

DESIGN & ACCESS STATEMENT

FOR

Proposed Demolition of Existing House and Construction of a Replacement Dwelling at

**31 South Drive, Ferring
West Sussex. BN12 5QU**

Context:

31 South Drive is a typical, two storey building, with cavity construction, masonry walls under pitched and flat roofs. Much of the building is in its original condition, with later two storey additions built on the south and west elevations. A small entrance porch has been provided on the front elevation and a modest, single storey sun room is found on the rear elevation.

The front of the building faces due north. Rooms on the south elevation enjoy views out towards the Channel. 31 South Drive is set well back from the entrance roads, and neighbouring houses.

Please note, on 14th December 2018 my clients obtained Planning Consent, FG/166/18/HH, for the *'demolition of rear sun room & erection of single & two storey extensions, replacement front elevation porch & garage extension & replacement of existing flat roof with pitched roof over existing two storey, north-west accommodation'*.

However, in view of the age of the dwelling, together with evidence of some minor structural movement and wall tie failure, my clients now seek permission to replace their existing house with a new, energy efficient, two storey building, to meet 21st century living standards.

Amount:

The main core of the proposed, replacement dwelling will predominantly sit on the foot-print of the existing house. Distances to the east and west elevation boundary walls will be retained and the proposed ridge height of the replacement building will match that of the existing house.

The foot-print of the new property will see the south-west courtyard area infilled to provide a more uniform shape to the house. Additional floor area will also be provided in the following locations:-

- i) Approximately 11 sq.m. of single and two storey accommodation will be provided on the north-west corner of the building.
- ii) 19.5 sq.m. of single storey sun room / dining room will be provided on the south-east corner of the building, away from 33 South Drive.

I am of the opinion that both of the above additions would be acceptable to an existing building.

Layout:

As can be seen from the accompanying location plan, No 31 South Drive is positioned closer to the main pavement/road than the adjacent property to the east (No. 29 South Drive). In addition, No. 29 South Drive enjoys a long front garden. The privacy between the dwellings will be maintained.

The property to the west, No. 33 South Drive, sits in front of No. 31 South Drive's building line and enjoys similar, ground and first floor accommodation and garden depths.

Due to the proposed roof pitch on the new dwelling the neighbours opposite, in No. 14 and Nos. 16 18 South Drive should enjoy better views to the sea. Please refer to the previous Consent FG/166/18/HH.

The proposed new dwelling will be built in the same location as the existing house. The stair-case will retain a central location, with kitchen/living/dining areas being positioned at the rear, thus benefiting from the southerly aspect and views to the sea.

Scale:

The roof height of the replacement dwelling will match that currently seen on the existing house. One main ridge will run north to south through the building, thus reducing the bulk of the roof already approved under FG/166/18/HH.

Although the new dwelling will enjoy additional floor space to the north and south, the overall scale and proportions of the replacement dwelling will be similar to the new and extended properties found in this part of Ferring.

Landscaping:

The access driveway will be retained at the front of the house, with some modest flower-beds. The garage building line will be minimum 6m from the rear-most pavement/boundary line.

This property currently enjoys a long, rear garden, which extends towards the beach. The rear elevation landscaping will not be altered; although the existing patio will be replaced with a small, terraced area.

Appearance:

The style and appearance of the proposed dwelling can be seen from the elevations submitted as part of this planning application. Similar, new houses / recent extensions have already been built in this area.

Ground floor walls will be painted masonry render, whilst cement fibre-boarding will be used to cover external masonry walls at first floor level. The east and west elevation roof slopes will be fitted with PV panels and/or PV roof tiles/slates. Water filled solar panels may also be placed on the east elevation roof slope.

The single storey, rear elevation, sun room / dining area will have powder-coated aluminium lantern light placed centrally in its mineral felt covered flat roof. No access will be provided onto the flat roof, other than for maintenance and repairs.

In view of its coastal location, the replacement property will see its ground floor built 150mm higher than the existing dwelling's floor level. This is a precautionary measure taking in account reports regarding global warming and the affect this could have in the future.

Access:

Vehicular and pedestrian access will be maintained. Parking will still be provided at the front of the dwelling and within the replacement garage.

The existing dwelling has two steps up to the main front door. These steps will be reiterated to suit the new height of the finished floor level (150mm higher than the existing finished floor level). A 1280mm wide ramped pedestrian access path will be formed along the entire west elevation, providing access into the rear garden.

General:

My clients are keen to incorporate energy efficient services into the proposed new building, i.e. solar panels, PV roofing materials and an air source heat pump, providing hot water and central heating throughout this highly insulated replacement dwelling.

Please do not hesitate to contact me should the planning committee have any questions regarding my clients' intentions.