

Design and Access Statement



Front and Rear Dormer Replacement
Replacement green roof and associated works

Sumara
The Warren
Ferring, West Sussex
BN12 5PQ

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Submission:

This statement outlines the design and access issues relevant to replacement dormers to the front and rear elevations of the property and replacement green roof and associated works to Sumara.

The design includes: Front Elevation: replacement of the front dormer and bay windows, renovating the garage roof to a green roof, rendering the existing building envelope, a new skylight. Rear Elevation: Replacement dormer construction and new green roof. The project replaces existing upvc doors and windows throughout with high quality metal windows and timber doors. The existing roof construction and tiles are to remain and to be refurbished and cleaned.

1.0 Existing Site and Context:

The application site is located in Ferring with a path behind the house and close proximity to the beach. The property is not listed or in a conservation area. The surrounding residential stock is of mixed style and age possibly 20th c origins. Houses have been refurbished over the years with a variety of materials including upvc windows, pebble dashed render and upvc raingoods. The property is detached and on a site that is virtually flat with a slight slope down to the street. There is a small rear garden.

2.0 Proposal:

The owners propose to reduce the foot print of the existing house by removing two conservatory elements (previous extensions) at the rear of the house that are single glazed and in very poor condition and block light to the original house.

The owners propose to retain the walls, structure and roof of the house. The existing roof tiles on the main house will be cleaned and refurbished and the wall insulation upgraded with an external wall insulation system and render. The garage roof will be replaced with a single sloping green roof.

The owners propose to replace the worn bay windows and dormer window at the front of the house with double glazed proprietary glazing units. At the rear of the house, the first floor dormer will be replaced with a larger rendered dormer window with a metal standing seam roof. New metal windows will be installed throughout with some window openings being extended to the ground. Opaque windows have been specified at the sides of the property so as not to give rise to overlooking or privacy issues.

3.0 Scale:

Attention and care have been given to the size, scale and proportions of the proposed roof dormers. The footprint of the house has been reduced by 32M² enlarging the garden area in the process.

4.0 Appearance:

High quality materials make up the material palette for the project.

The proposed front dormer construction will be double glazed in a zinc colour metal frame.

The roof on the rear dormer will be a standing seam metal roof zinc in colour. This dormer will have rendered sides and metal windows to match.

The existing roof on the house will be cleaned and refurbished. The roof for the garage portion of the house will be replaced with a single sloping green roof.



Proposed Front Elevation



Proposed Rear Elevation

5.0 Access requirements:

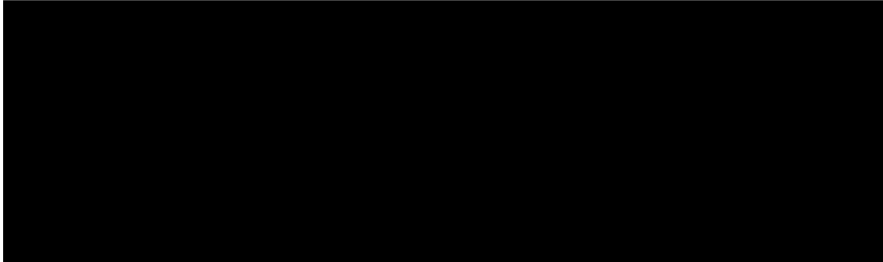
The amount of parking in the front driveway and street remains unchanged. Access to the house and rear garden remains unchanged.

6.0 Renewable energy and sustainable design:

Renewable energy and sustainable design forms a fundamental part of our offices building design philosophy. The external envelope of the building will be upgraded with an exterior insulation and render system. The roof insulation will be upgraded above building regulation requirements. The owners are currently exploring the possibility of solar pv panels and or solar film over roofing to enhance the heating system.

7.0 Evaluation

The proposed alterations provide enhanced light and air and contemporary spaces for a new family home. The alterations will benefit the well being of the occupants. The exterior of the house will be refurbished and decorated which will enhance the street and the community. The green roof element will benefit the biodiversity of the area providing a habitat for local butterflies birds and insects while also cooling the house during the summer months and reducing the amount of rainwater run-off.



Robert Bedner MCIAT 28/04/22
For Cura Design