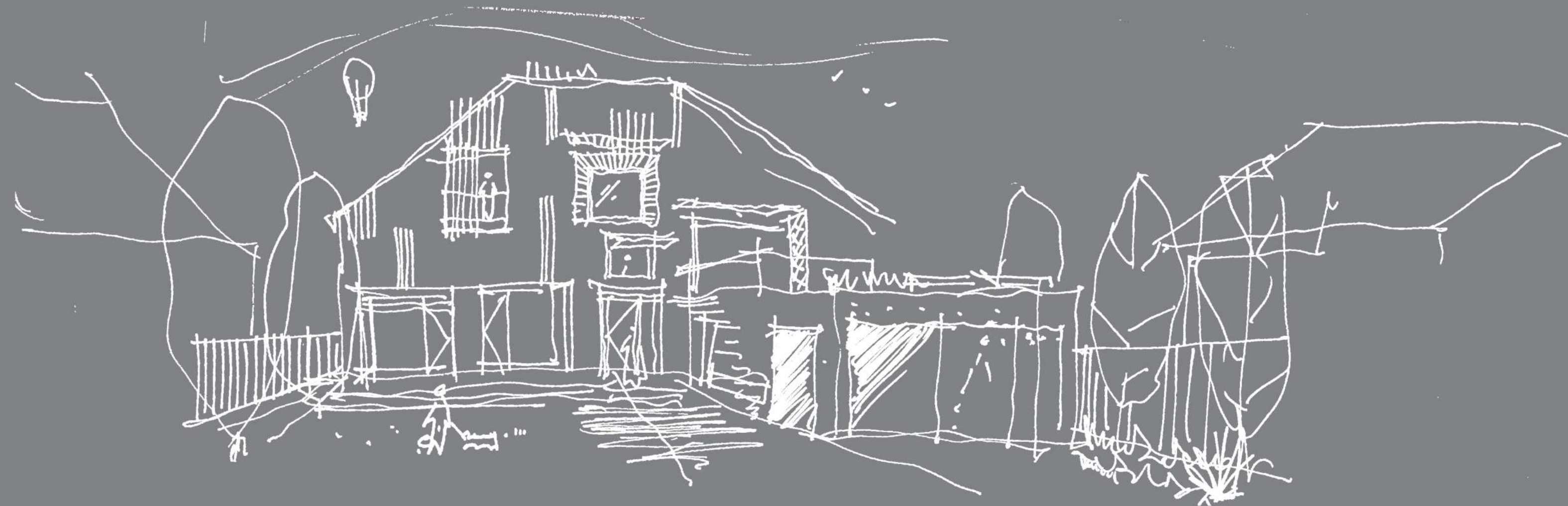




KINGSTON GORSE - SANDY LODGE DESIGN & ACCESS STATEMENT

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Revisions

Revision	Notes	Issue Date	By	Checked By
P1	KINGSTON GORSE ESTATE ISSUE	30.09.20	MN	HJ
P2	KINGSTON GORSE ESTATE ISSUE REVISED	30.09.20	MN	HJ
P3	KINGSTON GORSE ESTATE ISSUE REVISED	02.10.20	MN	HJ
P4	PLANNING APPLICATION ISSUE	29.04.21	MN	HJ/PF
P5	PLANNING APPLICATION ISSUE - revised	27.05.21	MN	HJ/PF

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1.0 INTRODUCTION

1.0 INTRODUCTION

This Design and Access Statement (DAS) has been prepared in support of Mr and Mrs Marr’s householder planning application for Sandy Lodge, Gorse Avenue, Kingston Gorse, Littlehampton.

Mr and Mrs Marr are looking to transform, extend, and internally alter the existing house into a high quality, new sustainable family home.

The brief required a total redesign of the existing house into a contemporary home that would be flexible enough to evolve and respond to the ever-changing lifestyles of a growing family. The new design also needs to respond to the wonderful coastal setting and this unique private community on the south coast.

The design will take advantage of the sea views from all southern part of the house, with a robust set of materials to stand up to the coastal environment, whilst also being sympathetic to the local context.

