
**SOUTH SHORE HOUSE, 29, COASTAL ROAD, EAST
PRESTON, SUSSEX, BN16 1SJ**

Design and Access Statement
April 2021



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1.1 EXECUTIVE SUMMARY

This Design & Access Statement has been prepared by Granit Architecture and Interiors for Nick and Emma Miller in April 2021.

This document should be read along side the planning application drawings.

1.2 DEVELOPMENT OBJECTIVES

- To develop and extend an existing family home in East Preston by creating an additional storey that is contemporary yet in-keeping with the architecture of the existing property, with additional accommodation, and fenestration positioned to take advantage of the stunning coastal views to the rear.
- The new second floor will accommodate a Master Suite, a small Living / Kitchenette and outdoor terrace.
- In addition to the Second Floor extension, proposals utilise previous planning permission granted for a small side extension at Ground and First floors.
- The Ground Floor extension will create a small WC off the existing Utility room.
- At First Floor, the extension houses a new Ensuite bathroom to Bedroom 5.

2.1 SITE APPRAISAL

Site Appraisal & Analysis

The existing property is a 2-storey, 6 bedroom, detached family home located in East Preston built post-war in an Art Deco Style. The property benefits from a stunning location overlooking the coast, with views stretching south over the beach and sea beyond.

The existing property is in an art-deco style, with clean orthogonal lines finished in white render with terracotta tiling. The property is stepped to the front and rear, creating terraces and balconies from which to enjoy the views. The property has a large driveway to the front, facing Coastal Road, and a generous, landscaped garden with swimming pool to the rear. There is access to the beach via a gate in the rear boundary.

Whilst located in a residential area, with dwellings to either side, the site benefits from a large garden and mature trees / foliage that helps screen the property and gardens from neighbouring properties.

2.2 PLANNING POLICY

Relevant planning policies to consider when developing proposals for planning consent:
Development Plan Policies

Arun Local Plan 2011 - 2031:

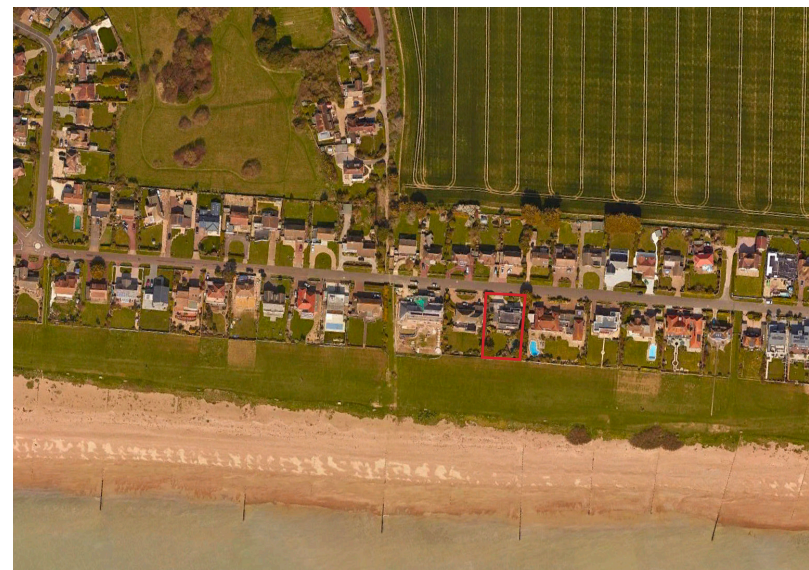
- DDM1 D DM1: Aspects of form and design quality
- DDM4 D DM4: Extensions & alter to exist builds (res and non-res)
- DSP1 D SP1: Design
- SDSP2 SD SP2: Built-up Area Boundary

Kingston Neighbourhood Plan 2014 Policy KPNP7

- Design & Development

Planning Policy Guidance

- NPPF National Planning Policy Framework
- NPPG National Planning Practice Guidance



Aerial view



Birds eye view

2.3 PLANNING PRECEDENT

No.29 Coastal Road is currently a 2-storey property that sits amongst many larger dwellings along the same street frontage. In many cases, the surrounding properties have extended upwards, either raising an existing ridge/parapet height, or constructing an additional storey.

Relevant planning precedents referenced below:

K/10/18/HH

No. 57 Coastal Road

- Two-storey rear extension and second floor extension.
- Material palette: white render, stone and zinc.

K/14/19/HH

No. 39 Coastal Road

- Construction of a new second floor extension with balcony
- Material palette: white render, zinc, metal framed window/doors, glass

K/16/16/HH

No. 9 Coastal Road

- Construction of a new second floor extension with balcony
- New single-storey front & rear extensions
- Material palette: white render, metal railings, glass

2.4 SURROUNDING CONTEXT

Photographs/images of three-storey dwellings located along Coastal Road.



