

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 demolition of the existing garage, side porch and roof level store and water tank and the construction of a new side extension, new garage and second floor bedroom.
- 1.2 The property under consideration 'Broadbeach' 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 was constructed in the 1960's in a modern style and has been extremely well maintained, retaining many period features. There are however some unfortunate extensions such as the pitched roof garage to the west which spoils the north/street elevation.
- 1.4 The design objectives of the proposed alterations are to improve and enhance the property in a similar "modern" style, removing unfortunate additions and 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.

Relevant Policies

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

- 1.3 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 "Moderne" 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 Broadbeach.

Reference should be made to the submission drawings:

AL(0-01	Existing Plans and Elevations
SK10	Location Plan and Block Plan
SK01A	Proposed Ground Floor Plan
SK03A	Proposed North and South Elevation
SK05	Proposed First Plan
SK08	Proposed Second Floor and Roof Plan
SK09	Proposed West and East Elevation
SK04	South Perspective
SK07	Street Perspective

2.0 DESIGN

2.1 Development Proposals

- 2.2 The ground floor proposal is to demolish the existing garage to the west and porch to the east. Creating a new garage to the east and converting the remaining garage to the west, into a bedroom and adjacent ensuite. A new flat roof over would be a similar height as the existing "lean-to" garage.

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- 2.3 To the east the existing porch is to be demolished and a new single garage of a similar height as the porch constructed. The new flat roof over will match and line through with the new low level roof on the west, so unifying the street elevation.
- 2.4 At roof level the existing water storage tank structure is to be removed and new bedroom accommodation created. This third floor structure follows the simple vertical and horizontal geometry of the elevations. The plan form does not extend any further west than the existing structure. On the street elevation the continuation of the stairwell with a window at high level, maintains the vertical circulation and allows daylight to bathe the hallway.
- 2.5 The new roof structure will have no windows to the east or west elevations but only to the south overlooking the sea. An obscure side screen to the balcony will aid privacy from neighbouring properties. The external material treatment will be white weather boarding to match the existing on the west side and natural zinc to the fascia and east elevation. The flat roof weathering would be a single ply membrane.
- 2.6 A new external pool is also proposed in the south the garden.

Scale and massing

- 2.7 Careful consideration has been given to the composition of the elevations, maintaining a similar overall height at low level and the second floor not being higher than the adjacent properties. The extensions are sympathetic and subservient to the existing dwelling and unit the over design by removing some of the poor additions and replacing with materials in keeping with the property.

Materials

- 2.8 The palette of materials is envisaged to match the existing as much as possible but with a contrasting zinc cladding finish at high level. The construction is to be of a high quality and the fine detailing of the building will be an important aspect of the final scheme.

Sustainability Measures

- 2.9 The existing property has already been refurbished with improved roof and wall insulation and double glazed windows, improving the overall energy conservation. The extensions will be constructed to achieve better thermal performance than Building Regulations standards were possible.

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Context Photographs



Broadbeach viewed from the coast



Broadbeach viewed from Coastal Road

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View looking west with Broadbeach 2nd from right.

A selection of 3 storey properties on the south side of coastal road.



54 Coastal Road



67 Coastal Road

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New build 69 Coastal Road



Sea Spray



Tye House