Fleet Cottage, The Ridgway, Felpham, PO22 7JQ
Design And Access Statement
February 2013

CONTENTS

1.0	1.1	Executive Summary
	1.2	Development Objectives
2.0	2.1	Existing Site Appraisal
	2.2	Planning Policy/Guidance - Arun District Council
	2.3	Existing Local Precedent
	2.4	Existing Photos
3.0	3.1	Design Principles
	3.2	Use
	3.3	Accommodation
	3.4	Layout
	3.5	Overlooking/Privacy
	3.6	Scale
	3.7	Daylight/sunlight
	3.8	Landscaping
	3.9	Trees
	3.10	Appearance and Materials
	3.11	Access
	3.12	Lifetime Homes
	3.13	3D Visualisation
4.0	4.1	Design Summary
	4.2	Consultants
5.0	5.1	Sustainability

1.1 EXECUTIVE SUMMARY

This design report has been prepared by Granit Architects to accompany drawings submitted in February 2013 to Arun District Council as part of a Full Planning Application.

1.2 DEVELOPMENT OBJECTIVES

- To demolish the existing property and rebuild a ‘like for like’ house with new timber frame construction.
- The new build will have a slightly larger footprint than the original property.
- At ground level create large kitchen, dining room, front room, new utility room/ larder, create study.
- At first floor create a master bedroom and ensuite and 2 bedrooms with 1 bathroom.
- Solar panels to roof
- New carport and workspace and upgraded access to rear and side for cars
- Renewables / sustainable features - to be designed to Code 4 of the Code for Sustainable Homes.

2.1 EXISTING SITE APPRAISAL

The existing site of Fleet Cottage lies on a street of varying house styles and overlooks a large green on a private estate. The estate also boasts private allotments for residents which can be found behind the Fleet Cottage via a driveway.

The detatched cottage style property is close to the beach (approximately 50 yards away) and other local amenities including village shops, a church and recreational spaces.

The existing house, built around the 1930s, is in need of much renovation and the proposals aim to bring new life to this dated property. Due to the level of refurbishment and updating required to make this a more sustainable dwelling, we believe it will be more economical to demolish the existing property and build a new, slightly enlarged one in its place to match the existing appearance.

2.2 PLANNING POLICY/GUIDANCE - ARUN DISTRICT COUNCIL

Below are some of the key planning policies and guidance that have been taken into consideration during the design process:

Policy DM14 of the Draft Local Plan 2013
“Raise Standards of design by embracing innovative design, new technologies and construction techniques, where a development proposal has the potential to do so.”

We believe that by demolishing the existing building and rebuilding one of the same appearance in its place that this is enchancing the efficiency of the building and also improves the character and adaptability of the site.