No.5 Coastal Road



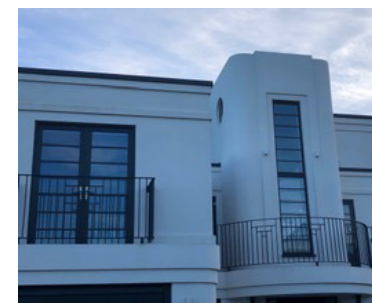
No.54 Coastal Road



No.9 Coastal Road



Nos.67 & 69 Coastal Road



No.9 Coastal Road



Nos.67 Coastal Road

3.0 EXISTING BUILDING

3.1 EXISTING PHOTOS



Rear elevation



Entrance canopy / porch



Front elevation details



Front elevation details: tiling to facade



Front elevation



Rear elevation from coast



Living Room



Snug



Bedroom door onto terrace



Living Room to conservatory/games room



Living/Dining Room



Bedroom



View from FF terrace

3.2 ANALYSIS OF EXISTING PROPERTY

The Existing property is in good condition, having been redecorated recently. Design proposals are based on providing additional accommodation, and take advantage of the beautiful southern views of the sea.

Ground Floor

- Currently there is only one small W.C. internally, and an existing outside WC that does not get used.

- The utility space is limited and would benefit from additional spaces for washer/dryer.

First Floor

- Mainly the bedrooms for a larger family home
- An additional Ensuite to bedroom 5 is desirable

Form

- The existing property steps back at the rear, creating terraces at each level. This helps break-up the mass and allows occupants to take advantage of the sea views from large windows and open terraces.

3.3 DESIGN DEVELOPMENT

At First Floor, a small side extension creates an Ensuite for Bedroom 5 at the front of the property, and at Ground Floor, the same footprint houses a new WC and small washing-machine / Utility space and side access to the side of the house.

At Second Floor level, the proposed design has been developed through an iterative feasibility process that resulted in a second floor plan formed of two halves, joined by a glazed link. One side houses a new Master Suite with bedroom, dressing-room and Ensuite, with access out onto the terrace beyond. The western side houses a modest living-area and small kitchenette with access out to a terrace to the rear. The central link accommodates the staircase and a small WC.

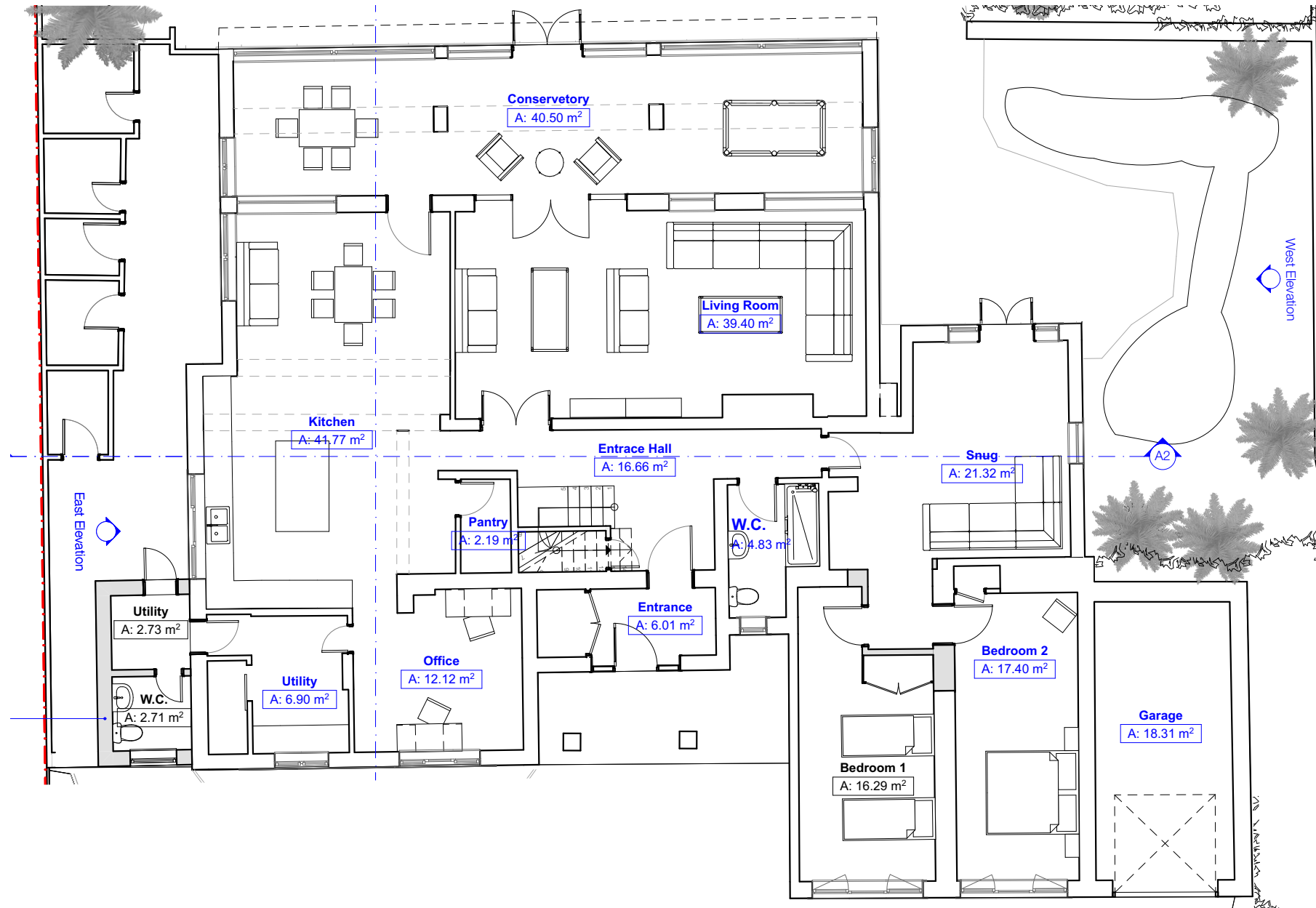
The language of the extension is a continuation of the existing property, with clean, orthogonal lines finished in white render with areas of glass and metal-framed windows/doors..



