adjacent aerial photograph.

The purpose of this statement is to assess the site, identify the site context and establish the design principles and influences which inform the proposal.



Aerial photograph of the Application Site

Application Site Boundary



Site Location

The property is located to the South of Seafield Road, East Preston, West Sussex, BN16 1NA. Grid references are 506935 E and 101556 N.

Character of the Surrounding Area

East Preston is located between Worthing to the east and Littlehampton to the west, with the South Downs to the north and the English Channel to the south.

Within the Parish there are a number of listed buildings and structures from Grade I to Grade II. The Parish also contains a number of buildings of character and part of the Rustington Conservation Area along both sides of the western end of Vicarage Lane and ending by the parish boundary along Station Road.

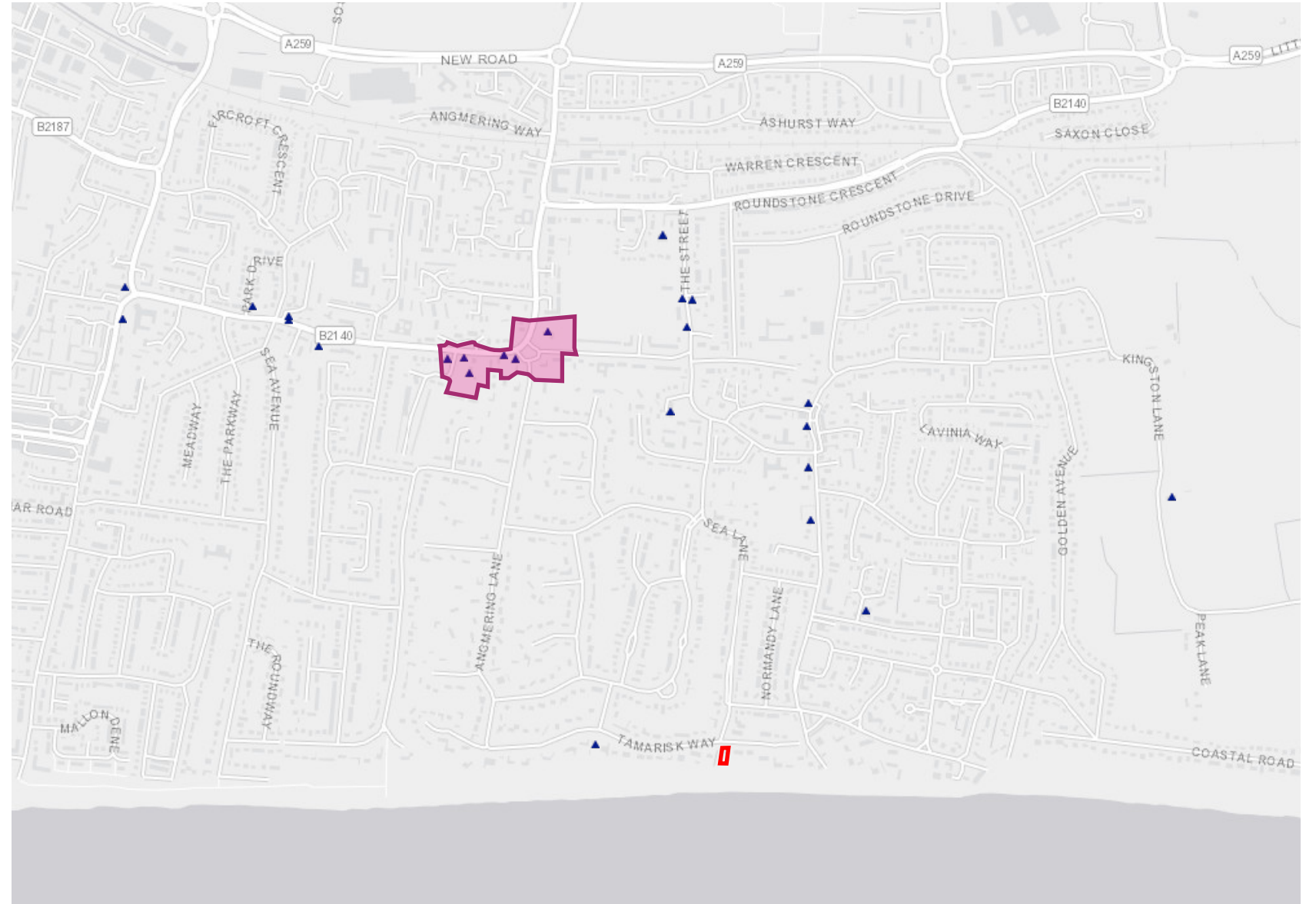


Diagram showing 'East Preston
Conservation Area' & Listed Buildings

Listed Buildings



Conservation Area



Application Site Boundary

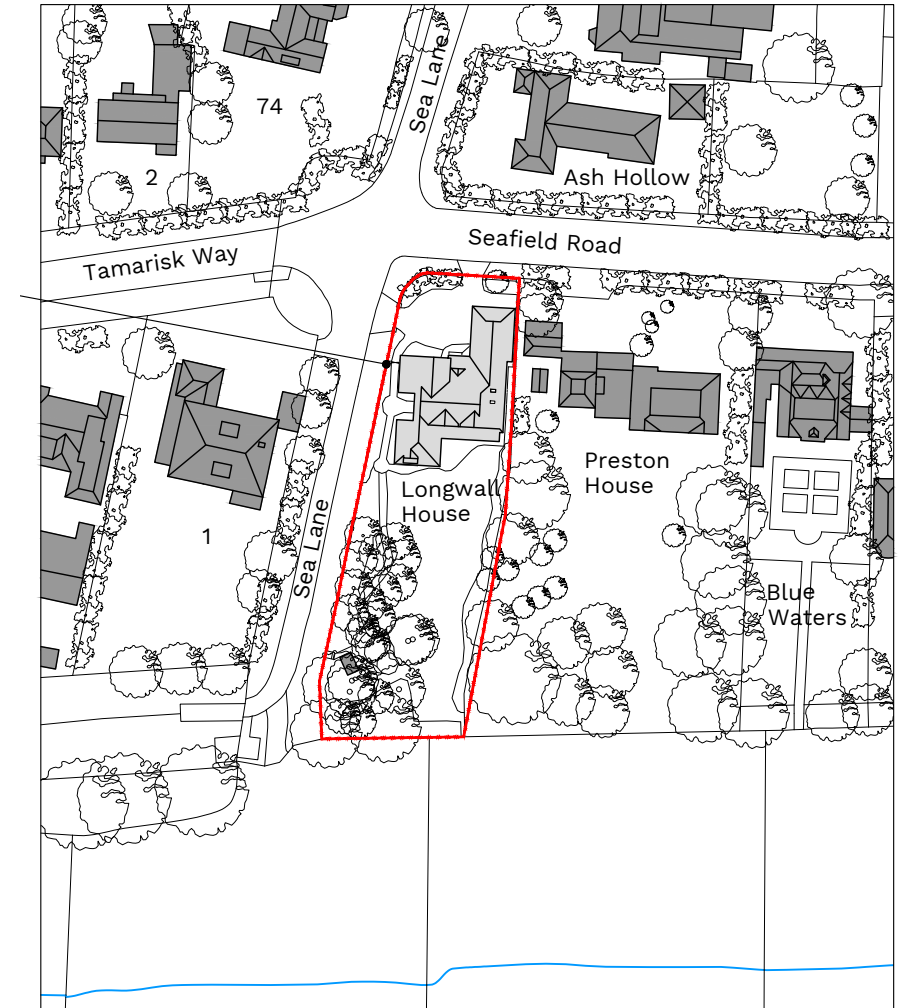


The Application Site

The property has a site area of approximately 0.18 hectares (1790.5 sqm). The property can be accessed from Seafield Road from the North and Sea Lane from the West.

The two storey detached house includes ground and first floors with an existing garage attached to the property on the North side of the site.

The external walls are typically finished with clay facing brickwork and hung plain clay tiles. Roof finish comprises of plain clay tiles.



