

Design & Access Statement for A Replacement Detached Dwelling at:

12 West Drive
Ferring
Worthing
West Sussex
BN12 5QZ

Date: 30 August 2018
Revision -

Proposal:

To demolish the existing three-bedroom detached dwelling and detached garage at the above address, and construct a new three-bedroom detached dwelling with integral garage.

The Site:

West Drive is a residential street in the village of Ferring, in the Arun District of West Sussex, and part of the built-up area of Worthing, the centre of which is four miles away. The site is approximately 0.5 miles from Ferring village centre and 0.2 miles from Ferring seafront. West drive is characterised mainly by detached bungalows and chalet-bungalows, many of which have seen some alteration or improvement, with some two-storey detached houses to the south of the site. West drive does not have a formal footpath, with property frontages generally laid to lawn and extending up to the road edge. To the rear (west) of the site is Oval Waye, a similar residential street of detached chalet bungalows with some two-storey houses on larger plots.

The application property, 12 West Drive, is a detached three-bedroom bungalow recently purchased by the applicants. Some work was carried out to ascertain the feasibility and practicality of altering and refurbishing the existing property, but it was concluded that the existing fabric, layout and arrangement would not prove economical to retain and alter, in order to provide a comfortable family home in line with current standards. The floor plan of the existing dwelling is shown on Horizon Design drawing 2919-01.

Design

Use

The current use of the site is C3 – a single family dwelling. The proposed use of the site is use class C3 – a single family dwelling.

Amount

The total area of the site is 695 sq.m. The original dwelling had a footprint of 136 sq.m. including the detached garage, occupying 20% of the site. The proposed dwelling has a footprint of 199 sq.m., and will occupy 29% of the site. The proposed dwelling has a gross internal floor area of 201 sq.m.

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Layout

Horizon Design drawing 2919-03 shows the location of the site, and the position of the existing and proposed dwellings in relation to their surroundings. Horizon Design drawing 2919-02 shows the layout of the proposed dwelling.

The layout of the new dwelling has been designed to provide flexible accommodation for a family with current expectations for comfort and lifestyle, along with a separate study to allow flexibility to work from home. The chalet-bungalow style maximises the use of available roof space to provide first floor accommodation (along with accessible attic space suitable for conversion at a later date), whilst maintaining a low profile and without adding excessive bulk to the property.

Care has been taken to minimise visual impact, loss of daylight and potential for overlooking into other properties and gardens: one rooflight has been positioned on the north-facing roofslope to provide natural daylight to the stairwell only, and one in the south-facing roofslope to provide daylight and ventilation to the first floor shower room. No other side-facing upper floor windows are proposed. The roof profile has been designed to maintain maximum daylight to the neighbouring properties.

Access is from the front of the property with the entrance door approximately in the centre. A central hallway provides access to the reception rooms, master bedroom, bathroom and second bedroom on the ground floor, with stairs leading to the first floor bedroom and attic room.

Scale

The existing dwelling, when viewed with the detached garage has an overall width of 16.5m and an overall height of 5.06m. The proposed dwelling, including integral garage, has an overall width of 15.4m and an overall height of 6.4m. The neighbouring property to the south has an overall width of approx. 15.1m and an overall height of approx. 7.2m. The neighbouring property to the north has an overall width of approx. 16m and an overall height of approx. 6m. Horizon Design drawing 2919-03 shows street scene elevations of the existing and proposed dwellings in relation to the neighbouring properties.

Landscaping

Precise details of hard and soft landscaping for the site are yet to be determined, however the general arrangement for landscaping to the front of the property is as shown on Horizon Design drawing 2919-02.

Appearance

The proposed dwelling has been designed to complement the established style of the properties in the vicinity of South Ferring generally, with a contemporary coastal appearance, using white render and horizontal cladding. The profile of the building has been designed to ensure that the property does not appear excessively prominent or overbearing in the street or on the neighbouring properties.

Sustainability

The site is considered to be in a sustainable location, with very easy access to local shops, schools, leisure facilities and places of worship. Access to the village centre and neighbouring towns, facilities and places of employment is available by public transport with local buses

stopping on West Drive, and by rail from Goring Station. Private transport to local towns and beyond is available via the A259 less than one mile away, and A27 & A24 trunk roads further afield.

The principle of replacing the previous dwelling with a new, efficient single family dwelling is in itself sustainable, as the site has previously been developed and no development of hitherto undeveloped land is proposed.

The applicant is committed to using sustainable resources in the construction of the proposed dwelling, and also energy and water efficient fittings and appliances to ensure efficient operation of the dwelling, once occupied. These will include:

1. Roof tiles from the existing dwelling are to be preserved for re-use elsewhere, and masonry / concrete arising from demolition is to be removed from site for recycling, or crushed and re-used on site.
2. All timber to be used in the construction of the dwelling will be from FSC certified sustainable sources.
3. Aerated masonry units to be used for internal blockwork, which are made using 75 – 80% recycled raw materials, 99% of which are sourced from the UK. These materials also provide excellent thermal insulation properties, further contributing to the efficiency of the property in use.
4. Energy efficient heating design – the property will be highly insulated in order to meet current building regulations standards, and will also be fitted with a 90%+ efficient condensing gas boiler to provide heating and hot water, with room thermostats and programmer to maximise efficiency.
5. Conservation of water – all new WCs to be fitted will include dual flush mechanisms to conserve water, and the property will be fitted with a water butt to store and re-use rainwater for watering gardens, washing cars, etc.

Access

Vehicular and Transport Links

The site is close to the A24 and A27 trunk roads, providing direct links across the region and into London. Local buses to the local area and to neighbouring towns are available nearby, with connections to the wider area from the village centre. Goring Railway Station is 1.6 miles from the site, providing access to Worthing, Brighton and connections to the wider area. Established cycle routes into Worthing and across the south coast are also within easy access.

Inclusive Access

The proposed dwelling has been designed to cater for the needs of all people, regardless of age, race or ability. The ground floor bedrooms and bathrooms, and spacious living areas mean that, should the occupant be, or become less able, there are sufficient facilities and means of access on the entrance storey to cater for their needs. Corridors and doorways have been designed to allow access and circulation by ambulant and non-ambulant disabled persons, with the entrance door and staircase easily modified or fitted with devices to aid access to, and horizontal and vertical circulation within the dwelling. Vehicle parking outside the dwelling will provide easy access for less ambulant people to access the dwelling from a vehicle.