

DESIGN & ACCESS STATEMENT

CLIENT: Mr & Mrs Hurdley

SITE ADDRESS: 'Timberley', The Ridgway, Felpham, Bognor Regis,
West Sussex, PO22 7JQ

PROJECT: Full Planning Application for the Demolition of the Existing Chalet Dwelling and Erection of a Replacement Chalet Dwelling.



INTRODUCTION

Scandia-Hus Ltd was instructed in June 2018 by Mr & Mrs Hurdley, the owners of 'Timberely' on The Ridgway in Felpham, with the sole purpose of obtaining detailed planning permission to replace the existing sub-standard structure and provide them with a sustainable replacement property that will become their private home.

The property owned by our clients is the corner plot which borders The Ridgway to the West and Minton Road to the South. 'The Beach Estate' as the immediate area is known, is a collection of private roads running parallel and perpendicular with the coastline that house a complete mix of architectural styles ranging from small bungalows to large 2½ storey properties and everything in between, many of which have either been significantly extended and renovated or replaced over the last 25 years.

The area of Felpham is a village and civil parish in the Arun District of West Sussex. Although sometimes considered part of the urban area of greater Bognor Regis, it is a village and civil parish in its own right, situated to the East of the centre of Bognor. It is a sustainable area having a mix of shops, restaurants, and good public transport links. According to the Arun District Council Local Plan 2011-2031, the area is within the Main Development Boundary and is outside of any Conservation or Areas of Outstanding Natural Beauty. Our client's site also has the benefit of overlooking a lovely large green which is protected Local Green Space in accordance with the 'Made' Neighbourhood Development Plan.

The property of 'Timberely' is a 1½ storey chalet style dwelling that despite being extended to the rear in 2006, has been poorly maintained over the years. The quality of build and general living standards fall well below the expected level of today's modern housing requirements. The rear extension has created two long thin rooms whilst access up to the first floor is only provided by a steep, tight turning staircase that does not meet with today's building regulations standards. Two flat roof dormer windows to the front provide no insulation whatsoever and neighbouring privacy has been given no regard as first floor windows, in particular to the North facing gable end, look directly at neighbouring property 'Fleet Cottage' and its garden.

The property benefits from off-road parking for two cars and a vehicular access onto The Ridgway. A small private garden is provided to the rear (East) but again the Privet hedging to the Southern boundary has not been maintained and is therefore over 3m tall and well over 2m deep in places.

Our clients have purchased this property with the sole purpose of demolishing it and building a sustainable new dwelling that will be their 'forever home'. The current property is an eyesore to the immediate vicinity and this site deserves a new property more befitting of this sought after residential location.

USE

The use of the site will not change. A substandard residential property currently exists on the land and this will be replaced with a new, sustainable residential dwelling. The orientation of the building within the plot will not alter so the use of all private areas of the land owned by our client will also remain 'as existing'.

AMOUNT

We proposed to demolish 1no. 3 bedroom chalet style property which has an approximate total internal floor area of 157sq.m and replace it with 1 no. 3 bedroom chalet style property which has an internal floor area of 172sq.m, An attached garage and external garden store are also proposed as part of the development. This proposal reflects the density and character of the immediate ribbon of residential development.

LAYOUT

The general layout of the plot will not alter (the property will be positioned centrally) but we believe elements of the proposed design and slight improvements to the layout will benefit the usability of the land for our clients.

The new property has been designed to maximise the frontage/width of the plot and therefore make better use of the depth. Our property will sit just over 9.5m back from the edge of The Ridgeway which will provide a minimum depth of 8.5m for the rear garden. The current rear garden has a minimum depth of only 7.5m.

By incorporating the Southern gable wall of the utility as part of the Southern boundary wall, we again maximise the use of the width of the site whilst on the other side, the existing vehicular access will be maintained and serve a new attached garage and garden store, ensuring that a side pedestrian access is still made available.

The internal layout of the property has also been considered and most importantly, all first floor rooms have been orientated facing either East or West (front or back) therefore substantially improving privacy to immediate neighbours either side of our plot.

SCALE & APPEARANCE

The new structure has been designed to blend with the existing nature of the plot. Our clients do not want to build a standout 'statement' house, they wish to build a property that will suit their retirement lifestyle and fit comfortably within the existing street scene of The Ridgeway that overlooks the picturesque green.