Site Location Plan (1:1250)

Application Site Boundary





Aerial view of existing building – North elevation



Exterior view of existing front entrance



Exterior view of existing garage



Exterior view of existing building – South Elevation



Exterior view of existing chimney



External view of existing building and rear garden – South elevation

There have been no previous planning applications submitted in relation to Longwall House:

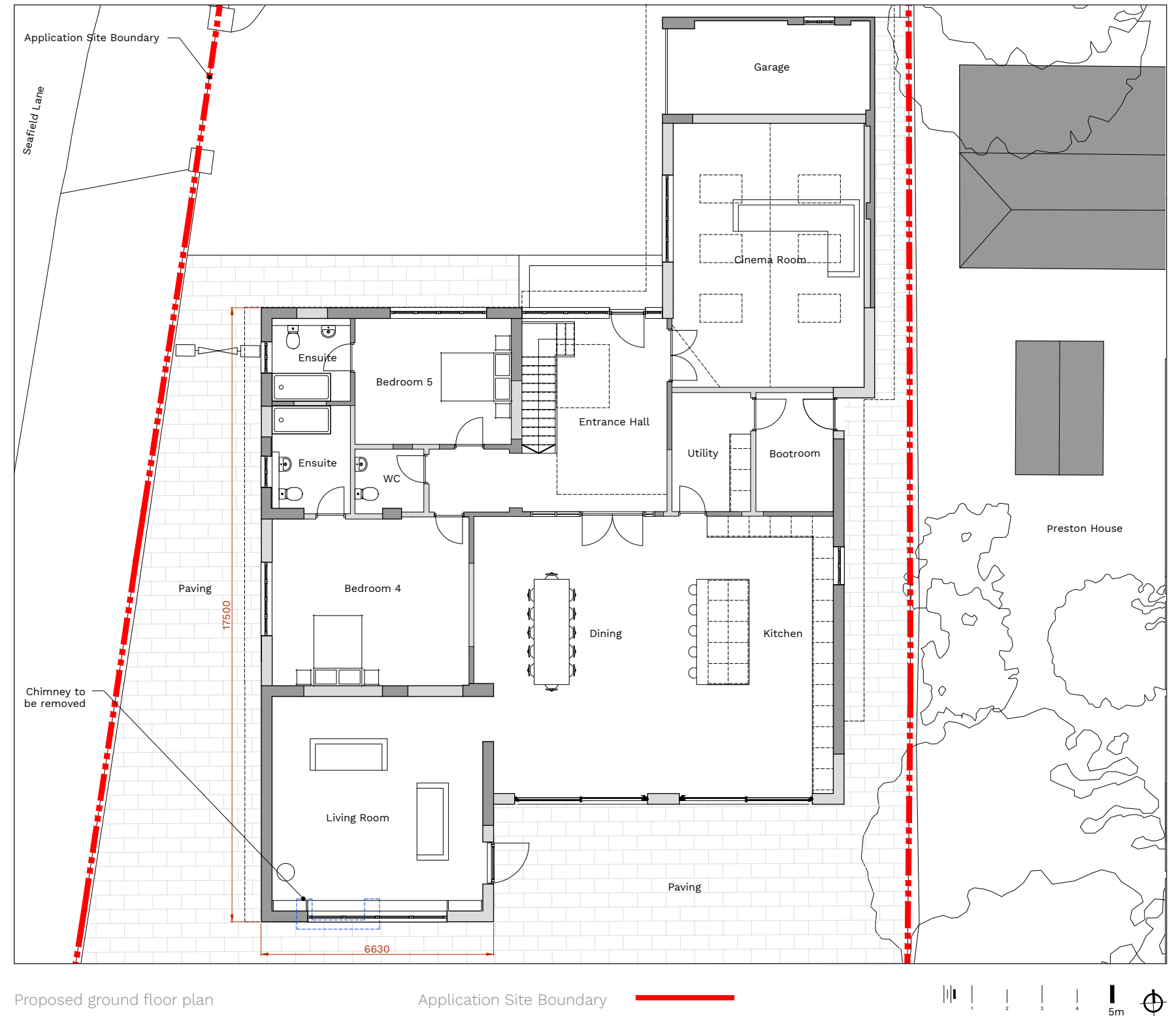
Planning applications submitted for the neighbouring properties include 'Seaview'.