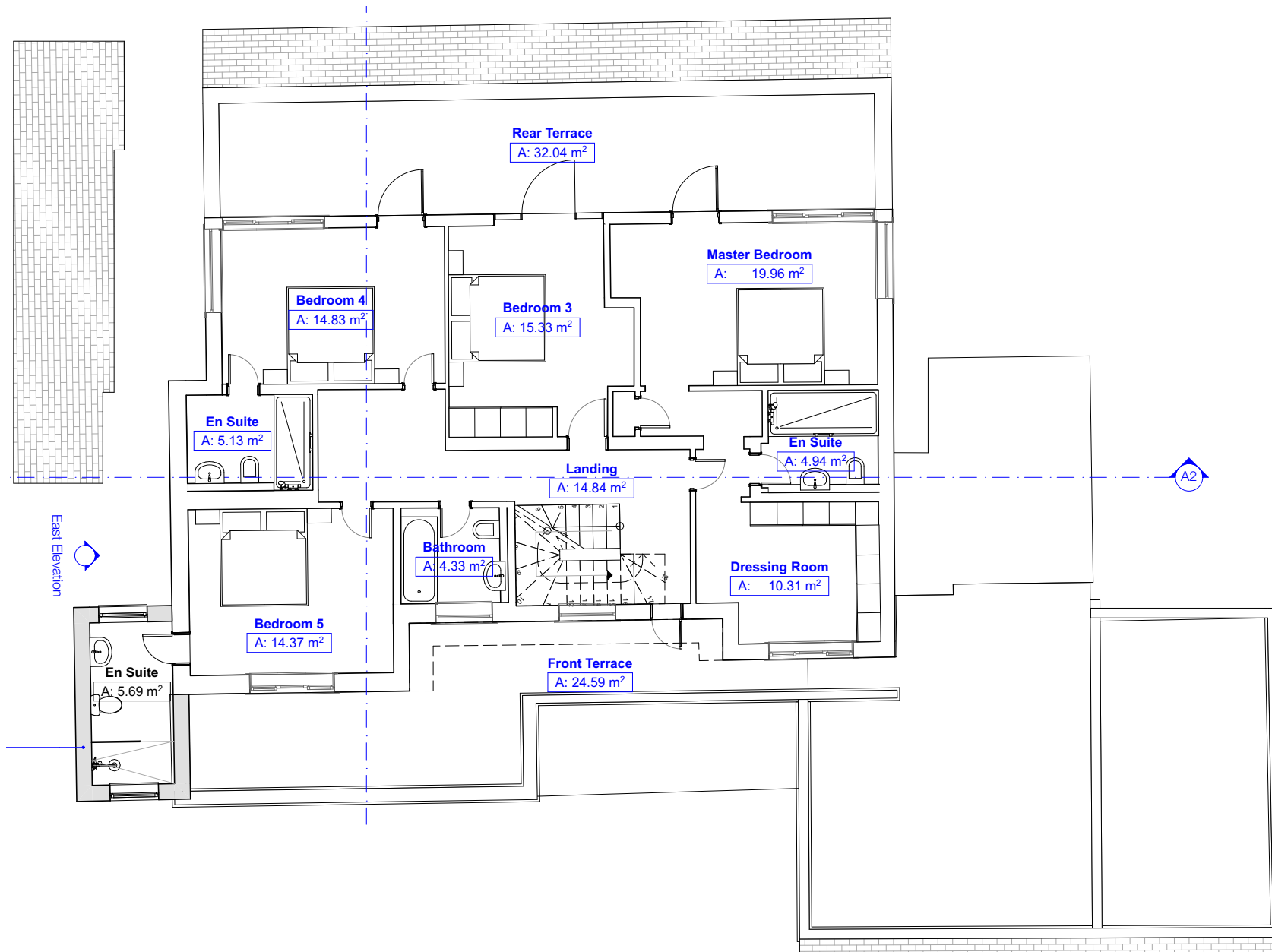
3D View of proposal

4.0 DESIGN