The existing property is a chalet style dwelling with two front dormers and a centralised porch. Our proposal simply updates this concept and balances it with a lower gable 'extension' on either side. The height of the existing property (FFL to ridge) is just over 6m. the height of our proposed property (FFL to ridge) is 7.2m which, whilst higher, will still be lower than immediate neighbouring property 'Fleet Cottage', assuming a similar FFL is used.

The general structural appearance of the proposed property is very similar to the existing. A 45° pitched, gable to gable roof with dormers to the front and gable projections to the rear.

The external finishes that we propose to clad the property in will differ from the existing as our client is looking for a largely maintenance free property. As such a balanced mix of a good quality local stock brick will be predominantly used and paired with a tile hanging finish to high level gable ends and the dormer windows. Windows are likely to be aluminium finished, in a yet to be determined colour.

The beauty of this immediate residential area is the mix in styles and finishes of property. Our replacement dwelling will look to continue the current overall scale and structural appearance of the existing property but offer a change in cladding materials which will help to preserve the aesthetic longevity of the property without the need for constant upkeep. This change in the proposed finished 'cladding materials' will also seek to continue the diversity in appearance of property on 'The Beach Estate'.

LANDSCAPING

The proposed landscaping scheme for this development is fairly simplistic. Two small fruit trees will be removed from the rear of the site along with the huge, 3m tall overgrown privet hedge to the South boundary. The Southern boundary treatment is proposed to be a 2m high brick wall which will incorporate the Southern utility wall as part of this. This will be punctuated with brick piers and a side access gate. At this time, our clients are unsure whether the 2m height will suit the front of the site and it may be that a lower wall to this part of the boundary is more suitable.

To the North, East and West, the existing boundary treatments will remain although it may be prudent to replace the existing 1.8m high close boarded fencing that separates our client's property from the neighbouring 'Fleet Cottage'.

The front of the site will incorporate a new parking area that is likely to be finished in loose gravel with the exception of the first 1m which will be a bound material to stop any encroachment of the gravel out onto The Ridgway. Like the existing appearance of the front of the site, no significant planting or boundary treatments are proposed which will help to preserve the view out onto the communal green.

ACCESS

The plot is currently accessed from The Ridgway and this will remain. The position of the off-road parking will also remain in the same place, towards the North of the plot. As this is a 'one for one' replacement there will be no increase in the level of vehicle movements to or from the site. Whilst it is desirable to be able to turn motor vehicles within site boundaries, the size of the plot does not make this a viable option and as such the existing arrangements will remain.

Access on foot in and around the new property will be level and in accordance with Part M of the current UK Building Regs. Means of Escape from all necessary windows will be achieved as required.

SUMMARY

A considerable amount of time and effort and been spent over the last five months creating a completely bespoke design that helps to reinstate the attractive chalet style of dwelling that once existing on this site.

This new dwelling will incorporate energy saving timber frame technology provided by established company Scandia-Hus Ltd. This has been developed over the past 45 years of building high quality, bespoke homes across the UK. The quality of the materials used throughout the construction process provide exemplary standards and all timbers are sourced from managed and sustainable forests.

This property will utilise high levels of insulation and air tightness that will produce a dwelling that will be far more efficient than a majority of new, traditionally built properties that are being constructed today. Alongside standard features such as triple glazed windows, our client is considering a number of renewable technologies such as solar photovoltaic panels on the South facing roof and also potentially an air source heat pump to provide hot water to the dwelling. These combined with a full heat recovery system will ensure that this property far exceeds the requirements of current UK Building Regulations.

Our client's desire is for the proposed development to replace the existing property which is no longer fit for purpose and in need of significant regeneration/repair. Our client wishes to utilise the opportunity to produce a building low in energy usage and high in design quality that is respectful of its context in the Felpham vernacular, will accommodate their needs and improve the privacy and outlook of the immediate neighbours.

Detailed plans have been fully developed with consideration given to the budget, existing structure, spatial requirements, orientation of the site, ecology factors and external living spaces. We feel the proposal therefore complies with the Arun District Councils Local Plan and all other National Planning policies and we respectfully ask for your support with this application and request that full planning permission be granted accordingly.

~ Report Ends ~