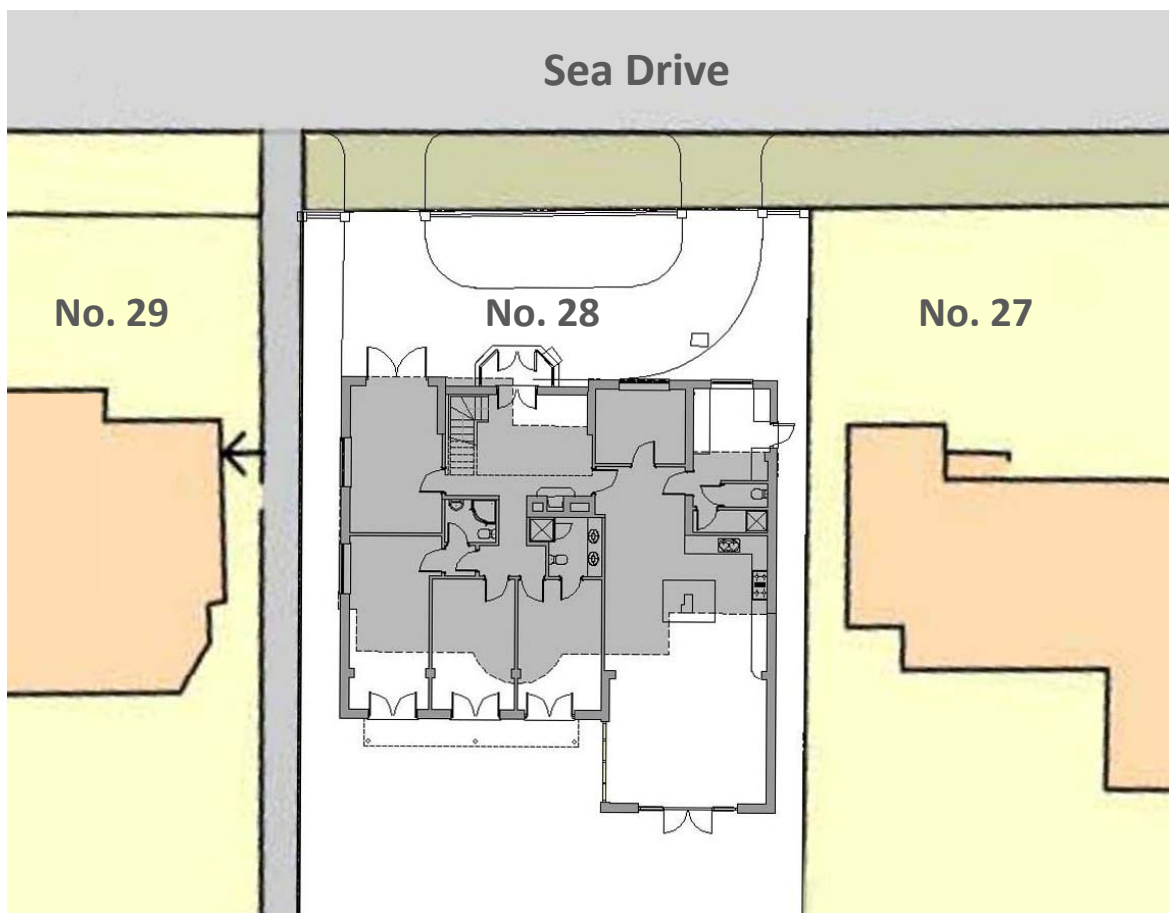


# Proposed alterations and extension to 28 Sea Drive, Felpham

## Design and access statement

This proposal is to extend and modify the existing house, substantially retaining the street elevation, with an enhanced front entrance, and extensions to the side and rear. It is proposed to overclad the entire building in a cementitious shiplap cladding.

The surrounding houses are faced in a wide range of materials, and the proposed shiplap cladding, which has been used recently at no. 31, resonates with a traditional style of coastal timber framed building, also offering a durable low maintenance façade which lends itself to highly insulated wall construction.