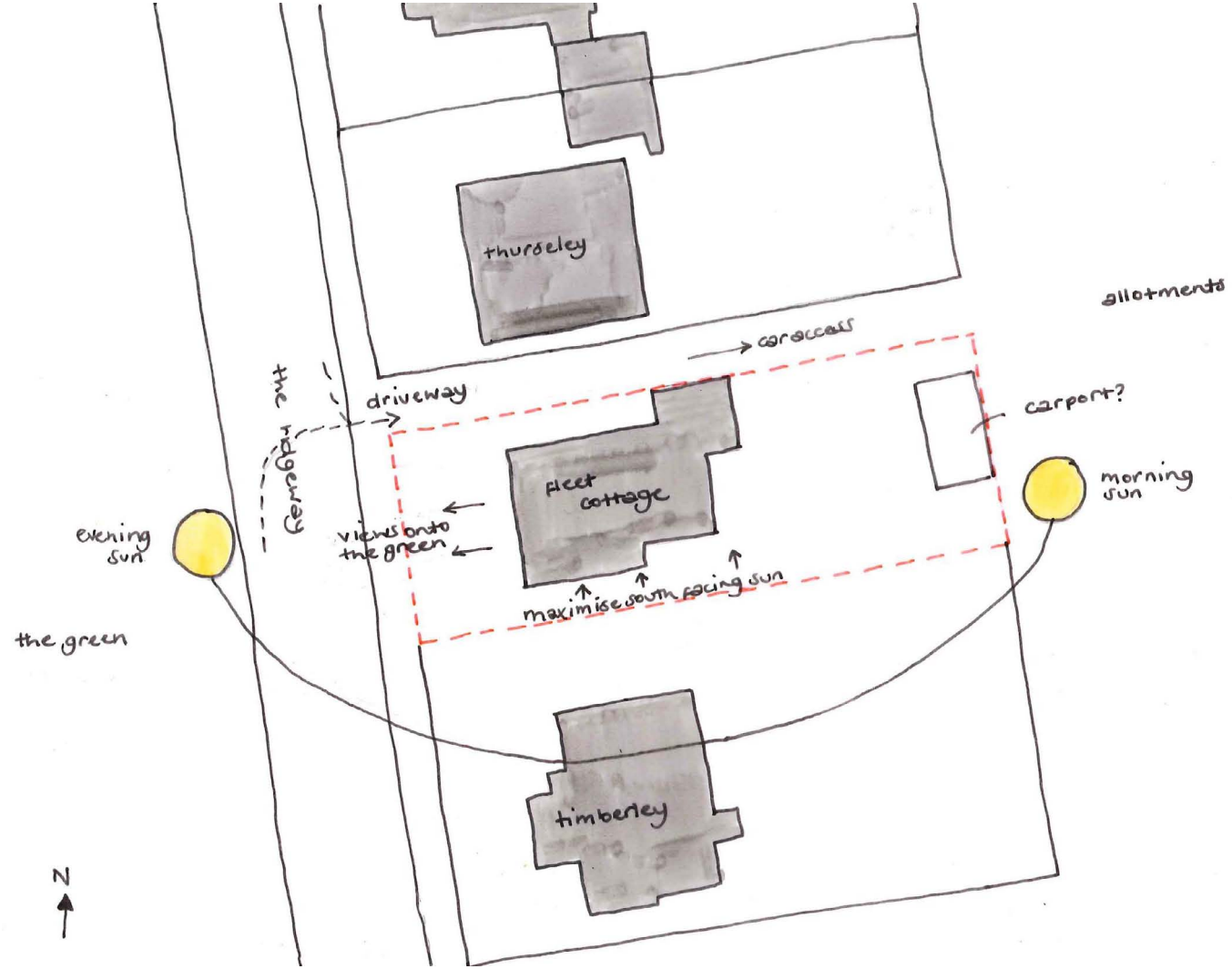
In terms of energy efficiency, in accordance with the Draft Local Plan 2013, the property will be a Level 4 for Code for Sustainable Homes.

In total it is proposed that the added floor area to the whole property will be 38m2. This is added to the existing floor area of approximately133m2. This gives an increase of approximately 29%. Referring to the Draft Local Plan 2013-2028, it mentions that

> “Extension of up to 50% in terms of floor space will generally be considered proportionate, whilst those above this figure will be considered disproportionate and unlikely to be acceptable”

Aerial view

Bird’s Eye view from the North



Initial Site Analysis Plan

View of front of property

View of back of property from the garden

View showing proximity of neighbouring property

View of side of property from driveway

View of property from the allotments at the rear

View of front of property down the side

Driveway

Bay in front reception room

Existing Kitchen

Existing Stairs

3.1 DESIGN PRINCIPLES

PROPOSALS
The proposal is to demolish the existing 2 storey property and build a new one in its place with an added 38m2 in total. Essentially, the new building will match the appearance of the existing property from the front and from the north side. The appearance of the rear and south side of the property willl be enhanced in massing and external appearance.

The building will be constructed from a highly insulated timber frame system which will exceed the current building regulations.

The proposal allows for the owners to have a better living space and room arrangement than what is currently available. All rooms of the house will receive an adequate level of daylight under the new proposals.

GROUND FLOOR
- A larger floor area created to accommodate better planned living spaces and a better interaction at the rear of the property with the garden.

FIRST FLOOR
- the larger floor area created allows for a master bedroom and ensuite, 2 bedrooms and a family bathroom.

EXTERNAL
- 3 solar panels will be positioned on the roof facing the south
- at the side of the property, within the site boundary, an off road car parking space will be added in front of the entrance. At the moment there are no existing off road parking spaces.
- at the rear of the property in the private garden, a timber framed carport/workshop is proposed in order to create an off road car parking space along with some external storage/working space.

DEMOLITION / REBUILD
In order to refurbish, upgrade and make a highly sustainable dwelling, we feel it will be more economical to demolish the existing property and rebuild a new one from scratch.
We don't believe the existing property is of significant enough architectural heritage for it to be retained.
The new dwelling will be designed to meet Level 4 of the Code for Sustainable Homes.

3.2 USE

The new build property will continue to be used as a private residential family home. There is no plan to change this.