The document demonstrates how the initial design concept has been approached and has been taken forward to create a high-quality residential dwelling. Through thoughtful site context analysis and the constraints and considerations of the site, neighbouring properties and wider context, the proposals look to create a distinctive and appropriate new addition to the Kingston Gorse community, setting an architectural precedent for future developments to Gorse Avenue.

The planning application includes a full set of plans and elevations to support the application to accompany this Design and Access Statement.

Client Mr and Mrs Marr
Architect ECE Architecture
Planning Consultant ECE Planning



2.0 SITE CONTEXT

2.01 SITE & CONTEXT - THE WIDER CONTEXT

The application site, Sandy Lodge, is located on the seafront to the west of Ferring Village within the private estate of Kingston Gorse. The house is approximately 2.5 miles from both Goring-by-Sea station and Angmering station demonstrating good links to the wider transport network.

Accessing the private estate is via Sea Lane to the north, leading down onto Gorse Avenue which runs parallel with Sandy Lodge. The site is towards the eastern end of Gorse Avenue.

As can be seen from the aerial view to the right, the rectangular site, on a north-south axis, is primarily surrounded by similar-sized residential developments of various heights and styles, and has a site area of approximately 1065 m² – 0.1065 ha.

The site topography is relatively flat with a fall from the northern boundary to the south boundary of approximately 100 mm.

The existing house, Sandy Lodge, is a large 2 storey detached dwelling located to the north of the site, on the existing building line of the street, between neighbouring properties Sundowners to the west and Cloudy Bay to the east.



Strategic Site Location Plan



2.01 SITE & CONTEXT - THE WIDER CONTEXT

The architecture of Kingston Gorse is a diverse variety of houses and garden designs.

1 - Large modern house with first floor terrace amenity deck and a large rear indoor pool. An example of new development on the beach front.

2 - An example of a more traditional refurbishing project with large front extension.

3 - The aerial view clearly shows the variety of the architecture in the area as well as the undulation of the southern building line along the rear of the properties to the south of Gorse Avenue.

4 - Painters Keep - an unusual but notable addition to the architecture of the Gorse Avenue, adding to the uniqueness and variety of the built form of Kingston Gorse.

Due to the exposed location, many of the houses are in a state of poor condition, in need of repair and refurbishment. As a result, some of the current projects on Gorse Avenue have looked to demolish rather than modernise, with a contemporary 3 storey flat-roofed architectural style.

The client is looking for a more contextual approach than these new 3 storey developments, maintaining the general height of the existing house and extending the building silhouette and footprint slightly to blend the new proposals with the existing houses and its neighbouring properties.



1.



2.



3.

Sandy Lodge



4.

2.02 SITE & CONTEXT - THE IMMEDIATE CONTEXT

There is no defined architectural style along Gorse Avenue, with the houses within the immediate vicinity being a diverse mix of traditional post-war houses, modern Tudor houses, large circa 2000 traditionally designed homes and a few flat-roofed contemporary villas.

There are a few modern houses along Gorse Avenue, but they have not been designed with a contextual approach. These examples, including the Beach house, have responded to the site constraints only and take very little from the architecture of the existing house or surrounding context.

One key detail which is apparent on all the houses along Gorse Avenue, is a clear division between the protective north elevation and the more open southern beach front elevation, giving the houses two different faces dependant on orientation.

The clients brief is to design a house that responds to the parameters of the existing house, the context of the site, and provide two sides to the house that respond to the orientation, aspect, and outlook.



Gorse Avenue - North street elevation



Finale House - large Traditional design 2000's



The Beach House - new modern development



2 storey extensions to the front of the properties - Tumbley



2 storey extensions to the front of the properties - Littledeers Wood

2.03 SITE & CONTEXT - THE BEACH FRONT

The boundary thresholds along the beach vary from plot to plot with a mixture of soft landscaping, fences, and walls of various heights.

The openness of the southern boundary does provide aspect from Sandy Lodge and the other properties but does provide a less private and secure environment for the residents.

