



Waters Edge, BN12 5PE

Design & Access Statement

The proposed extension works at Waters Edge reflect a planning application that was originally conditionally approved back in 1998. Following a pre-application process in March 2017 the client has progressed a high quality design that is subservient to the existing structure and meets both GEN7 and DEV19 legislative requirements.

Internal works are restricted to minimal re-configuration and associated structural changes whilst the external build and re-modelling proposals have been completed with Pre-Application Ref: PAA/75/17 at its heart.

A subservient extended roofline towards the Easterly boundary would require a blend of existing and new red, granular tiles with a pair of high level velux windows (lowest point + 2000mm FFL). Both existing and newly formed balconies will be glass fronted (South facing) with timber slatted modesty detail to East and West elevations.

White, rendered external wall elevations will be retained (but re-rendered) at ground floor level with the addition of light grey Cedral weatherboard to first floor elevations (North, South and West). All additional windows are to be white uPvc to match existing with the main front door proposed as composite/glass construction with adjacent glazed panel detail.

Towards the West boundary, the existing white uPvc construction utility area will be re-built (conservatory specification: dwarf block wall, timber frame glass fenestrations and roof detail), extended South by 1900mm but finish short of the South elevation by 2400mm. Eaves height at 2550mm with a high roof point of 3000mm.

The open porch/verandah addition to the front of the property will be of timber construction with all materials and posts (post construction TBC) to match first floor elevation aesthetics (grey/timber). Discreet GRP flat roof.

The proposals have been design and developed over a period of months with the client showing due consideration to both the existing building and neighbouring properties (inc. sight lines, daylight and amenity requirements) whilst responding efficiently and without question to guidance provided via the Pre-Application service and subsequent dialogue.

With respect to multiple developments and extensions within the local vicinity, the client believes they are refurbishing and enhancing a prominent seafront property in a respectful and aesthetically pleasing manner that sits comfortably within the distinctive character of the area.