These applications include:

- Application **EP/75/19/PL**:
- Construct 1 no. dwelling.
- Permission granted on 3rd December 2019

The Proposal

- All remaining existing white UPVC windows to be replaced with grey aluminium framed double glazed windows.
- All walls to be clad with mix of white timber effect cement board and white render.
- Alterations to fenestration throughout, including the enlargement, removal and addition of various windows and doors including new painted timber entrance door and window and demolition and replacement of trigular dormer window with new rooflight to north elevation.
- Extension to and partial conversion of existing garage into habitable living space to create a cinema room with new window and rooflights. Retention of part of existing garage to establish single garage.
- Alterations to existing study to establish new utility and bootroom with new external door to East elevation.
- Erection of rear extension to establish large open plan kitchen/ diner with new sliding doors at ground floor, the enlargement of two bedrooms at first floor with new french doors leading onto a first floor terrace with frameless glass balustrade and new windows with frameless glass balustrades at second floor level.
- Construction of side 'infill' extension to West elevation to establish an ensuite bedroom with new window at ground floor and a new dormer window to first floor dressing room.
- Demolition of existing chimney and construction of new gabled wall to create an ensuite to Bedroom 1 at first floor with new window and rooflights.
- Relocation of the main staircase to the entrance hall.
- Construction of new staircase at first floor leading to new loft conversion consisting of 1 new bedroom with dressing room and ensuite.
- New hard landscaping to perimeter of building, new reconstituted stone steps to main entrance and tightening of border of existing soft landscaping to North boundary.



Access

The existing main entrances directly accessed off both Seafield Road and Sea Lane will be retained.

Layout and Scale

The proposal seeks to ensure no significant harm to the amenity and privacy of neighbouring properties by reason of overlooking or its overshadowing or overpowering effect.

The proposal seeks to extend and make habitable the existing garage and add a rear and side 'infill' extension with minor alterations to the roof form and the addition of a flat roof dormer window.

Landscaping

There will be new hard landscaping to perimeter of the building with new reconstituted stone steps to main entrance and tightening of border of existing soft landscaping to the North boundary.

Lighting Assessment

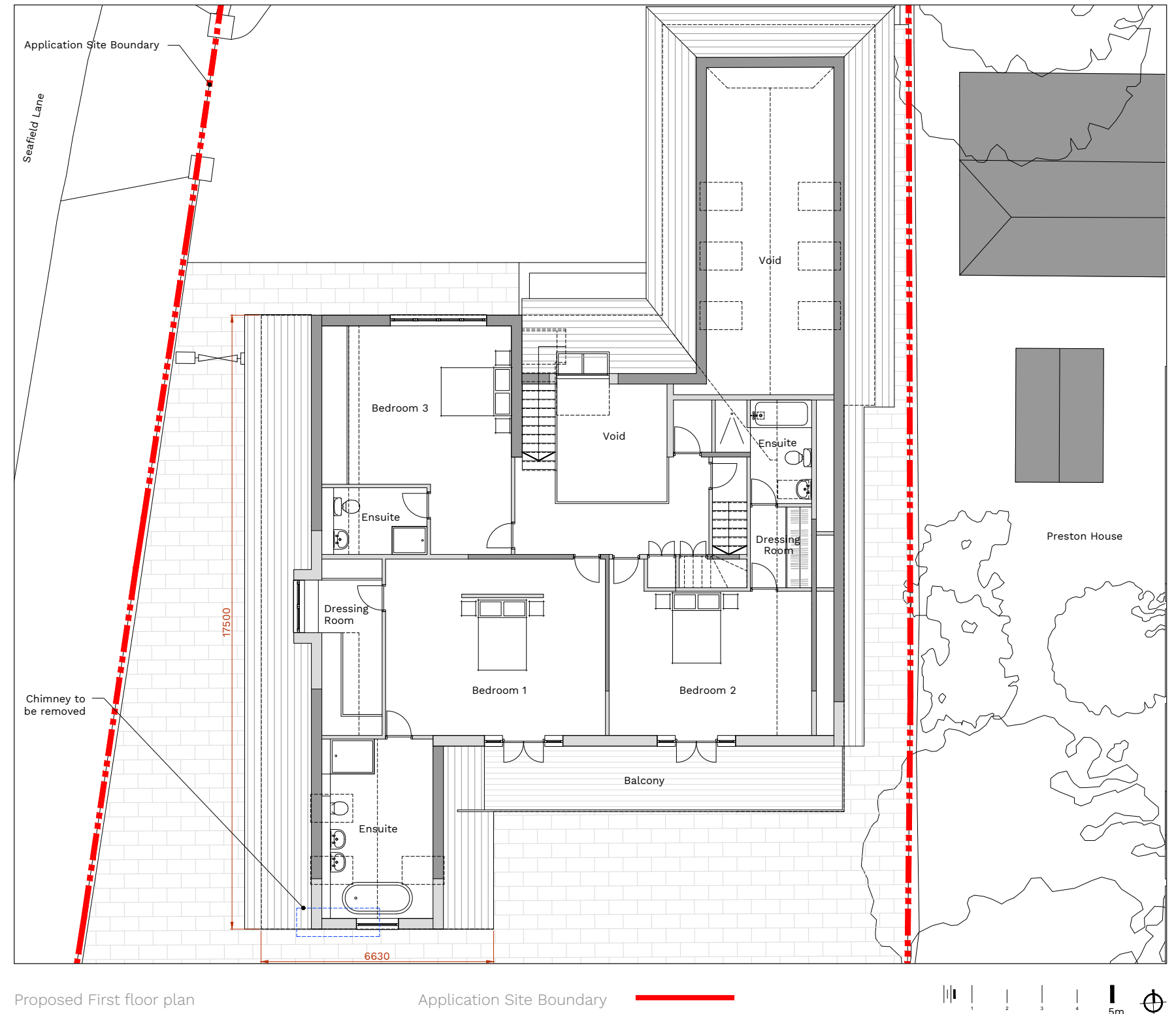
External lighting will be kept to a minimum.