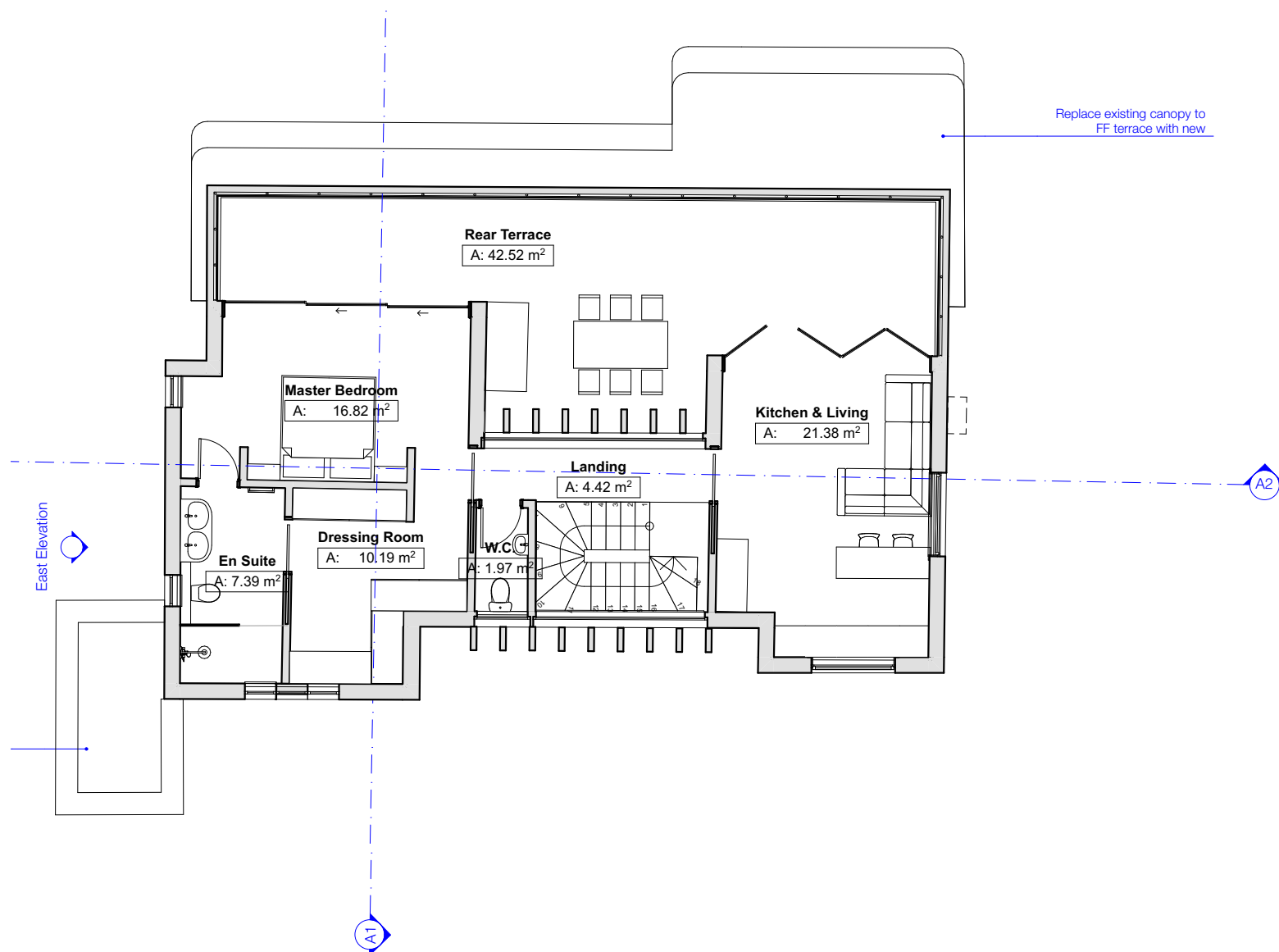
4.1 PROPOSED DRAWINGS - GROUND FLOOR PLAN [Scale 1:100]



