



DESIGN & ACCESS STATEMENT

Remodelling and extension of house

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

For Mr & Mrs Gilbert

23rd May 2014

Introduction

This Design and Access Statement supports a householder planning application to extend, alter and remodel 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 create a contemporary home for their own use.

The remodelled house will achieve very high standards of insulation and excellent sustainability principles.

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 reduce the impact of the property on the street scene and neighbouring properties.

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.

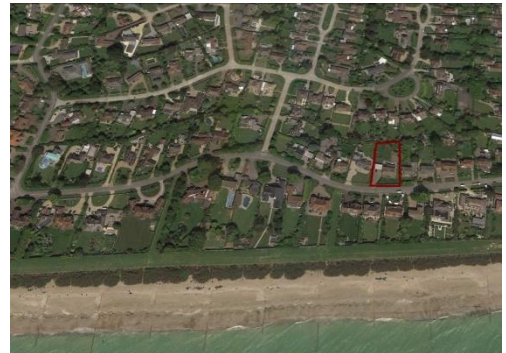


Image 1.
Aerial view showing Tamarisk Way running parallel to the coast with number 12 outlined in red.
Map courtesy of Google Maps.

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



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

neighbouring property to the immediate east is a two 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.



Image 3.
The North elevation of the house.

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 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.

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

Despite the location near the sea and the fact that the house would have been individually designed, there appears to be little thought given to the design to take advantage of the setting. The house being simple in design with large picture windows is not untypical of many houses built in the 1960s and 1970s.

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 of the garage and entrance have the effect of being at odds with the tiled roof of the main house, which is separated not only by the lack of a cohesive design, but also the division of the garden. As a result it is not possible to view the complete house from the front as one entity, as witnessed in image 2. In addition the entrance appears subservient to the house to the point that visitors have mistaken it for a side door.



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

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.

Internally the bedroom conversion within the garage creates a disjointed layout to the sleeping accommodation in the house.

The large glass doors to the south on the ground floor, whilst making the rooms bright create problems due to excessive solar gains, resulting in the front downstairs of the house being significantly hotter on a sunny day than the rooms to the rear.

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. However, the applicants are keen that the house should have a modern appearance and not simply be a modern home wrapped in a 1960s design. They plan for the house to have an equally modern layout made possible by higher degrees of insulation and draught proofing.



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.

When considering how best to make the flat roofed garage / entrance and the main building under the tiled roof be considered as one, there are two solutions; place a tiled roof over the garage, or remove the tiled roof from the house and introduce a flat roof in its place.

A fully tiled roof over the garage in a style that matched the main house would result in a very large structure. The introduction of valleys and gables necessary for tiled roofs over the various additions would result in a fussier and more bulkier roof line at the front and rear.

The concept therefore adopts the approach of removing the pitched roof from the main house and replacing it and the extended areas with super insulated flat roofs. The roofs are given a large 800mm overhang to provide weather protection, sun screening and visual interest.

To protect the entrance, a car port that incorporates a high screen wall is proposed at the front of the garage to protect the entrance. In addition the flat roof overhang over the entrance will protect it from driving rain.

The front of the property is extended by 1700mm with a two storey extension to the kitchen and master bedroom, whilst a front balcony with solid guarding set behind the two storey extension will provide sun screening to the tall living room windows and allow all three front bedrooms to access to take advantage of the sea views.

A first floor bedroom extension to the rear will replace the existing bedroom in the garage. The extension to the rear utilises the walls and footprint of the earlier single storey extension that was added in 1993.

Light will be introduced into the first floor landing via a roof lantern which due to its location and the wide overhang of the roofs will be unseen from street or garden level.

New high performance windows and doors throughout the property will help insulate the property from inclement weather and reduce CO2 emissions. The design incorporates the use of four wraparound corner windows that will allow light to enter the property from dual aspects. These windows when at first floor can create overlooking issues, The wraparound corner windows to bedrooms 3 and 5 will be in excess of 11m to the adjacent side boundary thus avoiding any overlooking issues. The wraparound corner window to bedroom 1 will incorporate obscure or sandblasted glass on the side facing window.

The solution reduces the impact of building mass by lowering the overall height of the house.

