

DESIGN & ACCESS STATEMENT

15 BLAKES ROAD, FELPHAM



Richard Meynell Ltd

C.1063 – OCTOBER 2020

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1. INTRODUCTION

- 1.1. This Design & Access Statement has been prepared by *Richard Meynell Ltd* on behalf of Mr & Mrs Charon to assess the proposed works to 15 Blakes Road, Felpham. This document supports an application for Householder Planning Permission.
- 1.2. This document makes a full assessment of the form, design & size of the proposal as well as visual and neighbouring amenity, sustainability and access considerations.
- 1.3. This statement forms part of a Householder Planning Application for;
 - Two storey Extensions to Front Elevation (part over existing roof terrace)
 - Two storey rear extension (between existing rear gable projections)
 - Single storey rear extension
 - Single storey side extension with pitched slate roof
 - Loft conversion with rear dormer window and two modest dormer windows to the front elevation
 - Rear facing roof terrace
 - Alterations to the existing roof structure
 - Cladding and rendering of the building
 - Alterations to vehicular access

Application Description: Two storey extension to front and extension over rear terrace. Single storey side and rear extension and loft conversion with rear dormer window and two modest front facing dormer windows. Rear facing roof terrace. Alterations to the vehicular access.

- 1.4. The property is currently in a poor state of repair with deteriorating brickwork, corroding metalwork, structural movement to openings, sub-standard additions to the front and rear elevation and inefficient aluminium / PVCu windows. The appearance of the building has also suffered due to a lack of maintenance and the harsh marine environment.

The proposal seeks to restore the building back to a fit state of condition, enhance its visual appearance and provide improved and extended accommodation to the needs of the Charon family. This will also involve the re-arrangement of the living space to the first floor which will then take advantage of the views from both the front and rear of the property towards the sea.

The proposals have been designed in a similar architectural style to many others in the local area with 'New England' style cladding and a high quality render finish similar to the neighbouring properties. The poor quality PVCu windows and mismatched fenestration will be re-arranged using high quality powder coated aluminium windows and screens. Key existing architectural components such as the gable roofs and curved bay window will be preserved to ensure the character of the existing building is maintained.

It is also felt that the proposals will enhance the street scene by providing a crisp, symmetrical façade of high visual amenity.

1.5. The proposal is accompanied by a set of detailed application plans which include:

- C.1063-00-HA - Location and Site Plan - 1:1250 and 1:500
- C.1063-01 - Existing Plans - 1:100
- C.1063-02-A - Existing Attic and Roof Plans - 1:100
- C.1063-03 - Existing Elevations (Front and rear) - 1:100
- C.1063-04 - Existing Elevations (side) - 1:100
- C.1063-05-HD - Proposed Plans - 1:100
- C.1063-06-HE - Proposed Attic and Roof Plans - 1:100
- C.1063-07-HE - Proposed Elevations (Front and rear) - 1:100
- C.1063-08-HC - Proposed Elevations (side) - 1:100
- C.1063-09-HB - Proposed Site Plan - 1:200
- C.1063-10-HA – Existing and Proposed Street Scene – N.T.S
- C.1063-11 – Schedule of Materials and Finishes
- C.1063 – Photographic Schedule

2. SITE AND CONTEXT

2.1. The application site is edged in red on drawing C.1063-00.

No. 15 is positioned on the east side of Blakes Road and lies within the Felpham Settlement Boundary. Arun District Council Adopted Plan and the Felpham Parish Council Design Guide have therefore been considered when developing the proposals.

2.2. The property falls within SC1 South Coast Shoreline area.

Blakes Road is identified as having a *variety of architectural styles and ages, two storey and chalet bungalow predominantly detached properties, all with pitched roofs, set on a 'perimeter block' road layout (public highway). Materials are mainly brick built houses which have undergone improvements and remodelling including painted render and timber/imitation timber cladding. Roofs remain tiled. Frontages include features of curved and square bay fronts, balconies and projecting or covered entrance porches.*

2.3. The main view of the house is softened by a low wall and hedge fronting the street. These features will be largely retained. To the west of the property is Blakes road which runs north-south and down to the foreshore (the road is a cul-du-sac but provides pedestrian access to the beach via public footpath). Across the road to the west is the Blakes road sports site. To the north are 2 and 4 Culver Road (1 ½ storey detached houses facing north). To the south is no. 17 Blakes road (a large two storey detached house with prominent gables facing east-west).