Plan showing the proposed ground floor layout with the existing footprint shown grey

# Proposed alterations and extension to 28 Sea Drive, Felpham

## Design and access statement

### The context

Sea Drive is a residential street with a variety of houses, differing in style and size. Generally the houses are two storeys high, some utilising attic space within tall roofs to create additional accommodation. 35 Sea Drive is a flat roofed house with a second floor level set back from the main front façade. Number 31 has been refurbished and clad with shiplap board.



*No 27 Sea Drive*



*No 28 Sea Drive*



*No 29 Sea Drive*



*No 30 Sea Drive*



*No 31 Sea Drive*



*No 35 Sea Drive*

# Proposed alterations and extension to 28 Sea Drive, Felpham

## Design and access statement

### The existing house

The existing house is in a poor state of repair, needing extensive replacement of external joinery and repairs to the fabric generally.

The internal layout is made up of a series of inconveniently laid-out rooms with low ceilings, which have evolved from a series of piecemeal extensions and alterations, and offers a lower standard of accommodation than the size of the house would imply.

The form of the roof adversely affects many of the first floor rooms, which have low ceilings. At the front of the house the roof creates sloping ceilings which compromise the amenity of the rooms.



### The proposed alterations to the front elevation

The existing front elevation will be substantially retained, with a new entrance and double height hallway created behind a new central gable feature.

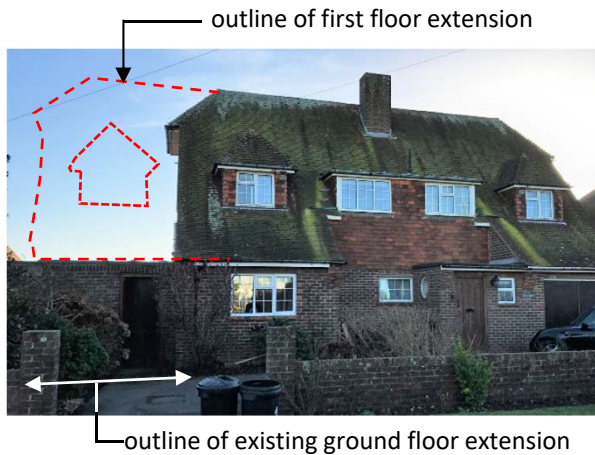


# Proposed alterations and extension to 28 Sea Drive, Felpham

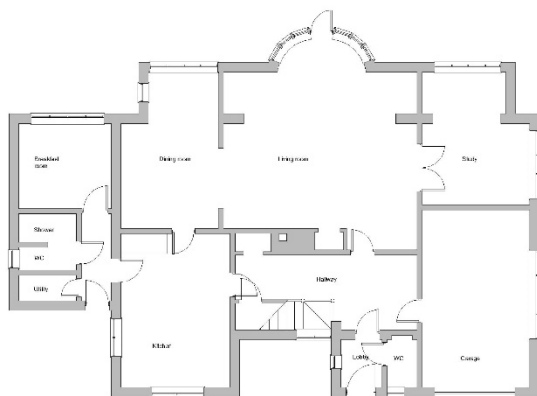
## Design and access statement

### The proposed alterations to the front elevation

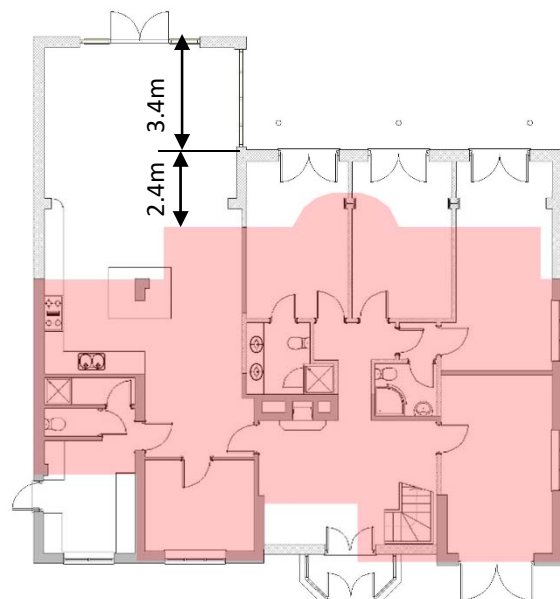
A first floor extension will be built over the existing single storey side extension, the existing tiled roof will be extended across the new part of the building.