The palette of materials used in the design is quite simple; self coloured render to avoid any ongoing maintenance issues will be used to cover the new walls and the existing painted brick. A natural stone will be used on the chimney and on a feature block of wall in the centre of the front elevation.

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.

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 through to 1030/4 show the existing and proposed plans and elevations.



Image 6.

3D Model of the finished house viewed from above. .Note the multiple height roofs and roof lantern.

Amount, layout, scale and design

The plan form of the extended house will be irregular with multiple steps along the facade which will have the effect of adding interest to the elevations.

The house will gain a modest increase in size, the extension of the porch will add 7.28m² of internal floor area, the two storey front extension will add 13.6m² of accommodation and the rear first floor extension will add 26.02m² giving a total internal floor area increase of 46.9m² or an increase of 17.2%. After restoring the double garage by removal of the bedroom, the actual increase of internal habitable accommodation in the dwelling is just 13.2%.

The changes to the house are as follows:

	<i>Existing</i>	<i>Proposed</i>
Ground floor living space	153.95	154.30
First floor living space	95.45	128.27
Garage	<u>23.33</u>	<u>37.06</u>
Total	272.73m ²	319.63m ²

With the removal of the pitched roof and introduction of the flat roofs the height of the main building is reduced from around 8.85m to around 6.7m to the top of the roof lantern, though it must be stressed that the lantern would

not be visible from ground level without being some considerable distance away. The overall height of the property is therefore reduced by 24.3% when taking the highest point of the roof lantern into consideration, or a greater figure when simply considering the flat roof.

The use of differing heights to the various flat roofs is used to add interest and drama to the design. Over the entrance it is felt that the entrance hall should be given greater prominence, therefore the roof over the entrance will allow for a greater floor to ceiling height (3m) than that provided to the garage and cantilevered carport roof.

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 the introduction of a flat roofed contemporary design into the mix would only enrich the current blend of properties found in the area.

The conversion of 12 Tamarisk Way into a contemporary flat roofed property, would however not be the first in the area. There are a number of other equally modern homes dotted around the neighbourhood. In 2013 permission was given for a replacement dwelling of contemporary flat roofed design at Waters Edge, Seafield Road, East Preston. That property which is currently under construction will have 463.5 m² of accommodation over two floors (see image 7).

Another new flat roofed property can be found further along the coast at South Strand (see image 8).

The contextual analysis of the site (see image 9) suggests that despite the house having sea views, the existing design does not take advantage of the fact. It also indicates that despite the large gap to the east boundary of 6.45m that the windows and doors at ground floor level have not been positioned to benefit from morning sunshine. The proposal addresses these issues through the introduction of the balcony on the front elevation and through the repositioning of a wide set of patio doors onto the side elevation.

Privacy is maintained to neighbours despite the introduction of the balcony. The front two storey extension shields the balcony from the property to the east, whilst the property to the west is in excess of 11m from the balcony.



Image 7.
Waters Edge, Seafield Road, East Preston.



Image 8.
South Strand, East Preston

The proposal therefore seeks to shape the house to take account of the orientation of the property and location of neighbouring properties.

