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THE STUDIO 19 UPPER WEST DRIVE FERRING WEST SUSSEX BN12 5AG

Proposed Replacement Dwelling at 10 The Poplars Ferring BN12 5QL

Design and Access Statement



Date: 27 November 2018

Context

The site is located in the south-west corner of the Poplars in South Ferring. The Poplars was developed in the first half of the twentieth century as a series of single storey holiday chalets formed around a central quadrangle which incorporated landscaped areas and tennis courts.

The chalets are now private dwellings, but the floor area and private external amenity space for each dwelling is limited, thereby reducing the appeal of the development for permanent occupation by families with children.

The Proposal

The building currently occupying the site has a floor area of 39.6 square metres. It has been modified and extended over the years in an ad hoc fashion, resulting in unsightly, impractical and poorly designed and built accommodation. The building generally is of timber frame construction, with asbestos sheet cladding and there is little or no insulation. The asbestos content of the building, together with the poor insulation, resulting in internal condensation problems, render the building totally inappropriate for modern day healthy living and energy conservation. Due to the poor condition of the building and the cramped accommodation, refurbishment would be uneconomic and would not yield any improvement in accommodation.

The proposal is to demolish the building and replace it with a new high quality dwelling to provide accommodation to suit modern lifestyles.

Planning Considerations

The proposal was developed with reference to Arun Local Plan Policies SD: SP1a (e), D: SP1, DM1 and DM2.

Design

It can be reasonably assumed that the chalets in the Poplars were all originally similar in form, scale and materials. However, over the years, the majority of the properties, although retaining uniformity of scale, have been altered and extended, resulting in a mix of buildings with very different characteristics, both traditional and contemporary.

The proposed dwelling has been designed to fit seamlessly into the Poplars, with a similar form and scale to the existing buildings. Design elements of the existing building and adjacent dwellings, are incorporated in the proposal. The external walls will be rendered and painted white to reflect adjacent properties. Where built tight to the east and south boundaries, the walls of the flat roofed rear part of the building will be built in facing brick to avoid maintenance

issues, as well as providing an attractive face to the neighbouring properties. The pitched roof will be clad with blue / black artificial slates, similar to some other properties in the development.

The proposed veranda to the front (north) elevation has been designed to enhance the visual amenity of the Poplars generally and to be visually unobtrusive. Number 12 The Poplars was granted planning permission for a similar veranda in 2017 (application ref FG/5/17/HH).

Internal Space Standards

The existing building has a gross internal floor area of 39.6 square metres, which is clearly inadequate for a two bedroom dwelling.

The floor areas, in square metres, of the proposed new dwelling, as compared to the *Technical housing standards - nationally described space standard (NDSS)* for a single storey, two bedroom, three person dwelling are as follows:

	Proposed dwelling	NDSS
Gross internal floor area	53.1	61.0
Double bedroom	11.8	11.5
Single bedroom	7.7	7.5
Storage	1.3	2.0

Due to constraints imposed by the limited site area, and the need to balance the provision of internal floor space with external amenity space (see below), it is not possible to achieve the NDSS areas for gross internal floor area and storage. However, partly due to the internal circulation space being reduced to a minimum, the accommodation provided is considered to be more than adequate when compared to the current dwelling and all other properties in the Poplars.

External Space

The proposal includes for forming a landscaped private patio 15.7 square metres in area to the rear (south) of the new dwelling. This will provide a pleasant, south facing amenity area.

All properties in The Poplars have very limited private external amenity space. However, the large communal central quadrangle offers a park-like setting for the enjoyment of all residents.

Access

The proposal will not affect either the pedestrian or vehicular access to the property in any way, with the current parking space to the side (east) of the site being retained and improved.

Both the external and internal access arrangements have been designed to comply with The Building Regulations Part M, Section M4(1): Category 1 - visitable dwellings.

Conclusion

In summary, the proposed new dwelling will provide high quality accommodation, suitable for modern day living, as well as making a positive and attractive contribution to the street scene and amenity of the area generally.

The Existing Building



Front View



Side View Towards Rear From Driveway

The Proposed Building



Front View



Rear View