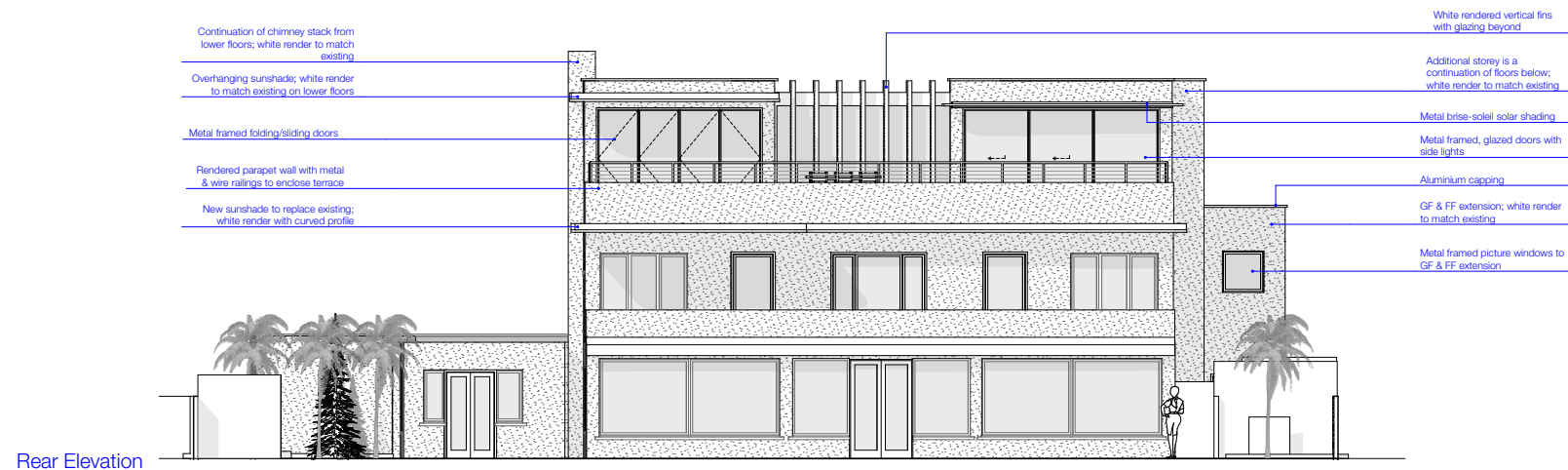
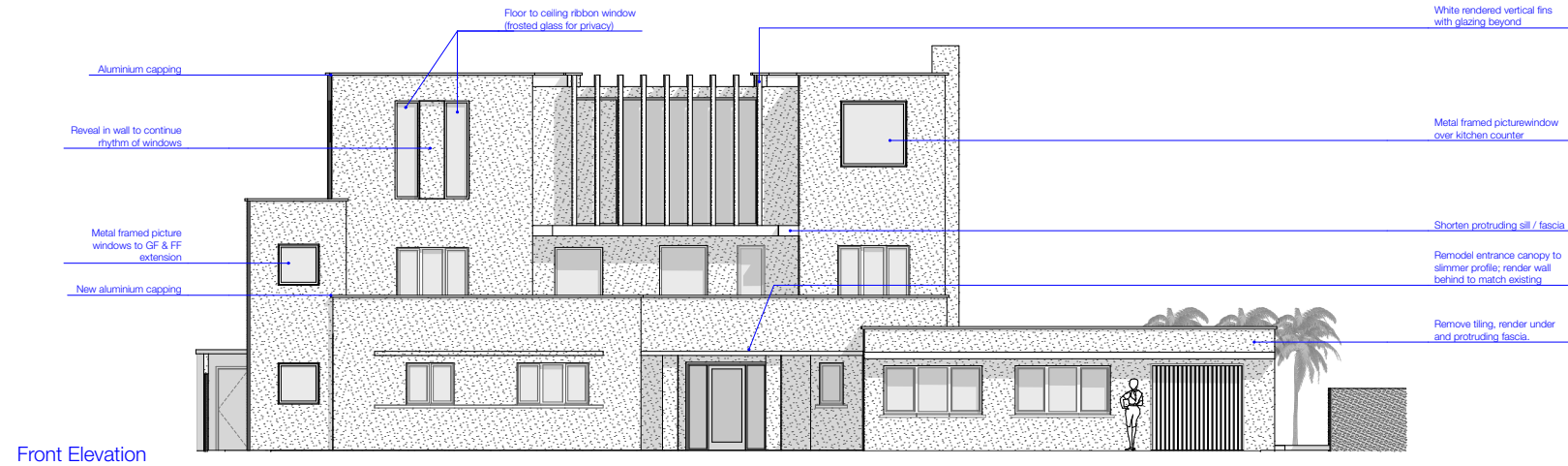
4.2 PROPOSED DRAWINGS - FIRST FLOOR PLAN [Scale 1:100]



