

DESIGN ACCESS STATEMENT

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ARCHITECTURAL DESIGN



Aerial site view - Google Earth

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Introduction

This statement accompanies an application for planning permission for a new detached 3 bedroom dwelling. This proposal should be read in conjunction with the following documents:

- BBF 1000 Rev. 00 - Location Plan
- BBF 1001 Rev. 00 - Block Plans
- BBF 1002 Rev. 00 - Site Plans
- BBF 2001 Rev. 00 - Proposed Floor and Roof Plans
- BBF 2002 Rev. 00 - Proposed Elevations

Context

The site itself is currently occupied by a detached chalet bungalow (No.55) that sits on a plot size of 1485 square metres (0.1485 hectares). It is not located within flood zones 2 or 3. The property is not listed or in the conservation area.

The site is located in Sea Lane Gardens, Ferring and is accessed via Sea Lane. The site is ideally located within walking distance to both the North and South Ferring shops. The North Ferring parade is approximately 965 metres (0.6 miles) and the South parade is approximately 800 metres (0.5 miles). A variety of shops are located at both parades which are mostly specialist independent shops. There is free parking facilities within the vicinity and also good public transport links within walking distance of the site. Frequent bus services operate to neighbouring towns and villages and Goring-by-Sea railway station is approximately 0.8 miles away.

Sea Lane Gardens is also ideally located near *Little Twitten & Glebelands Recreation Grounds* and *Ferring Green*, which offer open grassed areas for various sports and recreations. There is also a dedicated children's play area. The local beach is approximately 0.3 miles away.

Sea Lane Gardens comprises of detached bungalows, chalet bungalows and larger two storey residential properties. There is a high quality mix of architectural styles, many of which have developed and changed over time.

The existing property does not sit within the building line on Sea Lane Gardens and sits further back (approx.14.5m) than the two adjacent properties (57 & 53). The property is closer to Greenways Crescent (see BBF 1001 - Block Plan for further clarification). Number 55 has recently been extended adding a two storey rear extension, creating a new kitchen diner/family room with new master bedroom above. The owners have reorientated their property to now face the rear west garden.

The existing property is positioned within a large mature garden, predominantly lawned with large areas of shrubs, planters and mature trees to its boundaries. It has a drive and parking at the front, and side access driveway leading to garages.



Existing South Elevation

March 2018

Planning History

Detailed information on previous applications made on 55 Sea Lane Gardens can be found on the Arun District planning website. However, in brief, previous planning applications linked to this site are as follows:

FG/7/18/BN

Approved planning application FG/7/18/BN was an outline application for the addition of a rear extension (8.5m x 2.6m) to the dormer bungalow.

FG/32/18/HH

Planning application FG/32/18/HH is a pending application for the reconstruction of the existing front sunroom to current standards and to incorporate it with lounge/study by removing existing glazed screen/walls.

Use

55 Sea Lane Gardens is a detached dormer bungalow in residential use. The property sits on a large plot. The existing owners find the large garden is becoming harder to manage and wish to downsize the current plot size. Adding an additional property would sit sympathetically on the site with the current property and existing environment. It would represent a sustainable use of this site within the current locality. The location of this site, situated within a short walk of the well-established village would allow the occupants to make easy use of the local shops and community facilities. We feel the new proposed property would not have a detrimental effect on the area or adjacent properties.

Amount

The proposal for the site is allocate a generous proportion of the site to the new property to allow for a new 3 bedroom detached dwelling. The new proposed dwelling will replicate the adjacent chalet bungalow design and be subservient to its parent property (No.55). The size of the proposed site is approximately 0.048 hectares (480 square metres). The division of the site represents an efficient use of the space for housing and is more in keeping with the plot size of many of the surrounding properties.

