



DESIGN & ACCESS STATEMENT

Extensions and alterations

**12 Tamarisk Way,
East Preston,
Littlehampton.
BN16 2TF**

For Mr & Mrs Gilbert

8th January 2015

Introduction

This Design and Access Statement supports a householder planning application to extend and alter the existing house at 12 Tamarisk Way, East Preston, Littlehampton. The application is submitted on behalf of the owners of the property who seek to extend their home at ground floor level.

The proposal has been carefully considered and developed to take account of the location, orientation and the surrounding area. Through careful design, the proposal aims to continue the style of the existing house and extend it in a way that respects the pattern of development in the area.

Location

East Preston lays some 4km East of Littlehampton. The area which is urban residential in nature, is located to the south of the A259 and borders the south coast. 12 Tamarisk Way is sited on the north side of Tamarisk Way which is a coastal road running east to west and parallel to the coast. The property itself is less than 100m to the beach.

Image 1 indicates the position of the site relative to the coast and the immediate surrounding area. Ordnance Survey sheets included on the architectural drawings submitted with the application also indicate the site location. Alternatively the plot can be found at grid reference 506771 101590.

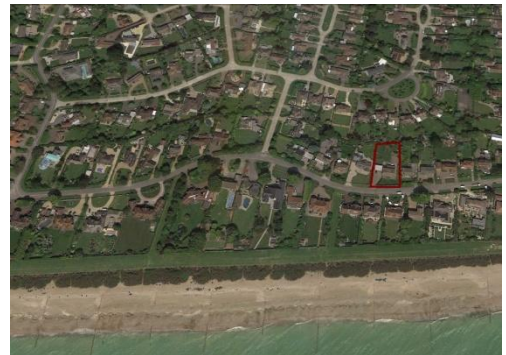


Image 1.
Aerial view showing Tamarisk Way running parallel to the coast with number 12 outlined in red.
Map courtesy of Google Maps.

Setting

The site is an irregular quadrilateral of approximately 0.15 Hectares in area.

The property is within the Willowhayne estate, which forms part of an older gated residential community comprising of individually designed private homes on large plots. The properties not only within Tamarisk Way, but the surrounding roads are of a pleasant mixture of differing styles, shapes and sizes which date from the 1930s to the 1970s. For example the immediate neighbouring property to the west which is of a 1950s chalet bungalow design with a larger footprint. The neighbouring property to the immediate east is a two



Image 2.
The front of 12 Tamarisk Way as seen from the driveway.

storey house appearing to date from the 1960s. The properties on the opposite side of the road and therefore enjoying the benefit of direct beach frontage to the rear give the appearance of being more substantial in their size.

No. 12 Tamarisk Way despite being on the north side of the road does enjoy sea views between the opposite properties from the front first floor bedroom windows.

Site History

The property is believed to be of a 1960s design which saw the original designer incorporate large areas of glazing within the brick walls to the front, beneath quite a high pitched tiled roof with gables to the sides. The design also incorporated as was common in the 1960s, a wide double garage and porch structure to the west beneath a flat roof and a feature stone chimney to the entrance gable. At the time of the design the house would have appeared quite modern and clean compared to the designs of many houses that preceded it.

The house has been modified slightly since its original construction, with the brickwork being painted white and in 1993 by the construction of a single storey extension with a pitched roof to the rear.

At some point in the past, part of the single storey garage has also been converted to provide additional living space.

As such the property has a total internal floor area of 272.73m² comprising of 23.33m² garaging, 153.95m² accommodation on the ground floor and 95.45m² on the first floor.

In 2004 the previous owner gained planning permission for a substantial two storey extension to the western gable, this extension would have replaced the existing flat roofed garage structure had it been implemented.

Earlier in 2014 an application to extend and alter the property to create a flat roofed house was refused permission with an appeal against the decision being dismissed by the planning inspectorate.

The house being simple in design with large picture windows is not untypical of many houses built in the 1960s and 1970s, however the addition of the rear single



Image 3.
The North elevation of the house.



