

Design and Access Statement

1.0 INTRODUCTION and CONTEXT

- 1.1 This report relates to a full planning submission to Arun District Council for the extension and alteration of the existing property.
- 1.2 The property under consideration "La Casa" is on the south side of Coastal Road, an exclusively residential street within East Preston estate, running east west and parallel to the coast. The property is delineated by Coastal Road to the north, an adjacent property to the east, the greensward to the south and a public right of way to the west that links the Coastal Road to the beach. The property was constructed in the 1960's. The property has been derelict for some time and is currently in a poor condition.
- 1.3 The design objectives of the proposed extension and alterations are to improve and enhance the property character, removing some inappropriate materials to recreate a harmonious design. The proposal will be in line with local planning policy, to not cause any material or adverse effect on visual or residential amenity and would be in character with the surrounding area and similar approved developments on Coastal Road and Kingston Gorse.
- 1.4 The design proposes to retain the existing house structure only extending 1500mm to the south on the ground and a further 1500mm on the first floor to provide a south facing balcony. The proposed design also comprises a recessed second floor extension only 650mm above the existing property ridge height. The design incorporates white render that is used for the majority of the house and also stone cladding in line with the existing house external finishes. The proposal only introduces a new material - pre-patinated zinc for the roof, external cladding and second floor extension and timber cladding panels.

Relevant Policies

Local Plan; GEN7, DEV19
Supplementary Guidance; East Preston Village Design Statement
The Kingston Neighbourhood Plan

- 1.5 The existing property is a 2 storey detached house with mainly white rendered walls, stone cladding, pitched tiled roof and a cast iron balustrade. The height of the existing property is approximately 14.89m and it is 3.1m to the neighbouring boundary to the east.
- 1.6 The properties on the estate and in Coastal Road are an eclectic mix of architectural styles ranging from Marcel Breuer's modernist house and some other notable "Modern" style dwellings to mock Tudor or nondescript residences. Many of the properties have third floors or have extended into the roof space with ridge heights higher than the proposed alterations to "La Casa".

Reference should be made to the submission drawings:

SK02 Elevations as existing
SK07C External Perspectives as proposed
SK11E Ground Floor Plan as Proposed
SK12E First Floor Plan as Proposed
SK13F Second Floor Plan as Proposed
SK14A Location Plan as existing

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SK15A Ground & First Floor Plan as existing
SK16 Site Plan as existing
SK18 Block Plan as existing
SK19 Location Plan as proposed
SK26B South & North Elevations as proposed
SK28 West & East Elevations as proposed
SK29 Roof Plan as proposed
SK30 Site Plan as proposed
SK32 Block Plan as Proposed
SK33 Street Elevation as Proposed

2.0 DESIGN

2.1 Development Proposals

- 2.2 The overall design objective is to slightly extend the existing building into the south garden, and to create a recessed second floor extension that is aesthetically sympathetic to its beach location, taking advantage of the views to the sea and the micro-climate of the location. The simple modernist approach allows to minimise the massing of the extensions by replacing the existing pitched roof with a recessed second floor with flat roof. The design also divides the accommodation into three distinct sections linked by the pre-patinated zinc element that wraps around the ground and first floor and the spine wall to the north elevation. Although the design proposes to visually break the massing of the building, it is formed with a uniform and cohesive language so that it creates a sympathetic design.
- 2.3 The design importantly retains the existing dwelling structure and the equal distance to both side boundaries. This retains the "freestanding" building with a view to privacy of the dwelling and that of the neighbours.
- 2.4 The ground floor level comprises of a foyer, hall, family bathroom and garage to the north, a utility room, library, snug and kitchen to the sides of the main hall and a dining room and a double height living room to the south to take advantage of the sea views and light. The living space will have direct access to the south garden with a new swimming pool suitably set within the landscape. At first floor level there are three ensuite bedrooms and two bedrooms that share a family bathroom. There is also a living space with mezzanine over the ground floor living room and access to a south facing balcony. The balcony is covered by one of the bedrooms on the east side to block views to the adjacent neighbours. At the top floor, two ensuite bedrooms with a small balcony shielded by a full height zinc clad wall to the east.
- 2.5 A key aspect of the design is the zinc clad element that wraps around the ground and first floor protrude 400mm from the glazing screens to create shading on the south facing glazed elevation and also to shield the views to the adjacent neighbours to eliminate overlooking.

Scale and massing

- 2.6 Careful consideration has been given to the composition of the elevations and massing of the alterations. It is important to realise that the extension elements of the proposal are the second floor and rear ground and first floor level as indicated below on figure 1 and 2. Both Elements are subservient to the existing house but they need to be architecturally appreciated as a whole, in order to

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achieving a good and cohesive design. The house therefore reduces and steps inwards on the second floor when viewed from all elevations.

- 2.7 The second floor has been treated as a simple and pure form to minimise the height and also with no side openings to eliminate overlooking. The new roof levels of the recessed top floor are approximately 650mm higher than the existing ridge. In comparison with other properties along Coastal Road, the proposed roof height is 200mm lower than the neighbour property to the east and 840mm lower than the neighbour property to the west (refer to drawing SK33 Street Elevation).