Noise Impact Assessment

There will be no increase in parking provision on the site. Access to the site will be retained, therefore existing foot traffic will be kept to a similar level to present.

Parking Provision

Existing parking arrangement to be kept similar to existing, with a reduction in garage parking facilities, although there will still be adequate parking facilities with the existing large driveway being very slightly increased in size.



Appearance

The scheme will aim to retain the majority of the existing building form. The main visible features to be replaced are the exposed brickwork with white timber effect cement board and white render, the existing UVPC fenestration with grey aluminium framed double glazed windows, demolition of an existing chimney and replacement of a triangular dormer window with a new rooflight. The new additions will sit sensitively within the grounds of Longwall House and are practical in their approach.

The proposed rear extension will be contemporary in design and aims to compliment and reflect the form and character of the existing building. New aluminium sliding doors at ground floor level connect the open plan kitchen/diner to the rear garden. At first and second floor sit two extended gables with aluminium doubled glazed french doors that lead onto a first floor terrace surrounded by frameless glass balustrades. Two new aluminium windows with glass balustrades accompany the new converted loft at second floor. The converted garage (to become habitable) will be clad in white render and replace one of the two garage doors with a grey aluminium double glazed window. The proposed side extension will form a seamless infill to the west elevation, incorporating a new aluminium double glazed window at ground floor and new roof to match existing with a new flat roof dormer window to service a first floor bedroom.