Sandy Lodge sits on a similar building line to the immediate neighbour's Sundowners and Cloudy Bay and benefits from 180-degree views along the beach, although this is mainly from the first floor and above.

The east and west boundary walls, to most plots, limit the 180-degree views of the beach from ground floor level. This is due to their height and well-established landscaping situated on the boundary walls. This results in views from the ground floor directed south towards the beach.



1 - View looking east along the grass verge to the beach



3 - Exposed southern boundary



3 - view east along the beach directly south of Sandy Lodge

2.04 SITE & CONTEXT - EXISTING HOUSE

The existing house is a wide detached 2 storey dwelling, square in shape, with a red/brown tiled pitched roof and white rendered elevations, built around the 1950s.

The house has a single storey double garage to the eastern boundary with a single-storey extension to the north approximately 9.5m from the front elevation.

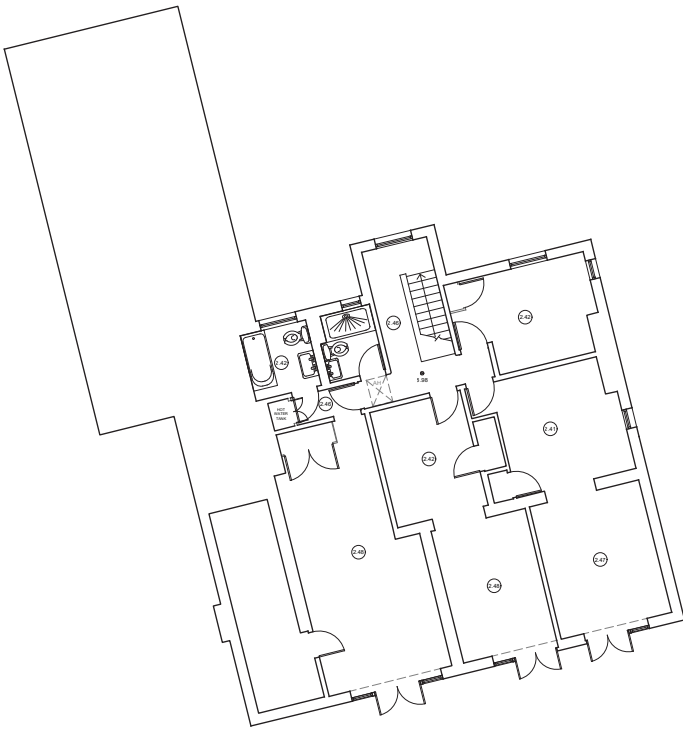
Over the years there have been a few extensions, including the front extension and garage, but more significantly the 2 storeys 4m extension to the full width of the rear elevation.

The modifications also included a full-width first floor balcony, projecting out approximately 2m, providing a 180-degree elevated view of the beach and the sea.

The balcony also allows views over all the gardens to the east and west of Sandy Lodge.



Ground Floor Plan - Existing House



First Floor Plan - Existing House



Location Plan



Sandy Lodge - North Elevation



Sandy Lodge - South Elevation

2.05 PLANNING HISTORY AND PLANNING POLICY

There are several historic planning applications on the site:-

K/6/87
Lounge and kitchen extension and room in the roof.

K/6/87
Provision of lounge extension and balcony over.

K/8/93
Rear First floor extension

K/7/00
Two Storey rear extension

K/1/05
New dining room extension at front, first floor balcony at the rear.