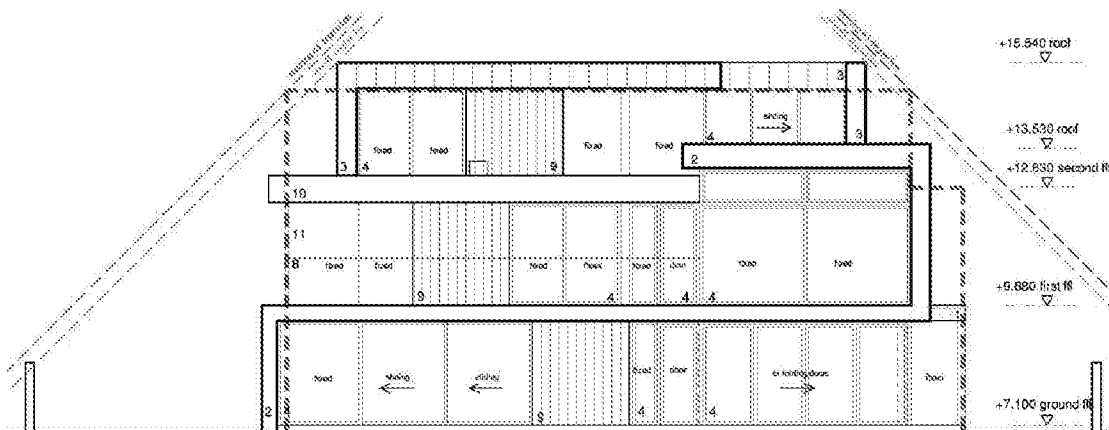


Figure 1 - South Elevation as Proposed with the existing property outline indicated in dashed red line

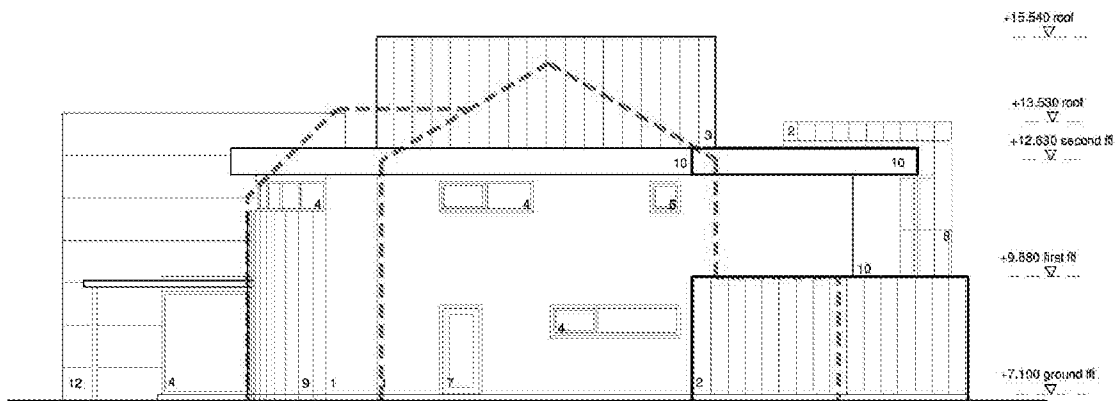


Figure 2 - West Elevation as Proposed with the existing property outline indicated in dashed red line

- 2.8 On the north elevation, dividing the property into two blocks with a spine wall and a glazed section reduces significantly the massing of the property. These architectural features announce the entrance and separate the garage from the canopied entrance that lead to the living spaces.
- 2.9 On the east and west side elevations there are only limited windows which in most cases are obscured in order to eliminate any overlooking to the neighbouring properties. In addition, no side windows are proposed to the top floor extension.

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Materials

- 2.10 The white render prevails in all the elevations except to the south where the zinc provides a suitable weatherproof resistance to the elements like the prevailing winds and sea breeze blowing from the southwest. The zinc as well as the spine wall and timber panels aim to provide texture and colour to counter balance the flat render, visually breaking the massing of the building. The palette of materials selected therefore includes rendered panels, powder coated aluminium fascia, two colours of pre-patinated zinc, timber clad panels together with single ply membrane flat roofs.
- 2.11 The construction is to be of a high quality and fine detailing of the building will be an important aspect of the final scheme.

Sustainability Measures

- 2.12 The passively solar efficient design will be complimented by high levels of thermal insulation, natural light all higher than standard Building Regulations. In addition, the overhanging flat roofs will provide shading to all floors at the south elevation.

3.0 Conclusion

- 3.1 The proposals are to create a well detailed and crafted contemporary house suitable for modern living which will improve and enhance the dwelling current condition on this plot without compromising the established spatial character and pattern.
- 3.2 The extension sympathetically relates to and is visually integrated with the existing building in footprint, retaining the house structure only extending into the south garden and second floor recessed extension.
- 3.3 The design is appropriate and sympathetic to the Estate's character and appearance in terms of scale, massing, footprint, layout and materials.
- 3.4 The proposal is in-scale with adjacent buildings, taking into account the ridgeline of existing properties (refer to drawing SK33).
- 3.5 The proposal marginally improves the existing overshadowing caused by the existing pitched roof on the adjacent eastern neighbour as when taking a 45 degree line from the recessed second floor roof extension, it will come further away from the neighbouring building.
- 3.6 In addition great consideration was given to the neighbours privacy as both the new south facing balcony and the new second floor extension are shielded by a full height zinc clad wall on the east side.
- 3.7 The existing building footprint is retained along the side walls in order to preserve the distance to both side boundaries. Furthermore, the second floor extension is recessed 1200mm from the existing footprint with no side openings to avoid overlooking to neighbouring properties.
- 3.8 The proposal uses the same materials and new materials that complement the existing palette, so that the extension is visually subservient to the main building and at the same time is integrated.

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Context Photographs



Figure 3 - La Casa viewed from Coastal Road (Northeast view)



Figure 4 - La Casa viewed from Coastal Road (Northwest view)

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Figure 5 - La Casa viewed from the public footpath (northwest)



Figure 6 - La casa viewed from the public footpath (southwest view)

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Figure 7 - La Casa viewed from the Green Sward (South Elevation)



Figure 8 - La Casa viewed from the Green Sward (South Elevation)