

Design & Access Statement

1.0 INTRODUCTION

- 1.1 This report relates to the planning application to Arun District Council for the proposed extension and alterations to create a new partial first floor and remodelling of the property at Sandgate House, South Strand, East Preston, West Sussex.

Reference should be made to the submission drawings:

SK20 As Existing Ground Floor Plan
SK21 As Existing Elevations
SK22 Ground Floor As Proposed
SK23 First Floor As Proposed
SK24 Site Layout & Roof Plan
SK25 Elevations As Proposed - sheet 1
SK26 Elevations As Proposed - sheet 2
SK27 Beach View Photomontage
SK28 Location Plan and Block Plan
SK29 Model visualisation

2.0 DESIGN

2.1 Development Proposals

- 2.1.1 The site under consideration is Sandgate House, South Strand, East Preston, West Sussex. The property is situated on a relatively secluded site, adjacent to the beach.
- 2.1.2 The existing bungalow is mainly of rendered masonry construction. The roof is clay pantiles in a 'Hacienda' style with a flat felt portion on the south side of the property and over a small extension on the east side. The internal courtyard is covered by a timber structure with a polypropylene cellular sheet roof.
- 2.1.3 The proposal is to refurbish the ground floor by converting the existing garage into a small gym; internal alterations to make the layout more appropriate for modern living and reduce the south side garden room. A new first floor over the "west wing" will provide additional bedrooms and the existing pitched roof being removed and replaced with flat roofs and shallow mono-pitched sections of roofing. Within this work the internal covered courtyard would be re-roofed in glass to create an atrium.
- 2.1.4 The overall design objective is to create a low rise scheme which is aesthetically sympathetic to its beach location. A contemporary refurbishment will improve the overall energy efficiency, external appearance and standard of living accommodation with minimal impact on the surroundings.
- 2.1.5 The property is not visible from the road, only from the beach and foreshore.

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2.2 Scale and siting

- 2.2.1 Careful consideration has been given to the composition of the elevations, having taken care to only increase the overall height of the building by a relatively small amount on the west side. Although a new first floor is to be added to part of the building, the removal of the existing pitched roof means that in fact the bulk is reduced considerably. The result is that the neighbouring properties will benefit from views currently blocked by the heavy pitched roof.
- 2.2.2 The east and west boundaries of the property are flanked by footpaths which segregates the site from its neighbours. The eastern property is the closest and the scheme has been designed so that the roof on this side is reduced in height to improve their daylight. The first floor extension is to west side where there is no immediate dwelling. To minimise overlooking to the garden beyond the windows on this elevation will have obscure glazing.
- 2.2.3 The new first floor only covers approximately one quarter of the ground floor area.

2.3 Materials

- 2.3.1 The proposal is to retain a rendered exterior on the ground floor, with new powder coated aluminium windows. The first floor over the west wing is clad in fibrous cement board the colour to be agreed. This visually lighter weight structure helps to fragment the mass and provides a low maintenance softer effect when matched with natural timber boarding. This introduction of timber will soften the exterior aesthetic in keeping with its association with the beach and the large roof overhangs accentuate the horizontal modelling.
- 2.3.2 To take advantage of the coastal views the new master bedroom has floor to ceiling glazing. A new first floor deck being formed to provide a secluded area to enjoy the sea views and the southerly aspect.

3.0 PLANNING POLICY

- 3.1 The design has been developed in consideration with the following development plan policies;

West Sussex Structure Plan:	LOC1	Locational Strategy
	DEV1	High Quality Development
Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	DEV19	Extensions to Existing Residential Buildings

and planning policy guidance: PPS1 Delivering Sustainable Development

4.0 CONCLUSION

- 4.1 The proposed works are principally the removal of the heavy-looking pitched roof and the addition of some first floor accommodation.