Image 4.
The front of the house viewed from the garden.

storey extension, the part conversion of the garage and the replacement of the sliding doors on the front elevation has left the property with a mismatch of various windows some of which on the rear extension have lower lintel heights than the main house.

The reasons for the proposal

When approaching the house from the front, the garage and entrance under the flat roof feel disjointed from the main house. The flat roof to the garage and the entrance have the effect of being at odds with the tiled roof of the main house. The entrance appears subservient to the house to the point that visitors have mistaken it for a side door.

Whilst considering the front entrance, it is worth noting existing problems relating to the location of the property relative to the sea front. During bad weather the rain drives in from the south west leading to regular problems of damp penetration on the front door despite the applicants' attempts to weather the porch by replacing the front door and side lights and by the introduction of a glazed screen to the side of the entrance.

The painted brickwork when newly applied looks crisp and fresh, but this is an ongoing maintenance problem to keep it looking that way.

The applicants are keen to alter the internal layout and extend the house with modest additions so that the layout is improved. They plan to resolve the current issues within the house with a well planned and considered proposal that addresses the problems. They are keen that sustainability and the creation of a thermally efficient home are at the forefront of the brief.



Image 5.
3D Model of the finished house viewed from the front eastern side.

The concept

The conceptual analysis of the area indicates that properties in the area are of a wide mixture of designs and styles. Many of the houses in the area have roof shapes with multiple projections and levels.

The appeal decision highlighted the importance of the basic pitched roof form in the area, which adds to the area's identity and visual interest in the street scene. The proposal therefore builds on that commonality by adding two single storey pitched roof extensions at ground floor level to both the entrance and as an extension to the kitchen.

The extension of the hallway will reduce the large expanse of flat roof and using the same material on the extensions as the main house will visually improve the visual link of the entrance to the main house.

The concept therefore abandons the earlier proposal to create a flat roofed house and extends the house in a different way at ground floor level with traditional gables.

The entrance roof projects beyond the newly positioned front door to provide a covered external porch to protect the entrance and visitors from driving rain.

The remaining section of garage flat roof is given a parapet wall on the front elevation which will have the effect of removing the layers of fascia boards whilst providing a cleaner appearance.

The kitchen will be extended to the side with a single storey extension of gabled design to the front and rear with large areas of glazing and the existing sliding doors to the front of the kitchen will be replaced with a window. Despite the extent of glazing in the kitchen, privacy to the applicants will be maintained due to the existing screening between the road and the front garden.

The kitchen extension roof projects beyond the kitchen to the rear to provide a verandah area accessed directly from the kitchen.

The main front bedroom will also gain a new gable projection to the front with the lower bedroom and kitchen window positioned centrally below.

All windows in the property will be replaced with modern powder coated aluminium windows with high performance glazing. The new windows and doors throughout the property will help insulate the property from inclement weather and reduce CO2 emissions. The windows will be of a slim profile powder coated aluminium in a dark grey colour to match the existing ground floor doors to the living room and kitchen.

The existing painted brickwork will be rendered in self coloured render to avoid any ongoing maintenance issues.

Naturally, the exact selection and choice of material would be a matter for discussion with officers of the Council should permission be granted.

Scale drawings shown on drawing numbers 1030/1, 1030/2 and 1030/6 and 1030/7 show the existing and proposed plans and elevations.