The property sits in a substantial plot with a large rear garden to the east and mature planting along the north and east boundaries. Mature trees also run along the north and east boundaries of the garden which provide a buffer with the neighbouring properties and assist in integrating and softening the house in the wider landscape.

The surrounding area is characterised by sizeable, detached properties on good sized plots. Those along the foreshore have significant prominence.



Figure 1: No. 15 Blakes Road outlined red. (Google Maps, 2020)

3. DESIGN AND IMPACT

3.1. Layout, Scale and Form

The main living space will be located at first floor level. Sleeping and guest accommodation will be located on the ground floor. The Loft conversion will provide a Master Bedroom, En-suite and storage provision.

The scale of the proposed is not at variance with the houses and buildings along the street. These vary significantly in style and design but are all domestic in scale.

The height of the ridge of the principal roof will increase slightly by 0.5m to accommodate the attic conversion. Though this element of the proposal is not subservient there are a number of properties along the street and indeed the foreshore that have a significant visual presence in the landscape (over and above that of 15 Blakes Road). Particularly notable is no. 17 Blakes road (next door) which has a ridge height approx. 1.6m taller than the proposed. As such the proposals are not over dominant within the street scene.

The single storey rear extensions do not extend beyond the rear of the existing garage while the rear facing dormer window has been carefully positioned between the two rear gables to avoid increasing the visual mass of the building.

The spaces around the building and the overall silhouette remain largely unchanged (silhouette increased by only 8.5%). As such the views of the building, views from nearby properties and light currently experienced by neighbouring properties remain largely unaffected.

The proposed hot tub has been positioned to the north of the house and is well screened visually by the existing and proposed walling and vegetation.

3.2. Amount of development

The area of the site is approximately 938m².

The proposed footprint is 242m² which represents an increase of 43%.

In context of Local Policy D DM4: Extensions and Alterations - *Extension of up to 50% in terms of floor space will generally be considered proportionate.*

The proposed footprint therefore equates to a 25.8% coverage of the site area and is appropriate to a house of this quality in this location on a plot of this size.

3.3. Design, Appearance and Residential Amenity

In line with Policy D DM4: *Extensions and Alterations* the proposed design is founded on an analysis of the characteristics of the site as well as the character of the wider setting. All proposals are visually subservient to the street scene and largely the existing property.

The design and form of the proposals can best be assessed against the specific elements of the scheme as outlined within the introduction. These can each be assessed as follows:

Extensions to Front Elevation (part over existing roof terrace)

The existing entrance porch and sunroom extension are of sub-standard construction and due to a lack of maintenance these now appear tired and untidy. Their replacement would

provide an opportunity to enhance the quality and appearance of 15 Blakes road in the street scene.

The proposed would give symmetry to the facade with alterations to the fenestration also providing balance to the elevation. The materials including a render finish at ground floor level will closely match the neighbouring properties while the light grey cladding is in keeping with other dwellings in the locality.

Though of two storeys, the extensions have been designed to remain subservient to the existing house and are also set back from the principal and side elevations in order to further define them as additions.

A very similar two storey extension over the south roof terrace was previously approved by Arun District Council under FP/151/10/.

Two storey rear extension (between existing rear gable projections)

This element is located above an existing roof terrace and between the two existing rear gable projections. As such this addition will not increase the footprint, mass or silhouette of the building.

It is believed that this addition falls within the applicant's permitted development rights.

Single storey rear extensions

The two main single storey flat roofed rear extensions are both 5m in depth and run across the rear wall of the property. The height of these extensions is 2.8m.

A notification for a larger extension with neighbour consultation has been submitted to Arun District Council for this element of the proposal (less the render finish).

Single storey side extension with pitched slate roof

This extension comprises the replacement of the existing garage and store along the south side of the site with an increased width by 1.25m. The garage would then be relocated towards the front of the property to enable easier vehicular access.