4.3 PROPOSED DRAWINGS - SECOND FLOOR PLAN [Scale 1:100]



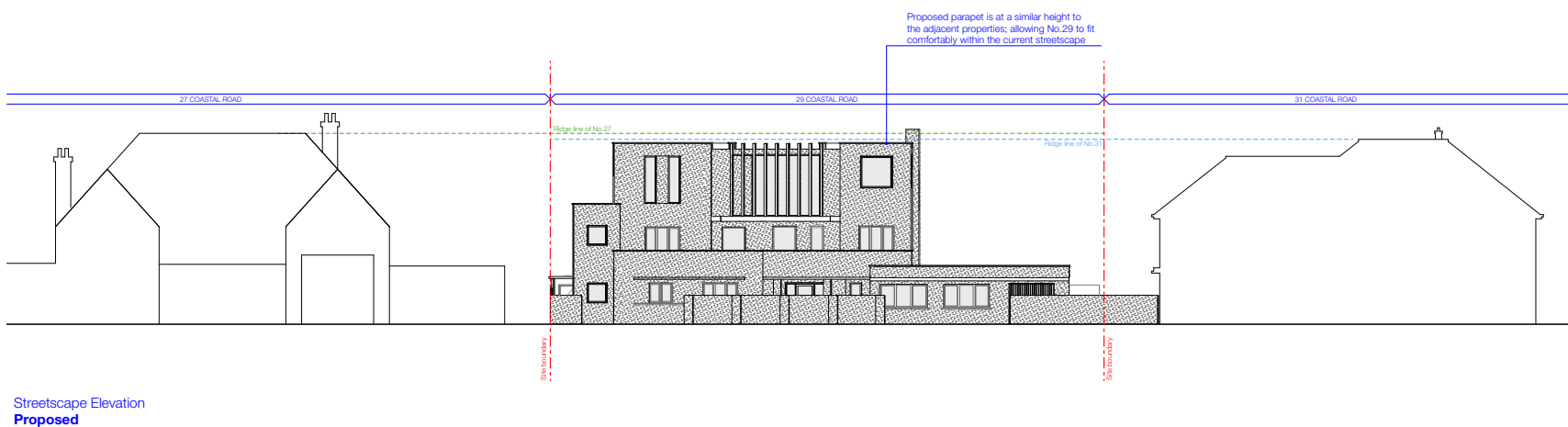
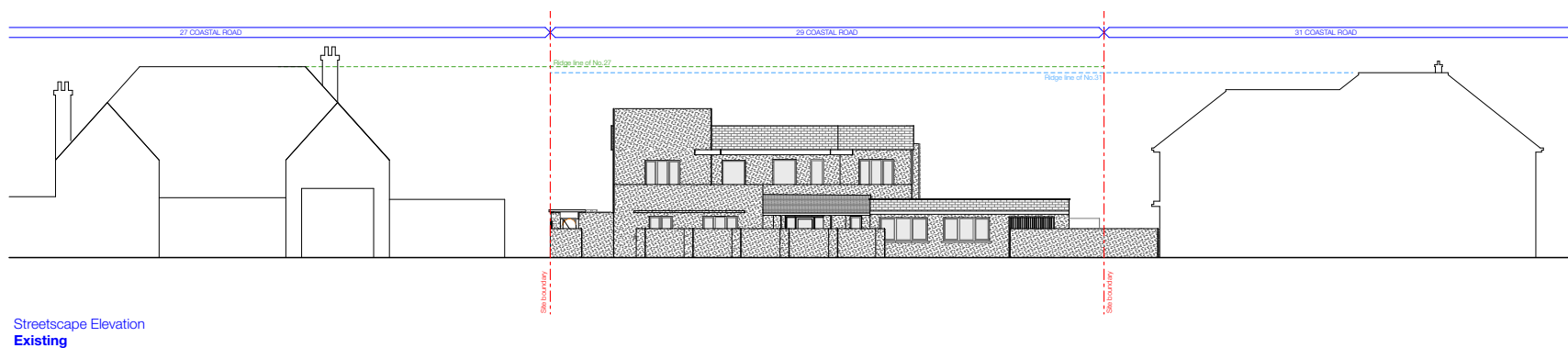
4.4 PROPOSED DRAWINGS - ELEVATIONS [Scale 1:100]



4.5 PROPOSED DRAWINGS - CONTEXT

The current 2-storey dwelling is flanked on both side by much larger dwellings, each with pitched roofs with ridge levels much higher than the existing parapet at No.29.

In order to remain in-keeping and not overwhelm the streetscape, care has been taken for the newly proposed Second Floor extension to respect the neighbouring massing and overall heights; with the proposed parapet level a similar height to the adjacent properties. The larger context along Coastal Road features many large 2-storey and 3-storey dwellings and therefore the proposals are believed to be of an appropriate scale.



4.6 DESIGN PRINCIPLES

PROPOSALS

The proposals extend the existing property to provide additional living accommodation. The extension is to be contemporary, yet in-keeping with the language of the existing building and appropriate to the surrounding context.

Ground

- Additional WC and extended Utility space

First

- New en-suite shower room to Bedroom 5

Second

- Extension of staircase to new second floor level
- New Master Suite with Bedroom, Dressing-Room and Ensuite Shower Room
- New living area with Kitchenette
- Additional WC
- External terrace
- Second Floor set-back to remain subservient to main house

4.7 USE

The property will continue to be used as a private residential family home.

4.8 ACCOMMODATION & AMOUNT

The existing house is approx. 386 sqm across all floors. The proposal would increase the floor area by 72 sqm to 469.55 sqm. The footprint of the building would only increase by 5.7 sqm, with the majority of the new space created by second floor extension.

4.9 LAYOUT

Description of Layout

The second floor layout is a simple extension of the first floor external envelope, with the living and sleeping accommodation joined by a glazed link.

The new second storey steps back from the rear, continuing the existing language of the building and helping break-down the mass and creating a new terrace that will benefit from elevated views over the coast.

4.10 OVERLOOKING & PRIVACY

The property is a detached dwelling, set away from the adjacent neighbours and those houses opposite. Both neighbouring properties have large, pitched roofs with no dormers. Therefore, it is believed the new opening proposed to the side elevations of No.29 will not have any overlooking or privacy impact on the occupants. The majority of the new glazing is located on the rear elevation, where there are no other dwellings and there is an unobstructed view over a large garden and out to the Coast.

The new windows proposed to the side elevations of No.29 look out over the properties either side have large, pitched roofs with no dormer windows.

4.11 SCALE

The proposed extension is believed to be in-keeping with the scale of the existing property as well as the surrounding buildings. Currently, the neighbouring properties have ridge heights much greater of that at No.29 and therefore the proposed second floor extension will match with the neighbouring properties and create a more uniform street-scape.