K/7/00
Two Storey rear extension

The Following National and Local Planning Policy documents and supplementary guidance have been used to

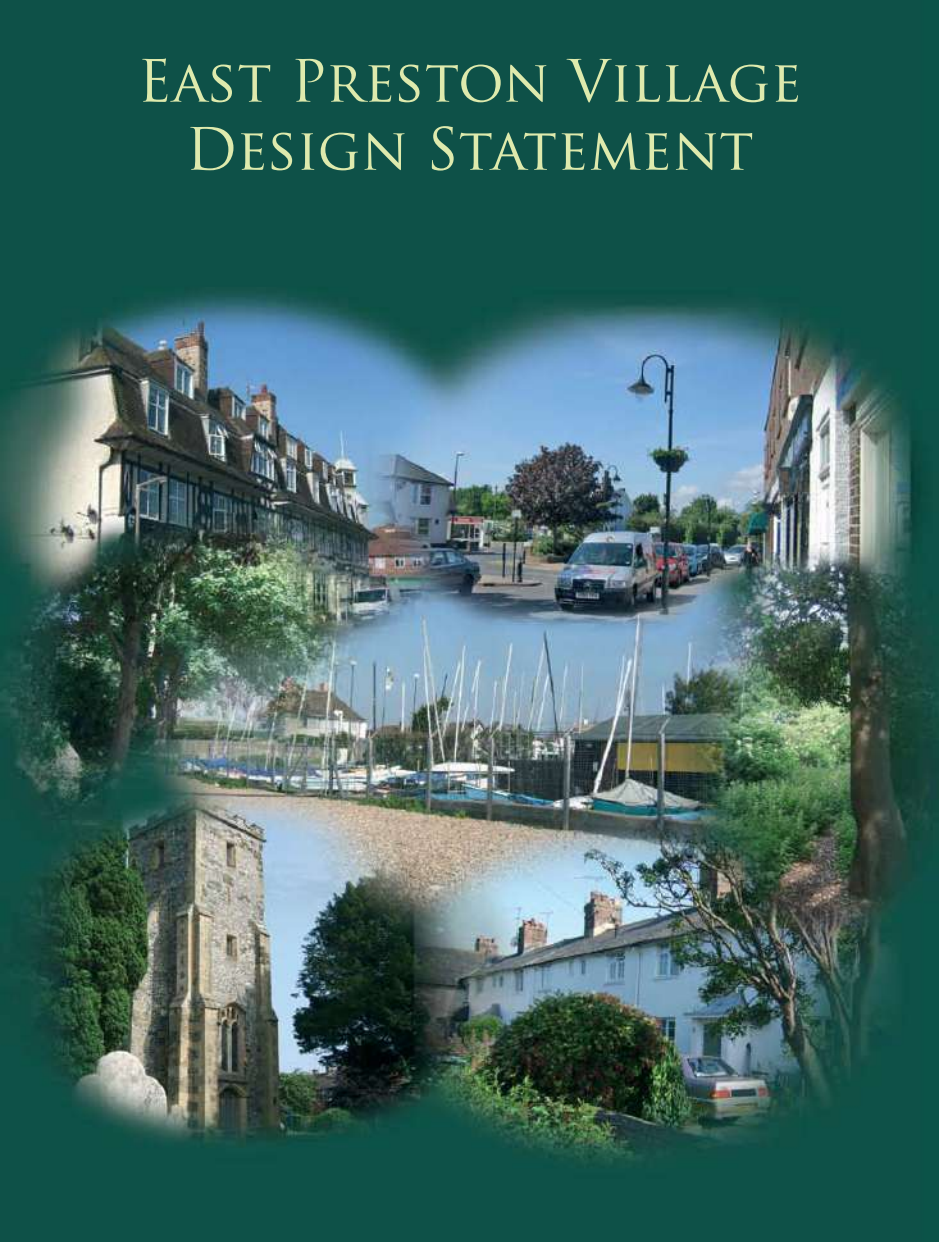
Relevant planning policy to the site:

National Planning Policy Framework

Arun District Council Local Plan

East Preston Village Statement

Kingston Parish Design Statement 2014



2.06 RECENTLY APPROVED PLANNING APPLICATIONS

There are two **approved** planning applications on neighbouring sites to the east of Sandy Lodge.

K/32/19/PL - Little Deerswood - Demolition of existing dwelling and erection of 1 x three-storey dwelling with swimming pool and associated amenity space and parking.

K/40/18/PL - Spring Tide - Demolition of existing dwelling erection of 1 x three-storey dwelling & parking.

Both applications demolish the existing house.

