



architectural & quantity surveying

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Date: 27th April 2021

DESIGN & ACCESS STATEMENT

Site Address: Cottage Pie, South Strand, East Preston

Proposed Works: Proposed replacement dwelling

Applicants: Mr & Mrs D. Lynch

Introduction

This statement accompanies a full planning application for a proposed semi-detached chalet bungalow, to replace the existing single storey dwelling. The applicants, Mr & Mrs Lynch also own Chance Cottage which is located to the north of Cottage Pie.

Existing

- The existing dwelling includes 2-bedrooms and is attached to Marine House to the east by the internal gutter only. Marine House is a 2-storey dwelling.
- The main east external wall is detached from Marine House but includes 2 flying freeholds (cupboards).
- The majority of the houses in the area are 2 and 3-storey.
- Cottage Pie is accessed via an existing footpath/underpass that runs between Club Walk Beach House (was Ocean Swell) and Outspan, and has direct beach access to the south. The underpass is accessed via Club Walk.
- There is no direct vehicular access to the dwelling. As a member of the Angmering On Sea Estate Residents Association (AOSERA) the property is entitled to car parking permits and visitor permits. The closest car park is at the end of Club Walk.

- The history of the dwelling is unclear. It is assumed that the cottage is a mixture of various outbuildings that have been converted many years ago to a 2-bed holiday cottage.
- The external materials are a mixture of flint / brick rendered walls and UPVC shiplap. The pitched roof is covered with concrete roof tiles.
- The walls are solid and suffer from severe damp issues.
- A recent EPC was rated F and the recommended improvements to obtain an E rating (well below a desirable level) would cost in the region of £22k. These high end works would typically save £405 per year.
- The materials in the surrounding area are mainly rendered walls / composite cladding and slate/plain tiles to the roofs.
- The existing floor area of the 2-bed dwelling is 45m². The current minimum standard for the same new build property is 61m² (2-bed 1-storey). Therefore a re-build of the same property would not meet the current minimum housing standards.
- The total area of the site (garden and dwelling) is 192m²
- The width of the plot measures 5.8m. The length is 36.5m at its maximum.
- The dwelling runs alongside the long rear garden of Chance Cottage, which is also owned by the applicant. Chance Cottage has been refurbished recently and a new high level fence has been installed above the existing wall to the west and north of the site. The wall and fence is approximately 2.4m high.
- A courtyard is located to the north-east of the existing dwelling. This is an unregistered communal area for bin storage and access to the attached dwellings.



The view from the beach - from left to right is Angmering Lodge (3-storey), Seaside Cottage (3-storey), Chance Cottage (3-storey), Cottage Pie (single storey) and Marine House (2-storey). The gardens at the front are Chance Cottage and Cottage Pie.



Bird eye view of Cottage Pie. All the dwellings surrounding Cottage Pie are either 2 or 3-storey.

Proposed

- The proposal is to demolish the existing dwelling and re-construct a new 2-storey chalet bungalow on a similar footprint. The main external wall will remain detached from Marine House but will be connected at eaves level. The flying freeholds (cupboards) will also be retained.
- In order to allow for future rising sea levels it is proposed to raise the ground floor level by 150mm (see flood risk statement).
- The new ground floor area will be 55m² and the first floor area is 41m². As mentioned above the minimum standard for a 2 bedroom 1-storey dwelling is 61m². Therefore the ground floor area will still not meet the minimum housing requirement.
- The proposal will include a second storey within the roof, therefore the ridge height will be raised. The first floor area will be 41m² thus making a total floor area of 96m². The minimum floor area for a 2-bed, 2-storey dwelling for 4 people is 79m². Therefore the proposed floor area will comply with the minimum standards for new dwellings.
- An internal dormer will be included within the valley between the new dwelling and Marine House. This will provide the headroom for the proposed

first floor bathroom. Due to the position of the dormer it will be mostly unseen from the ground floor.

- The client would like the new dwelling to match the appearance of Chance Cottage (owned by the applicant). Therefore similar finishes and details are proposed to closely match this dwelling.
- A 1m footpath will be retained around the dwelling.
- A level threshold will be provided to the front door to allow for wheelchair use in accordance with the Building Regulations. The decking to the south will also provide level access to the garden. An accessible toilet and shower room will be provided on the ground floor.
- A first floor balcony is proposed on the south elevation and will include privacy screens to the west and east. It is noted that the dwellings to the east include first floor balconies with privacy screens.
- The property will include a small home office. Due to the current pandemic a home office is now considered a necessary utilisation of space.
- The boundary fences and walls will be unaltered.
- A secure cycle storage outbuilding will be included for the safe storage of a minimum of 2 bicycles.

Context

The replacement dwelling will be built over the footprint of the existing single storey dwelling. The main addition is a new first floor level which will provide 2 bedrooms, a bathroom and a utility room.

In regard to character there is a various mixture of dwellings in the local area. Most of the surrounding dwellings are 2 or 3-storey. To the east there is a variety of terraced and semi-detached 2-storey dwellings. To the north and west there are larger 3-storey detached houses.

It is considered that the proposals to Cottage Pie are moderate in comparison to the surrounding dwellings. The client is keen to respect the neighbours and therefore the new pitched roof will be hipped at the northern end and will return to a single storey part to match the existing.

The materials will closely match the finish of Chance Cottage to the north, therefore we believe the proposed dwelling would not appear out of character.



Cottage Pie is currently dominated by the neighbouring dwellings. It is considered that the proposals are moderate in comparison.

The replacement dwelling would sit comfortably within the site and would retain a 1.0m gap to the west. The proposed house has been designed to ensure that there will be minimal adverse impacts on the amenities of any neighbouring properties through overlooking and separation distances would ensure no loss of light or overbearing effects.