3.3 ACCOMMODATION

GROUND FLOOR
The ground floor accommodates a living room, study, kitchen/dining area and a separate larder/utility. The kitchen/dining area opens up the the rear and also to the side where it can be connected to the study.

FIRST FLOOR
A master bedroom and ensuite occupy the front of the first floor. The rest of this floor allows for 2 bedrooms, a bathroom and store.

Overall, the new property will have the same amount of bedrooms as the existing dwelling but these will be better proportioned and organised.

3.4 LAYOUT

The original form of the building will essentially remain the same but will be enlarged to the rear. This will give the dwelling a larger footprint than the original one but we feel that this was required to create better planned living spaces. Please refer to planning drawings for more information. Also refer to the 3d images later on in this document.

3.5 OVERLOOKING/PRIVACY

The proposal does not allow for overlooking to either of the neighbouring properties. The glazing to the facades allow for a view to the private garden from the rear and to the green at the front.

3.6 SCALE

The proposal will not affect the setting or views of the building from street level. The enlargement of the property will be slightly visible from the side and the rear elevation will be seen from the allotments behind the property.

The new dwelling will extend approximately 3.3m from the existing building footprint at both ground and first floor levels.

The proposals aim to not impact on the character of the area and will arguably have no impact on the public realm. The proposal has been designed always with its surroundings in mind and aims to create as minimal impact as possible to the street scene and also to its neighbours.

The size of the proposed enlarged dwelling has been considered in respect to the existing property. It allows the back of the property to interact more with the large garden and also means that the internal spaces are better proportioned.

The size of the proposed carport is 3.8m x 8.2m with a height of 2.8m.

3.7 DAYLIGHT/SUNLIGHT

We believe there will be no reduction in daylight reaching the habitable rooms of either neighbour.

We feel that the new proposal will not block or reduce any direct sunlight to the neighbouring properties.

With the proposals, all rooms within Fleet Cottage have been designed to receive an adequate level of daylight.

ORIENTATION
The property is orientated approximately on the W/E axis with the rear elevation facing approximately East.

3.8 LANDSCAPING

There will be a decked area added to the rear of the property where the owners can have an outdoor seating space. The rest of the soft landscaping will remain as existing. There will also be some decking to the front of the property as shown on the plans submitted with the planning application.

3.9 TREES

No trees will be affected by the proposed works to the property.

3.10 APPEARANCE & MATERIALS

We believe that by building a new house out of more modern construction methods that this will create a more energy efficient home. The building will be constructed from a highly insulated timber frame system.

The materials chosen for the proposals aim to modernise the dated design of the existing property. We are proposing to clad the rear of the property in hard wearing timber, cedar or similar. We believe this more contemporary look will enhance to the appearance of the new proposed dwelling.

Where specified, there will be painted brickwork - which matches that of the existing building to be demolished.

The proposal is also for 3 solar panels to sit on the south facing roof of the main house.

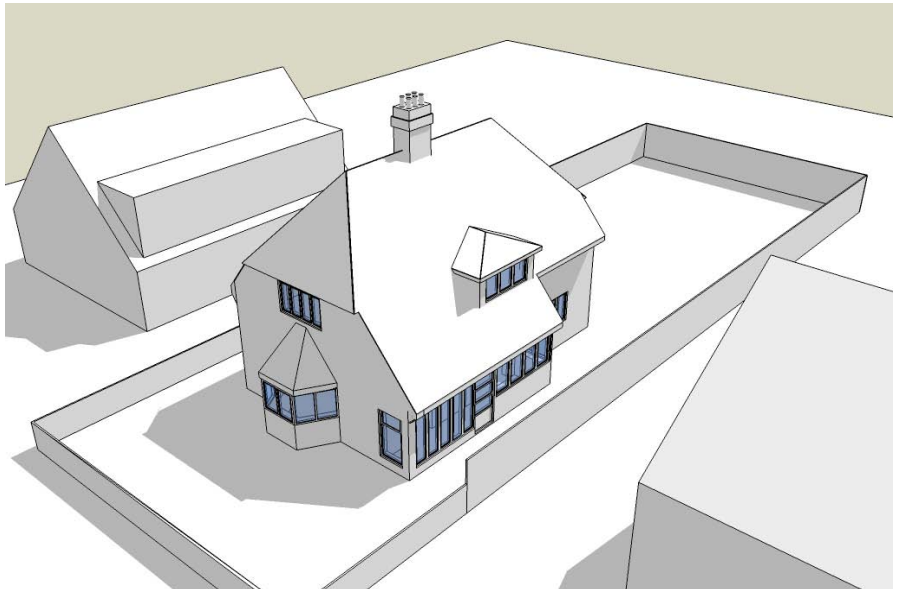
3.11 ACCESS

The property is accessed to the side from a driveway running between Fleet Cottage and Thursley. The proposals aim to keep this entrace in the same location.