Layout

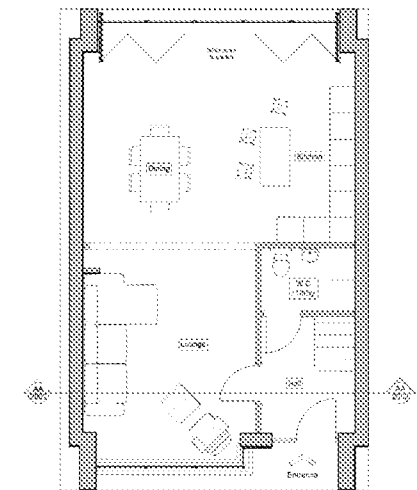
The main objective of this proposed development is to minimise the impact on the neighbouring properties within the existing street scene. The proposed dwelling mitigates any overlooking from the side elevations to neighbouring properties by not having any windows to the East and West elevations. Large windows are provided to the North and South elevations with large roof lights to maximise natural light. The dwellings ridge height does not exceed the existing or adjacent properties ridge heights.

The property will be situated in the building line of properties 55 - 61 Sea Lane Gardens. The current dwelling sits at the rear of the site close to Greenways Crescent. During the design phase we positioned the building in-line with number 57. This worked well with the existing surroundings and adjacent properties in Sea Lane Gardens. The principal elevation has been orientated in line with no 57 Sea Lane Gardens and the positioning reflects a more gradual turn from properties 55 to 57 Sea Lane Gardens. Please see the proposed block plan for further information.

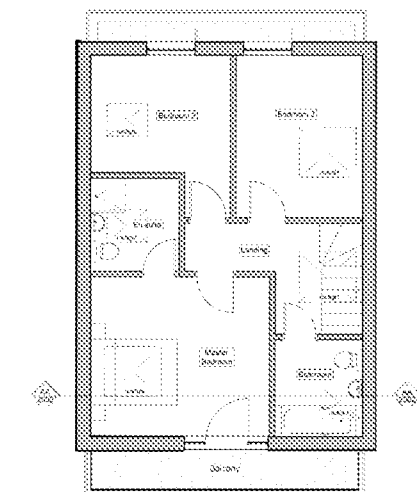
The orientation and positioning of the building also gives the residents more privacy to enjoy the amenity space. The building has been designed to sit sympathetically between the two adjacent properties (55 & 57) and the less imposing frontage makes it more visually pleasing and in keeping with its surroundings.

The position of the building also maximises the distance between the new building and the adjacent properties. The layout maximises the habitable rooms overlooking the garden and amenity areas encouraging use of the outdoor space.

The proposed development meets waste storage requirements providing the required refuse of 140 litres of general refuse and 140 litres recycling. Bins will be free standing and stored on east boundary pathway near the front door. A provision of an external store/shed to the rear garden will offer secure cycle and garden equipment storage.



01 - PROPOSED GROUND FLOOR
Scale: 1:50



02 - PROPOSED 1ST FLOOR
Scale: 1:50

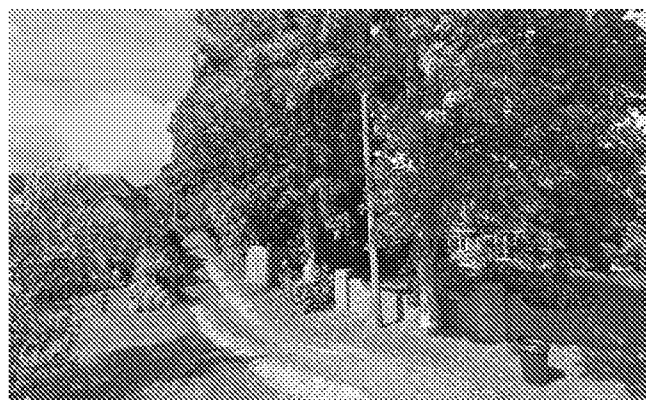
Scale

The proposed building is a 2 storey property with a similar ridge and eaves heights to number 55 & 57. From the road looking back to the proposed scheme, the principle elevation has been purposely reduced in scale to minimise any impact to the neighbouring properties and also is well screened from the mature trees and roadside planting. See photo below.