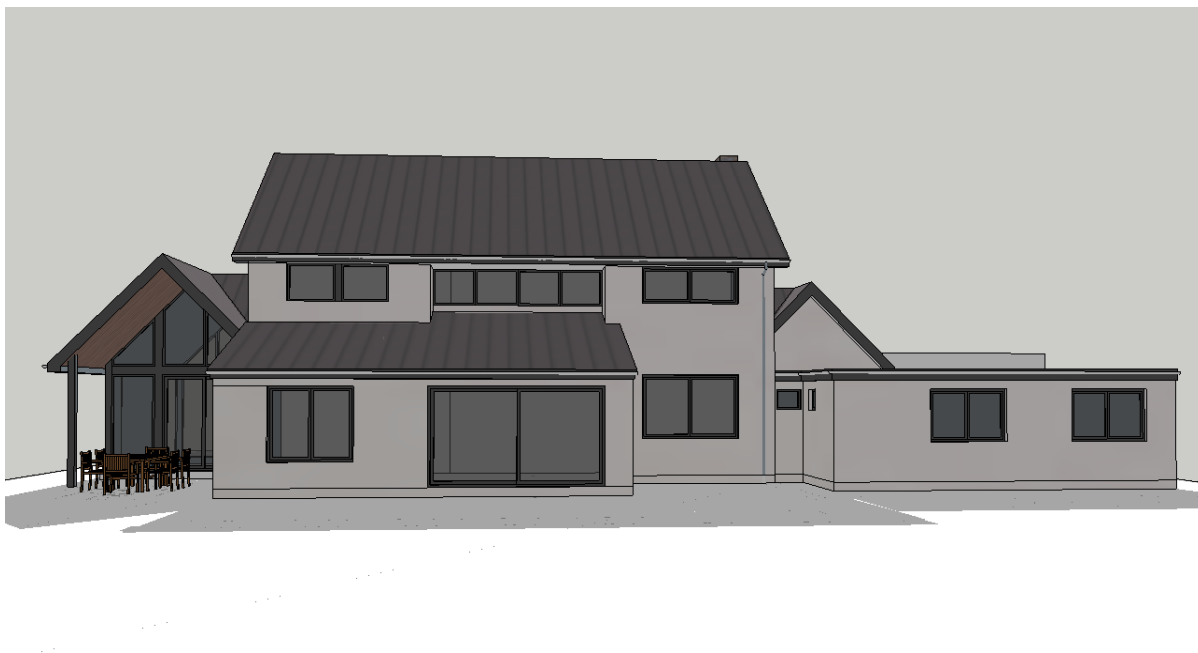


Image 6.
3D Model of the finished house viewed from rear.

Amount, layout, scale and design

The plan form of the extended house will be irregular with multiple steps and roofs along the facade which will have the effect of adding interest to the elevations. The design allows for the three new front gables to be all have a similar narrow span of around 1 room width.

The house will gain a modest increase in size, the extension of the porch will add 5.25m² of internal floor area whilst the garage becomes 1.35m² smaller, the side kitchen extension will add 26.23m² of internal floor space.

The changes to the house are as follows:

	<i>Existing</i>	<i>Proposed</i>
Ground floor living space	153.95	183.77
First floor living space	95.45	95.45
Garage	<u>23.33</u>	<u>21.98</u>
Total	272.73m ²	301.12m ²

The finished house would have multiple roofs with the smaller single storey roofs being positioned towards the sides.

One of the nicest aspects of the surrounding area is the diversity of house designs which creates a varied and interesting street scene. It is felt that that extending the house to the sides with single storey gabled roofs would result in the house sitting comfortably among other properties found in the area.

Energy saving measures

The finished house will have a much better insulated fabric than that of the existing house. The new wall and roof elements will be insulated to exceed current Building Regulations, whilst all of the new windows and doors will be triple glazed with high performance glazing within thermally broken frames.

The existing central heating system will be replaced with a new high efficiency condensing boiler and tank.

Access

The existing driveway off of Tamarisk Way which is used for both pedestrian and vehicular access will remain in place. The front entrance into the house will be extended forward.

Landscaping

The property already benefits from a landscaped garden and patios, it is not envisaged that much additional landscaping will be required as a result of the proposal.

Site Waste management

The applicants are keen that the property will be environmentally friendly; this also goes for the build process.

Materials will be ordered according to quantities required for the site. The garage will be used as a material store for materials that need dry and safe storage in order to limit potential for damage before use on the site.

Other waste will be collected in skips on site. Skips used will be removed by licensed operatives, which are to be sorted at waste transfer station.

Conclusion

The proposal responds to the character of the area and takes the simple building shape of the gable as found on the main roof of the house and introduces narrow span gables running front to back.

The changes to the existing fenestration by changing of windows to a common style, whilst not requiring planning permission, will provide the house with a better visual continuity.

The design of the completed house will have multiple roofs at varying levels and would therefore fit comfortably within the area.

Nigel Lewis
Space and Style Home Design.

8th January 2014