At the rear, the existing ground floor extension and most of the existing rear wall will be removed, and a new rear elevation will be built, extending the plan by a further 2.4m at ground floor.



Ground floor as existing



Ground floor as proposed

# Proposed alterations and extension to 28 Sea Drive, Felpham

## Design and access statement

### The proposed alterations to the rear

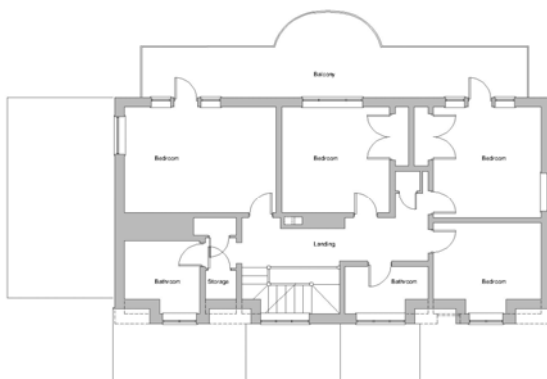
The living room will be located at first floor with higher ceilings, and glazed doors onto the balcony for views out to the sea.



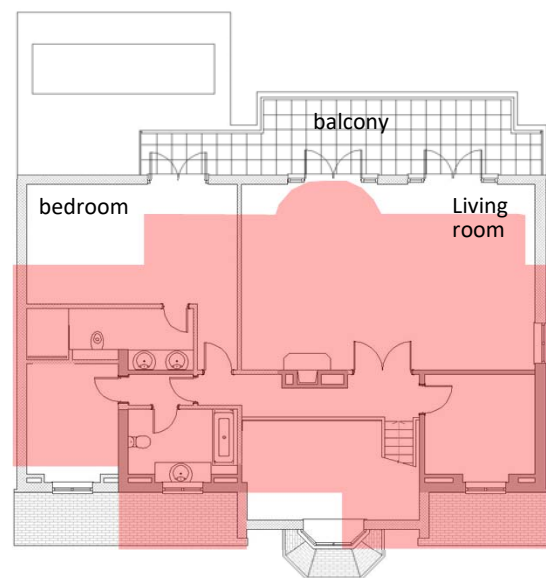
Rear elevation cut away, showing volume of living room



Rear elevation as proposed



First floor as existing



First floor as proposed

# Proposed alterations and extension to 28 Sea Drive, Felpham

## Design and access statement

### The proposed alterations to the rear

The rear wall of the first floor will be set back 1.5m from the ground floor, creating a first floor balcony.

The living room will be located at first floor with higher ceilings, and glazed doors onto the balcony for views out to the sea.

A single storey extension will project further to accommodate the enlarged kitchen/dining room, with a clerestorey glazed rooflight.



Rear elevation as existing



Rear elevation as proposed



Rear elevation as existing



Rear elevation as proposed

## Proposed new house at 28 Sea Drive, Felpham

### Design and access statement

#### Neighbour amenity

The external terrace will be screened at each end with 1.8m high obscured toughened glass screens to limit the lateral overlooking of the neighbouring properties and maintain mutual privacy.

#### Amenity space

The site area is 0.8ha and the majority of the amenity space is located to the rear of the house. The present garden layout is principally lawn, with hedges, bushes and one tree at the southern boundary, which will not be affected by the proposed redevelopment.

#### Refuse storage

240 litre wheelie bins will be used for refuse storage, and will be kept at the side of the house behind a secure gate. Recycling will be accumulated in a wheelie bin or if appropriate, in the utility room.

Refuse will be presented at the front of the property on collection days.

#### Parking and vehicular access

The existing house has a small forecourt with sufficient parking space for two cars, and two vehicular access points from Sea Drive. This layout will be retained.

#### Flood risk

The floor level of the proposed new building will be no lower than the existing house and the flood risk to the proposed redevelopment will not be worsened.

The site is located in Flood Zone 1 shown on the Environment Agency Flood Map, signifying a 1 in 1000 annual probability of flooding; the flood risk is therefore considered to be low and a full sequential flood risk assessment has not been undertaken.