In addition, there have been a number of recent developments to the street-scape along Coastal Road, with dwellings extending up, to create additional stories. Please see planning precedents for further information.

To the rear, the new second floor steps back to continue the architectural language of the existing property, reducing the mass of the extension and remaining subservient to the main house. The inclusion of a glazed link at second floor also helps to break-up the mass and create a less imposing frontage to the street-scape.

4.12 DAYLIGHT & SUNLIGHT

Similarly, the property is considered not to have any negative impact on daylight / sunlight levels on neighbouring properties. The proposal property is a detached dwelling and is located far away from the neighbouring dwellings. Furthermore, the new storey is designed to be set back from the front and rear to reduce the building mass and reduce any over-shadowing concerns.

4.13 LANDSCAPING

The proposal does not affect the amenity space. At the rear the large garden is only reduced by approximately 5.7 sqm - the existing side passage.

Proposals involve the enlargement of the front vehicular access, but removing a section of the existing front wall to the street. This will enable a more accessible sweeping curve into the driveway.

4.14 APPEARANCE & MATERIALS

The proposals utilise the material palette of the existing property; mainly consisting of white rendered walls metal framed windows.

The existing building has a large number of openings, with large picture frame windows, glazed double doors and a number of high-level horizontal strip windows.

Proposals continue this material palette, with the extensions to Ground, First and Second Floors all predominately white render, with metal-framed picture-frame or strip windows and glazed doors onto the terrace.

Proposals include removing the existing terracotta tiling from the front and rear elevations, as this is considered to be dated and in poor condition. Proposals are to finish these areas in white render and cap any parapet walls with a thin-profile metal coping to give the building a clean and considered finish, as well as providing a robust weathering detail.

This material palette is in-keeping with the surrounding context, with the majority of properties on the sea-front finished in white render with metal-framed picture or strip windows.



Existing Materials

Existing clay tiles to rear parapet

Existing UPVC sunshade / canopy

Double-glazed metal-framed windows & doors

White rendered walls

Double-glazed metal-framed windows

Photograph of existing rear elevation

Local precedents

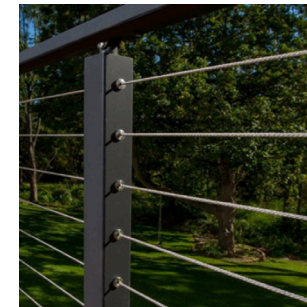


Local precedents with similar material palette: white render, metal framed glazing, metal capping / edging details