The slate roof to the garage and Swim Spa have been kept at the minimum pitch of 25° in line with BS 5534 with the eaves set at the height of the existing garage to diminish the impact on 17 Blakes road to the south. The ridge height of this roof has also been carefully positioned so as to minimise overlooking from first floor level while maintaining the views over the sea.

Two modest dormer windows to the front elevation

The two modest dormers to the front will have a depth of 1.7m, height of 1.9m and a width of 2.3m.

These are felt to be in proportion with the main façade and are subservient to the existing gable roof. As a result of their siting to the front of the property, they are not considered overbearing, with views over the street scene.

Rear flat roofed dormer window

The dormer will have a depth of 3.3m, height of 2.5m and a width of 8m. As such the proposed roof alterations fall within the applicant's permitted development rights.

The rear flat roofed dormer has been carefully positioned between the two rear gable roofs. It is also set back from the existing rear wall line and existing ridge line. This will serve to ensure the dormer is subservient and will also reduce the visual impact and mass of this addition. This design approach also avoids the addition being overbearing or overshadowing to neighbouring properties.

The windows will view out over the applicant's private garden and the public car park beyond. The windows do not face directly onto any nearby properties and as such it is not considered to result in adverse overlooking.

The flat roof will be utilised for the siting of a 4.8kW photovoltaic array. This will help to support the properties electricity demand and contribute to environmental sustainability.

Roof Alterations

The proposed eaves and gable verges will project beyond the face of the external wall by approx. 300mm creating a deep overhang and shadow line on the front and rear façade. This shading will have a softening impact of the building and the glazing, particularly at first floor and attic floor level. This will also serve to minimise any potential reflective glare and reduce the risk of overheating due to solar gain.

The windows to the gable ends at attic level are positioned as per the rear dormer window above to avoid adverse impact on neighbouring amenity.

There will be a single rooflight to the front roof slope serving the stairwell and attic floor landing. Due to its position fronting the street scene there will be no adverse overlooking.

Rear facing roof terraces

The existing property is currently served by three roof terraces – one to the front (south side) and two to the rear. The proposals seek to alter and enlarge those to the rear while omitting the roof terrace from the front elevation.

Screening will be provided at first floor level to the side elevations. This is to preserve both the private amenity of neighbours and the applicant's alike.

It is proposed to enlarge the south roof terrace as indicated on drawing C.1063-05. The terrace will extend no closer to no. 17 Blake's road compared to the existing. To mitigate the risk of overlooking further, the pitched slate roof of the garage will rise to obscure the rear garden of the neighbour.

A roof garden will be created over the proposed single storey rear extension on the north side. This will be screened from neighbours on the north side through planting to a height of 1.8m. Potential overlooking towards the north (in particular 4 Culver road) will also be mitigated by the established trees and vegetation along the north boundary of the property.

In discussion with the neighbour it has also been agreed to improve the screening by planting additional hedging along the north of the site (refer to drawing C.1063-09 – Site Plan). A link roof will provide access between the proposed roof terrace and roof garden with a staircase leading down to the rear garden.

Visual Amenity

The proposals have been designed in a similar architectural style to many others in the local area with 'New England' style cladding and a high quality render finish similar to the neighbouring properties. Key existing architectural components such as the gable roofs and curved bay window will be preserved to ensure the character of the existing building is maintained. The poor quality PVCu windows and mismatched fenestration will be re-arranged using high quality powder coated aluminium windows and screens.

Whilst the proposals alter the appearance of the dwelling, it is felt that the careful design and detailing will serve to enhance the street scene.

Please also refer to drawing C.1063-11 for a 'Schedule of Materials and Finishes'. Sample materials are also available to view on site.

Sustainability

It is the intention to apply the principles of sustainable design at all stages of the project. This will include the following;

- The proposed extensions will achieve current Building Regulations standards in terms of thermal insulation requirements while the existing fabric will be enhanced.
- Micro-generation in the form of a domestic 4.6kW Photovoltaic array. The applicants have also signed up to Solar Together Sussex an initiative supported by Arun District Council.
- Incorporation of sustainable heating in the form of a log burning stove, low energy services (all LED lighting) and water efficient fittings (including a low flush W.C)
- The green roof of the 'Roof Garden' will help to offset loss of green space.