Both designs are contemporary modern villas, true 3 storeys in height and differ in architectural style to the existing context, with the only link to the context being materiality.

Both developments have increased the building footprint and floor areas when measured against the existing buildings.

The new build forms also project forward of the original building line to the north and the south.

Little Deerswood, in particular, has 2 storey development forward of the original building line and looks to include areas of external terraces to the north and more importantly the south.

The client is looking for a more contextual approach that these new 3 storey developments, maintaining the general height of the existing house and extending the building silhouette and footprint slightly to blend the new proposals with the existing houses and the neighbouring properties.



Littledeers Wood

Spring Tide



Location Plan

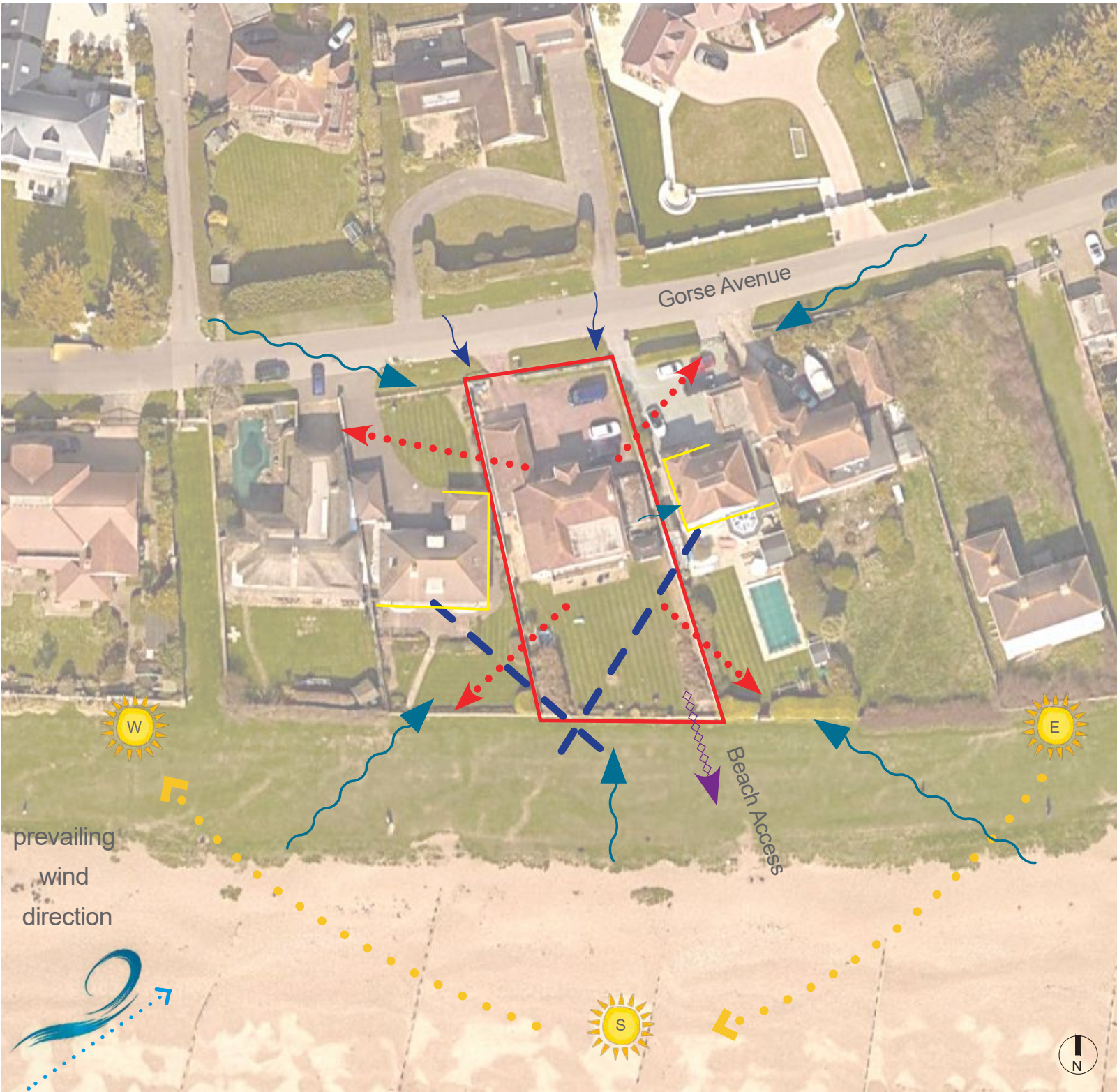
2.07 SITE OPPORTUNITIES AND CONSIDERATIONS