Proposed Materials



Proposed rendered fins



Proposed metal balustrading with cable/wire infill

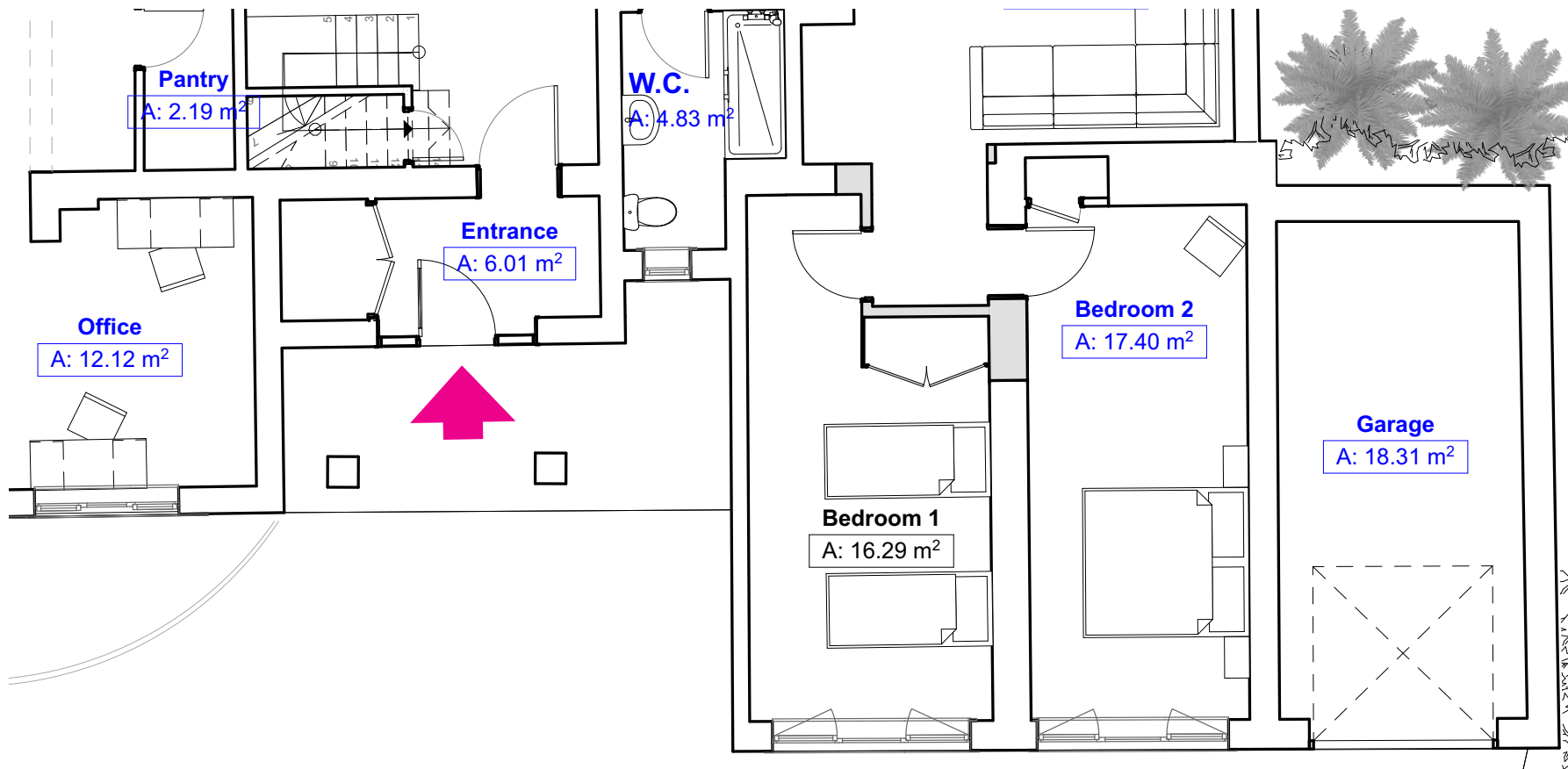


Proposed metal brise-soleil

5.0 ACCESS

5.1 ACCESS

The primary access to the property is to the front, up one step to the ground floor. There is no plan to change this. The side and rear extension will continue to be utilised.



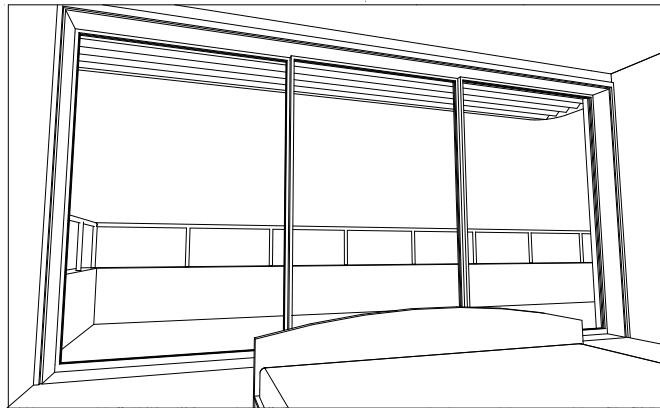
6.1 3D VISUALS



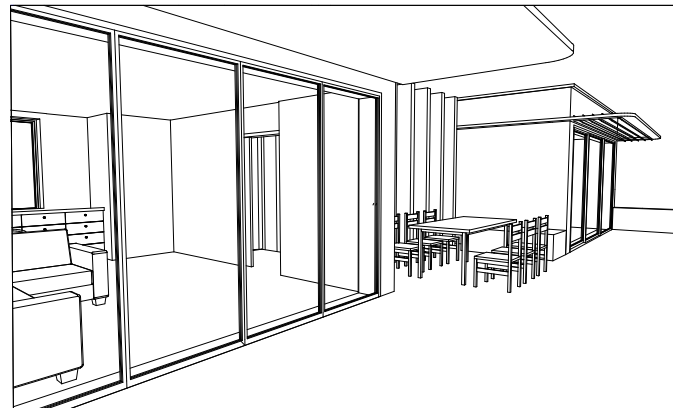
External view showing proposed rear elevation



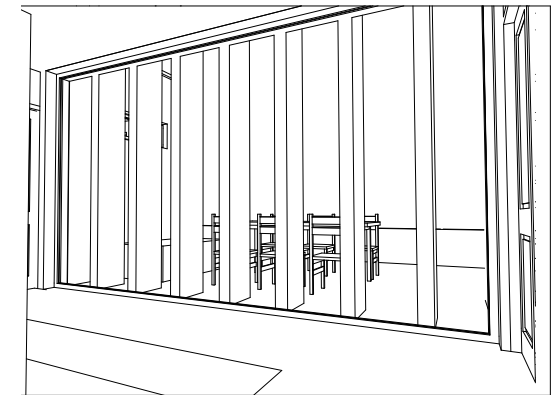
External view showing proposed front elevation



View from SF Bedroom, looking out towards the sea



View on SF terrace, looking back toward Living-Room



View from SF stair, looking through fins

7.1 SUMMARY OF PROPOSED DEVELOPMENT

The proposal offers a good opportunity to create high quality dwelling whilst having little impact on the character of the surrounding area.

We have tried to develop a proposal that meet the needs of our client whilst having minimal detrimental impact on the buildings context, and therefore hope that the proposal finds favour.

7.1 CONSULTANT INPUT

It is envisaged that if planning is granted, then the following consultants would need to be involved as part of the construction process:

- Building Control

- Structural Engineer

An initial structural assessment has deemed that the existing house can take another storey.