Landscaping

The proposed development does not greatly affect existing landscape treatment. The house is framed on the north, east and west sides in varying degrees by vegetation and it is not planned to alter this but rather to enhance it with additional planting along the north boundary. Refer to drawing C.1063-09 for further details.

The existing and proposed vegetation already provides a high degree of screening which also helps to preserve privacy.

The hard landscaping to the front garden will be softened by planters and borders and will represent a 46% increase compared to existing. This will however enable up to 4 cars to be parked off the road compared with 2 as existing.

The rear terrace will be formed of decking boards which will remain permeable.

4. ACCESS CONSIDERATIONS

4.1. Vehicular Access & Parking

The Proposed works will retain the existing vehicular access but also provide an additional vehicular access to enable safe and simple access and egress from the site.

The turning circle arrangement will also enable a more efficient use of the parking available on the site. The hard landscaping to the front garden will provide off street parking for up to 4 vehicles and is in line with Felpham Neighbourhood Plan by subsuming the properties parking requirements within the site.

A high quality resin bonded gravel will be used over the existing hard surfacing and for the additional parking and turning area.

4.2. Access by Foot

The existing pedestrian access gate and route will remain as it is.

An improved level approach path and level threshold arrangement will be formed at the front door to provide improved accessibility to the building.

All new door openings at ground floor level will be wheelchair accessible. The new arrangement will also facilitate access to the Ambulant Disabled Accessible WC on the Ground and First Floor.

5. RELEVANT LEGISLATION AND PLANNING POLICY

Planning policy relevant to this application comprises the the National Planning Policy Framework (NPPF). Certain Core Strategy policies of Arun District Council are also relevant.

5.1. National Policy

PPS1 highlights the importance of developing well designed buildings that are appropriate within their context and which will contribute to the character and quality of an area and the surroundings. The application proposal maintains good quality design that is in keeping with the architectural style of the existing dwelling and makes a positive contribution to the appearance of street scene and the local landscape. The proposal is therefore compliant with National Guidance as set out above.

5.2. Local Planning Policy

The key policies considered are D DM1: Aspects of form and design quality and D DM4: Extensions and alterations to existing buildings (residential and non-residential) of the Arun Local Plan. Felpham also has a Neighbourhood Plan with policy ESD1 of relevance to the application. It is felt that the proposals comply with this policy.

The property does not fall within an Area of Special Character or a Conservation Area.

6. CONCLUSIONS

- 6.1. As detailed within this Design and Access Statement the proposed alterations and extension of 15 Blakes Road have been carefully considered to take account of both Local and National Planning Policy Guidance and seeks to provide a high quality, sustainable home.
- 6.2. The scale, form and amount of development is felt to be proportionate to the site and local setting.
- 6.3. The proposal will also restore the building back to a fit state of condition, enhance its visual appearance and provide improved and extended accommodation to the needs of the Charon family.
- 6.4. The proposals have been designed in a similar architectural style to many others in the local area with 'New England' style cladding and a high quality render finish similar to neighbouring properties. Key existing architectural components such as the gable roofs and curved bay window will also be preserved to ensure the character of the existing building is maintained.
- 6.5. It is felt that the proposals will enhance the street scene by providing a crisp, symmetrical façade of high visual amenity.
- 6.6. Residential amenity and overlooking has been taken into account as part of the design process and it is important to our Client to maintain mutual privacy with neighbours through careful design and screening.
- 6.7. Views from the surrounding area and nearby properties as well as the light experienced by adjacent properties will remain largely unaffected.
- 6.8. Environmental sustainability and energy efficiency form an important consideration to the proposed scheme and will help to support the sustainable development of the site.
- 6.9. Overall, it is believed that the proposal will positively contribute to the character, appearance of the local area, preserve neighbouring amenity and comply with the requirements of Arun District Council Local Plan.

Richard Meynell Ltd - October 2020

Bibliography

Arun District Council (July 2018) *Adoption Arun Local Plan 2011-2031*.

Felpham Parish Council (October 2018) *Felpham Parish Council Design Guide*.

Ministry of Housing, Communities and Local Government (September 2019) *Permitted development rights for Householders – Technical Guidance*.

Ministry of Housing, Communities and Local Government (June 2019) *National Planning Policy Framework*