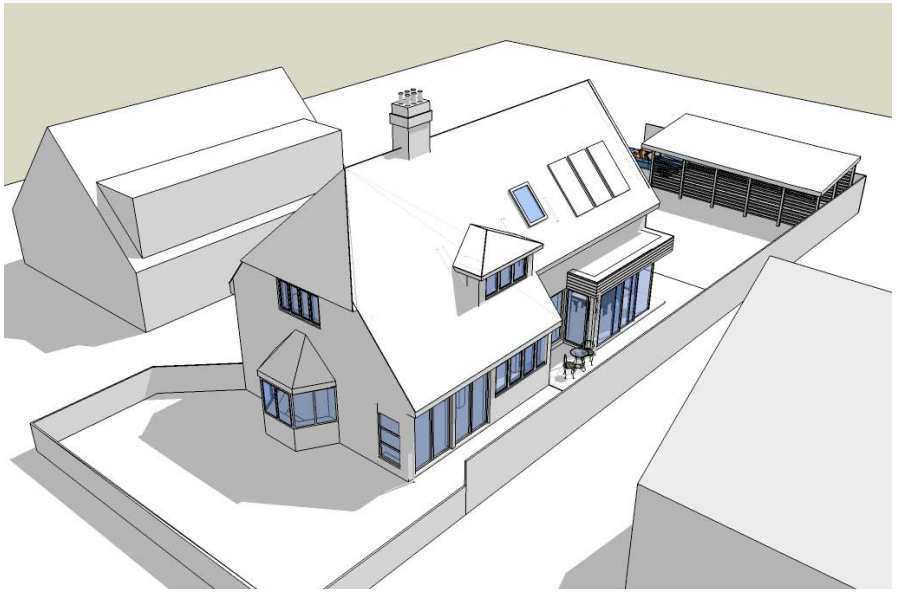
VEHICLE ACCESS:
At the moment the property doesn't benefit from any off road parking. The proposal allows for 2 car parking spaces to be created. One will be along the side infront of the entrance of the property and would be accessed by the driveway between the application property and its neighbour. The second space will be created in the rear garden within a carport. This would also be accessed from the same driveway.

3.12 LIFETIME HOMES

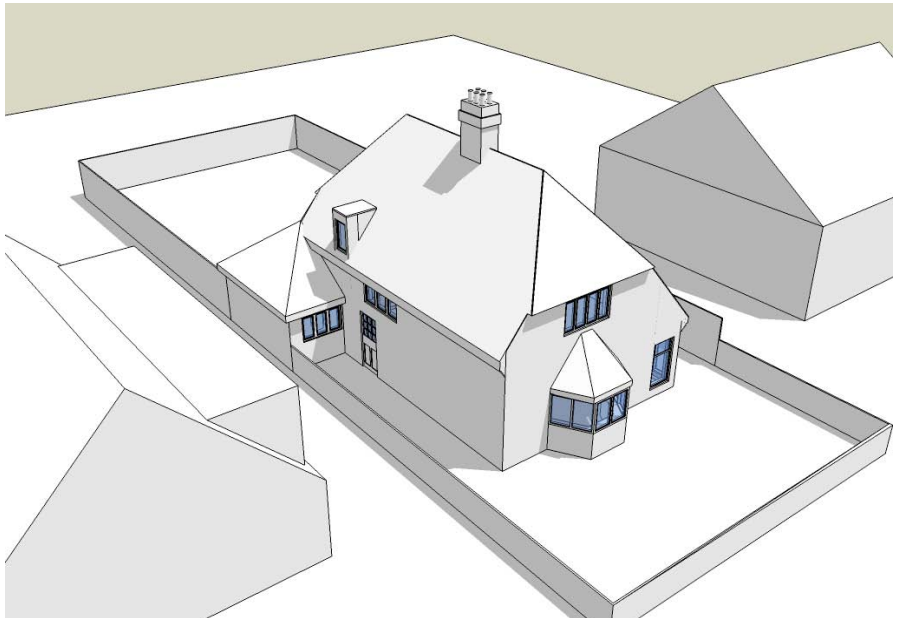
The new dwelling will comply with the latest Lifetime Homes guidelines.