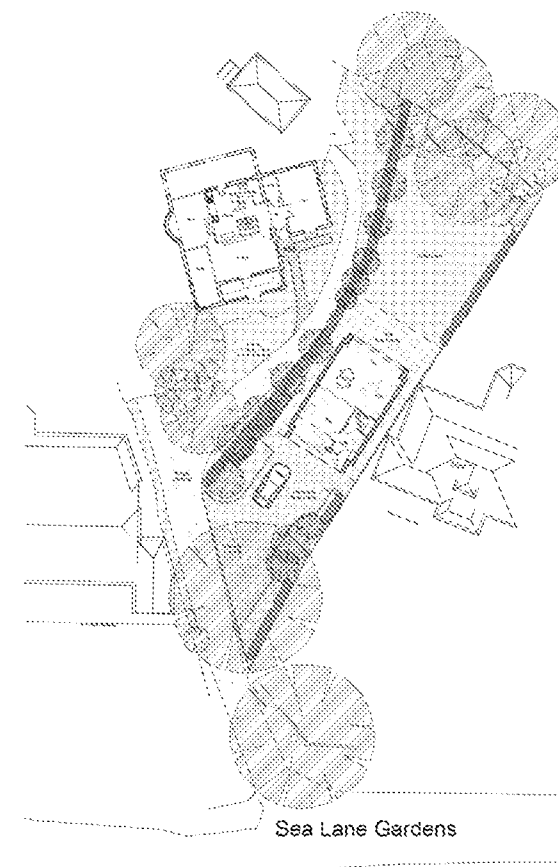
Landscaping

The hard and soft landscaping elements will utilise high quality materials and decorative features to match the quality of the proposed building. This will help to enhance the building and link the external and internal spaces. Fully accessible footpaths to rear gated amenity space allow abled and disabled residents and guests to move around the building freely. All trees and existing planting that is to be retained will be protected during the build process in accordance with BS5837:2012.

Great care and attention will be made when designing the proposed external works to help encourage natural habitats to form and develop. All plant, bush/shrub and tree species will be confirmed. See BBF 1002 for further details.



Existing Street Entrance
Google Street View



Proposed Site Plan
BBF 1002 Rev.00

Appearance

There is a mix of various styles and ages of buildings on the road and the predominant architectural style at this end of the road is bungalows and chalet styled bungalows.

We were mindful not to produce a 'pastiche' design. Utilising the architectural styles and materials from the surrounding properties we applied this to a contemporary design to minimise its impact and enhance the street scene. Detailing has been chosen to compliment the neighbouring properties. The choice of materials and layout are of utmost importance to the success of the design. Use of high quality slate grey roof tiles, red/brown facing brickwork to the ground floor and dark grey timber effect cladding to the first floor accommodation. Off white render finish to entrance canopy and rear feature garden doors. These canopies will include LED low wattage downlighter. All fascia and soffits will match the dark grey timber effect cladding. This is to reduce on-going maintenance issues due to their inaccessibility. All rainwater goods black UPVC. Please see BBF 2002 Rev.00 for further details.

Access

Vehicular and transport Links

Main access to the site is via Sea Lane Gardens. The main shared entrance gate is set back from the road. Vehicular access onto the proposed site is via the existing driveway and will not alter the existing street access arrangement. Therefore existing visibility and sight lines are not affected.

The main vehicle entrance gates will allow residents secure access. The new property will have its own driveway that allows parking for 2 No. resident spaces with visitor parking behind.

There are numerous bus stops along Sea Lane with one located at the end of the road (approximately 100 metres) and Goring-by-Sea station is approximately 0.8 miles away.

Inclusive Access

The building has also been designed to allow for full disabled access and is to meet all relevant building regulations and is part M compliant. Level thresholds to all doors allows ease of access and also allows patio areas to be easily accessed. Generous entrance lobbies allow ease of access to disabled residents and visitors. The internal doors to all habitable rooms are minimum 750mm clear, allowing for optimum use of space and ease of access. The building will have level thresholds throughout including patio doors which will allow the external space to be easily accessible. All external landscaping will be fully accessible with level walkways and allow wheelchair users to fully enjoy the amenity space.

Conclusion

The proposed development seeks to make more efficient and effective use of the existing site with a sustainable proposal for a 3 bedroom detached dwelling. The division of the site represents an efficient use of the space for housing and is more in keeping with the plot size of many of the surrounding properties. Whilst the new dwelling has a generous plot size, No.55 has the larger in keeping with the property sizes.

Due to mature screening the new house would be discreet and unlikely to impact greatly on its surroundings and in turn; unlikely to affect the appearance of the area. The proposed dwelling is of high quality which is in keeping with the local vicinity and will help to improve the existing street scene.



Proposed South Elevation

BBF 2002 Rev.00