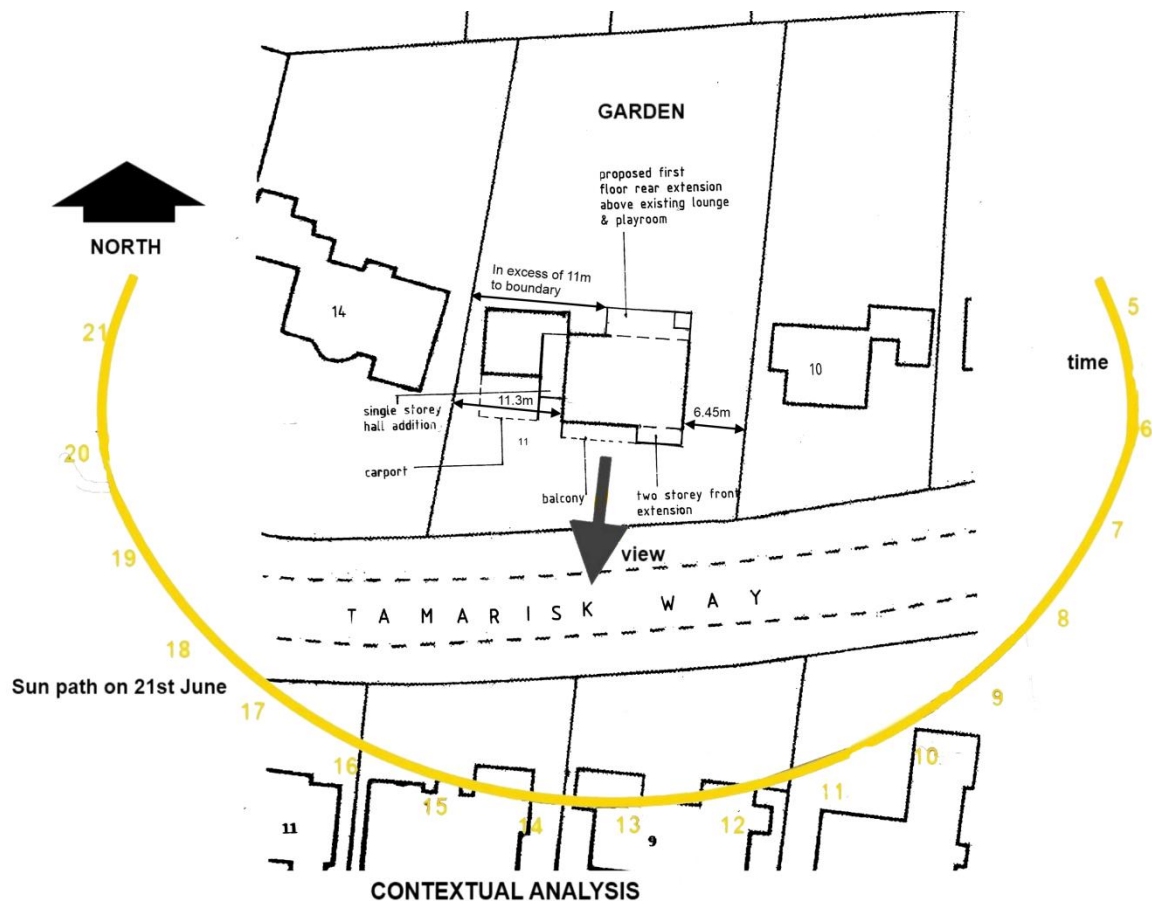


Image 9.
Showing the sun's path across the site.

Energy saving measures

The finished house will have a much better insulated fabric than that of the existing house. The new wall 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 greatest energy efficiency will come from the introduction of the super insulated flat roofed areas, which will cover the entire property with a roof that also exceeds current and planned Building Regulations.

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

The applicants are also keen to extend the green credentials of the house further and are exploring the idea of covering a large area of the flat roof with solar panels. These would be placed towards the middle of the roof and set back from the eaves so as not to be visible from the ground just like the roof lantern. Details of these panels and their exact specification and size would be provided to the Local Planning authority if required as part of a condition of approval.

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.



Image 10.
3D model of the rear.

Landscaping

The design includes flanking walls either side of the entrance with the left hand wall forming the support to the cantilevered car port and the right hand one supporting the front balcony.

It is expected that the wall supporting the balcony will provide a good degree of privacy from visitors approaching the house to the owner when in the living room. This privacy will allow the

applicant to reconsider how the front garden is laid out with the view to making both the driveway and garden link appear as one.

Site Waste management

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

The tiles from the existing roof will be carefully removed and recycled by passing on to a salvage yard. Existing roof timbers will be de-nailed and either used within stud partitions or passed onto the salvage yard.

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 adds to the diverse mix of properties found in the area whilst providing a modern house with many improved features and facilities for the applicant.

The plan to extend and remodel the existing house at 12 Tamarisk Way takes account of the immediate neighbours and the area beyond. With the reduction in height, the property which is of a contemporary design will minimise its impact on the locality. Through careful planning and design the proposal updates an older 1960s house and introduces a high calibre contemporary design into the street scene.

Nigel Lewis MCABE.
Space and Style Home Design.

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