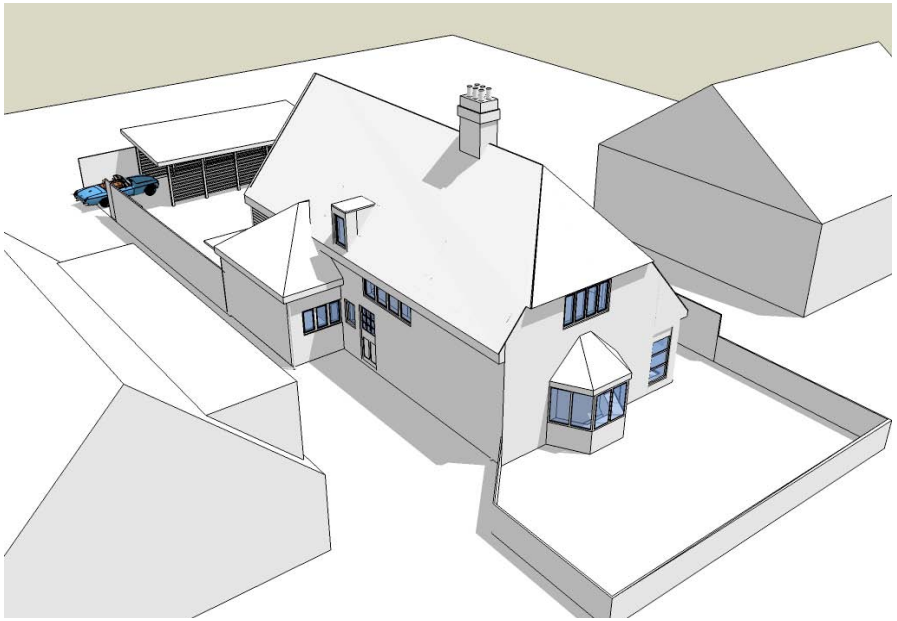
Existing View of side and front of property



Proposed view of side and front of property (including carport at rear)



Existing Side and Front view



Proposed Side and front view (showing car port and parking space to side)

Existing Rear Elevation

Proposed Rear Elevation

4.1 SUMMARY OF PROPOSED DEVELOPMENT

The proposal offers a good opportunity to create a high quality dwelling whilst having little impact on the surrounding area. We have tried to develop a proposal that meet the needs of our client whilst having minimal detrimental impact on the surrounding area, and therefore hope that the proposal finds favour.

4.2 CONSULTANTS

It is envisaged that as part of the construction process, if planning consent was granted, the following would need to be consulted:

- Building Control - Arun District Council
- Structural Engineering Consultancy

5.1 SUSTAINABILITY

The proposal will aspire to the following:

Energy Use.
1: Property orientated to maximise south facing elevations / solar gain
2: Highly airtight and highly insulated, with high performance glazing to reduce space heating requirements. Upgrade existing fabric where possible. New elements to surpass regulations.
3: Low energy lighting throughout where appropriate.
4: Highly efficient boilers / heating system utilised including under-floor heating.
5: Drying space provided in utility area.
6: Home office space provision to allow flexible home working.

Water.
1: Highly efficient fittings to reduce water consumption where appropriate.
2: Grey water recycling. Investigate costs and practical use.
3: Rainwater butts for irrigation in garden.

Materials.
1: High BRE green rating of materials used in construction, cladding and fit out.
2: Materials chosen for longevity and low maintenance.
3: Use of timber from sustainable sources where specified.

Surface Water run off.
1: Reduction of run off by use of sustainable surface if utlised.
2: Maintain maximum area of soft landscaping.

Waste
1: Ensure provision for waste, recycling stores and composting for gardens.

Pollution
1:Avoid use of ozone depleting materials, with particular regard to insulants

Health and Wellbeing
1: Provision of good quality daylight to the living spaces, kitchen and main bedrooms.
2: Provision of high quality, generous and well planted amenity space,
3: Sufficient sound insulation between adjoining dwellings.

Management
1: Provision of home user guide to be made available for buyer. Where useful.
2: Instruction to be given to new home user on occupancy
3: Developer and contractor to sign up to considerate contractor scheme.
4: Management to reduce site construction environmental impact
5: Comply with secured by design guidance on security etc

Ecology
1: New soft planting to improve habitat and ecological value of site.