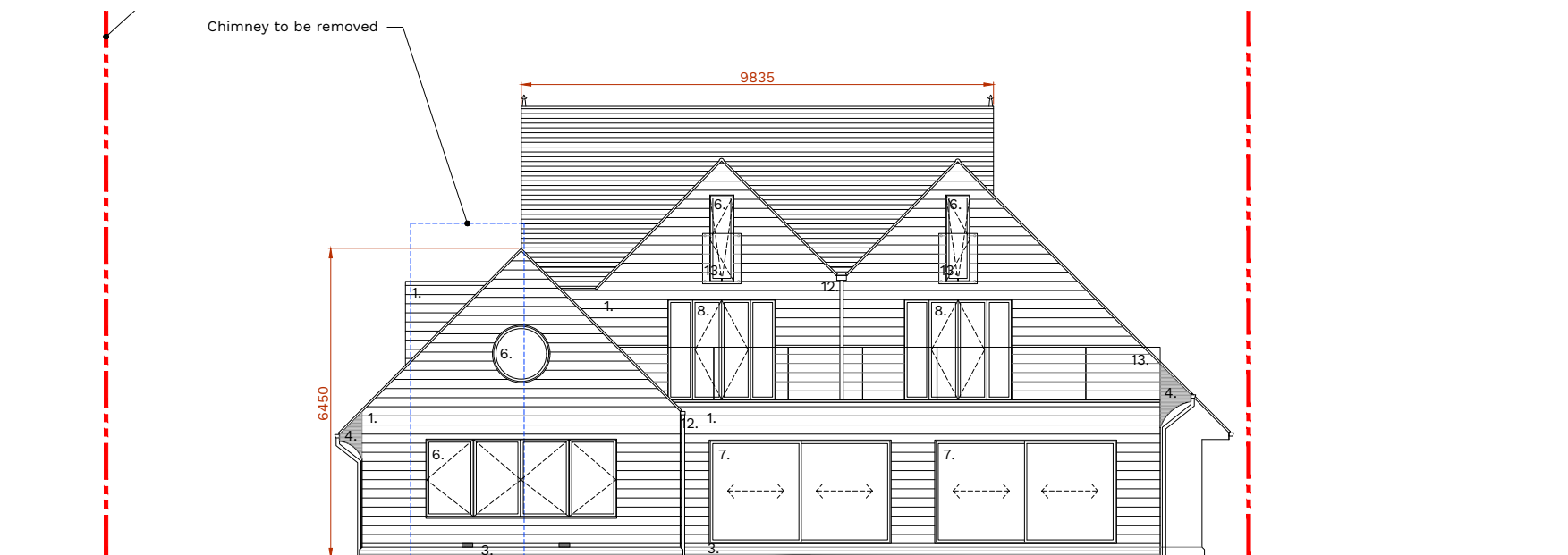
Proposed materials include:

Material Specification:

1. White timber effect cement board
2. White render
3. Clay facing brickwork to match existing
4. Plain clay tiles to match existing
5. Timber framed pivot door
6. Grey aluminium framed double glazed windows
7. Grey aluminium framed double glazed sliding doors
8. Grey aluminium framed double glazed doors
9. Grey aluminium framed double glazed roof window
10. Reconstituted stone steps
11. White cement board fascia board
12. Black plastic rainwater goods to match existing
13. Frameless glass balustrade
14. Timber framed garage door



Proposed east elevation



Proposed south elevation

Application Site Boundary





3D visualisation of proposed North-West elevation



3D visualisation of proposed West elevation



3D visualisation of proposed South elevation



3D visualisation of proposed South-East elevation

Sustainability should be considered as a combination of the following factors:

- Economic Sustainability - social benefits, transport benefits and employment benefits.
- Social Sustainability - health & wellbeing, safety, satisfaction, form and space, access, amenity and inclusion.
- Environmental Sustainability - air quality, noise, land use, water, ecology & cultural heritage, design & operation and transport.
- Natural Resource Conservation - materials, water, energy, land use and waste.

Sustainability has to start at the preliminary design stage, to work with a development's surrounding environment and not against it. Consideration must be given to the shape, form, orientation and function of buildings and how they will interact with each other. Carbon, water and waste are clear means by which the sustainability can be measured.

The impact of a building's position, facade materials and size on its energy efficiency must all be considered, followed by how much energy will be needed and how it will be produced.

The use of sustainable resources and materials, together with the management of pollution, waste and recycling, air quality, and waste through construction should all be monitored through method statements.

The environmental effects of the building will be minimised through an ongoing process of assessment and input into the design. As such, the construction and operation of the development has been designed to minimise its environmental effects.

The proposed development will incorporate the following:

- 100% of all fixed lighting to be dedicated low energy,
- All major electrical appliances to be Energy Saving Recommended,
- Energy Saving Trust's enhanced construction details, to limit thermal bridging,
- Energy Saving Recommended white goods,
- Existing house has separate internal bins in line with the recycling and waste collection policy of the local authority,
- Existing house has a compost bin for private garden,
- Existing mature trees are to be retained,
- The proposed development will dispose of surface water via a soak away,
- Building design minimises overheating,
- The proposed development provides alternatives to plastic windows and doors (refer to page 8 of this document - proposed materials).

The Environment Agency Flood Map for Planning (Rivers and Sea) show the Application Site & proposed development is in flood zone 1, an area with a low probability of flooding.



Environment Agency Flood Map for Planning (Rivers and Sea)

□ Flood Zone 1 ■ Flood Zone 2 ■ Flood Zone 3 Application Site Boundary ———— ⬮