The Velux rooflights to the side (east and west) would be positioned at high level, at least 1.7m above floor level.

Amount:

- The proposed floor area (ground and first floor) of the new dwelling will be 96m².
- The total plot is 192m² providing a garden area of 102m².
- The proposed dwelling will be 4.73m wide and 16.6m long (at the maximum point).
- There will be a 1.0m gap to the west and north boundary.

- The ridge height will be raised and the eaves height will match Marine House.

Scale:

- The character of the existing dwellings is a mixture of 2 and 3-storey houses. Cottage Pie is the only single storey dwelling in the area and is dominated by the neighbouring dwellings
- The existing ground floor area of Cottage Pie is 45m² and the proposals will increase this to 55m². The increase in floor area will be made by slightly widening the property and providing a small projection to the south to match the build line at Marine House.

Landscaping:

- The current garden is mainly a large patio area with a raised brick planter. It is noted that the garden is very exposed and growing plants in this area will be extremely difficult.
- The client would like to retain the existing hard landscaping and provide potted plants to the garden which can be moved and covered in the winter months.

Appearance:

- Materials in the area include the following:-
 - Rendered walls
 - Composite cladding
 - Brickwork detailing
 - Slate roofs
 - Plain tiles
 - UPVC / Aluminium windows / doors
- The client would like to match the materials used for the refurbishment works at Chance Cottage. These will include:-
 - Rendered through coloured walls with red brick detailing above windows.
 - Plain roof tiles
 - Feature gable window
 - Aluminium / timber composite windows
 - Aluminium / timber composite doors

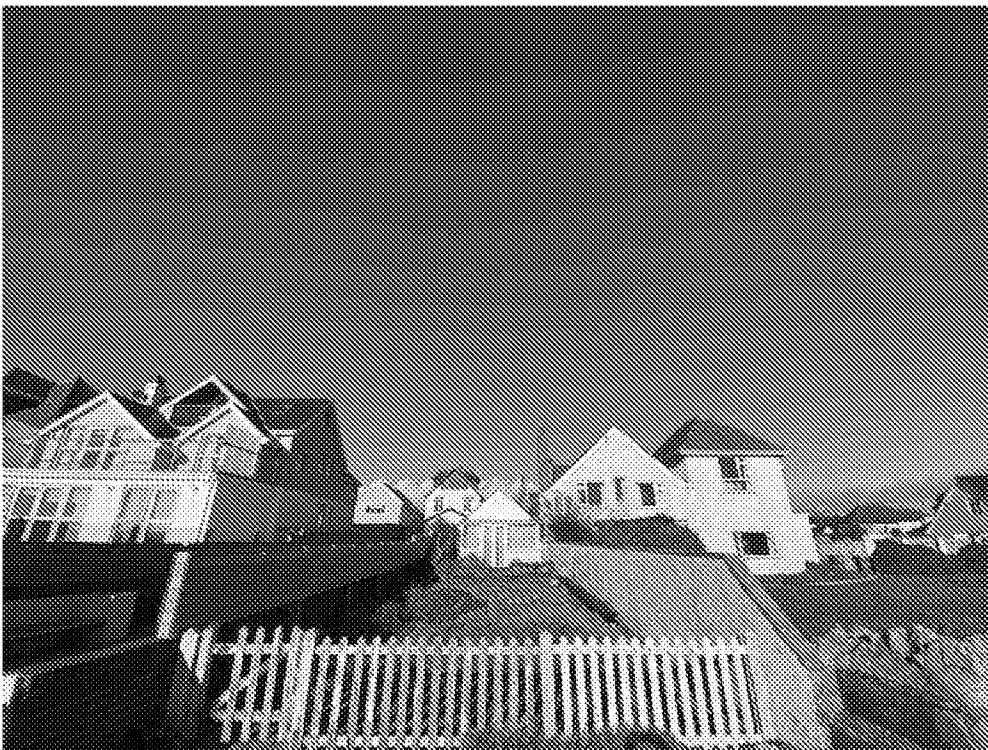
Conclusion:

- The existing 2-bed dwelling is single storey and only has a floor area of 45m². This is 16m² below the minimum national standards for housebuilding.
- It is believed the dwelling is a conversion of a mixture of outbuildings. The walls are of solid construction and are in a very poor condition. Part of the

dwelling on the west elevation is flint work. The mortar joints have eroded due to exposure to the salt air and the flints are loose and dangerous. In the long term the dwelling needs to be reconstructed to current Building Regulations.

- The maximum ground floor area that can be created is 55m² which is still 6m² below the minimum national standards. In order to achieve the minimum standard it is proposed to create a first floor to provide 2 bedrooms, a bathroom and a utility area.
- The proposal is to raise the eaves level to match Marine House and provide a chalet type dwelling. Cottage Pie, even with these proposals will retain the character of the smallest property within this area. Please see the proposed beach elevation on the submitted plans.
- The proposal will include secure storage for 2 bicycles.
- There is no existing or proposed direct vehicular access to the dwelling. As a member of the Angmering On Sea Estate Residents Association (AOSERA) the property is entitled to car parking permits and visitor permits. The closest car park is at the end of Club Walk.
- The proposal will have no adverse impact on the character and appearance of the area. We believe the proposed dwelling will enhance this area and fit comfortably within the site.
- We believe the design of development will respond sympathetically to the site and its local context and be well-integrated in terms of access and functionality with the surrounding area.

Photographs:





Existing northern elevation



Existing courtyard to the north east

(Marine House is on the left, Cottage Pie to the right)