Site Opportunities

- The site presents an excellent opportunity for a contemporary scheme that maximises the potential of the site whilst sitting comfortably within its context.
- Maximise Southern aspect.
- Maintain access to the beach but provide a more secure sheltered boundary treatment.
- Work with the existing building to minimise the impact of development.
- Utilise the existing front extension to the existing house, which is in keeping with a number of developments on Gorse Avenue.
- Provide a unique, sustainable residential addition to the street scene when viewed from the street or the beach.

Site Considerations

- Minimise impact of the new development on neighbouring properties.
- Be respectful of the existing building line along Gorse Avenue.
- Minimise overlooking of neighbouring properties.
- Look to keep the scale, mass and height of the existing Sandy Lodge, when viewed from Gorse Avenue. 2 storeys on the front with 2 to the rear, with rooms in the roof, compliant with policy and design codes specified by Kingston Gorse Estate.



Key	
	Sun Path
	Views Out
	Views Onto Site
	Site Boundary
	Beach Access
	Adjacent Buildings
	Noise from road
	45 degree rule

2.08 CONSULTATION WITH KINGSTON GORSE ESTATE

During the design process ECE Architecture, ECE Planning and the Client presented our initial design approval in the form of a formal document followed by a video conference with Richard Chapman and Steve Hannon, on the 3rd December 2020.

Following the meeting a number of key design changes were suggested by the KGE, they were as follows:-

1. To review the terrace balcony screen, for the benefit of the Client in terms of privacy from neighbouring first floor windows.

2. To review the southern elevation

• Could there be a chance of materials to break up the mass of the timber cladding, maybe a few examples:- render on the ground floor?

At the request of the KGE, ECE Architecture and Planning provided additional images of materials and precedents for a building of this quality and location, issued on the 11th of December.

On the 6th of January 2021, ECE Planning received an email requesting further amendments to the design, as follows:-

“Thank you for your email dated 11th December 2020. Your responses are noted, however the two principle issues discussed have not, as far as we can see, been addressed. Namely, changing the appearance of the cladding at roof level on the South elevation so that it portrays a more conventional roof structure when observed from the greensward and the replacement of the first floor balcony screen in a solid form. Addressing these matters will hopefully allow an overall decision to be made with regards to consent.

To be clear, you are asking for Kingston Gorse to provide consent for a three storey building, which is expressly rejected in our Planning Policy, unless this is through the use of Dormer Windows in a traditional roof space. In this case we are prepared to discuss the development of what is an interesting hybrid roof solution, which is new to the estate, and then apply this to the overall characteristics of the proposed build – subject to the obvious overlooking issues being dealt with. Understand that isolating individual points will not be a pathway to obtaining consent.

We note that you have previously referred to the approval of local, full three storey developments by Arun District Council. This consent is however totally independent to approval by Kingston Gorse estate (Sussex) Limited, so please remain aware that anyone who takes the decision to build without KG consent would be breaking the covenant in favour of the estate at their own legal risk.

We are here to help and look forward to receipt of the changes we discussed at the aforementioned meeting.”

The key changes to the design in response to the KGE comments are as follows:-

1. The southern face of the building has been adjusted with a slate type pitched roof/mansard and a feature dormer to the main master bedroom. The new dormer is considered to maintain the key feature of the southern elevation and is considered to address the comments previously received from KGE.

2. We have changed the southern elevation materials to render on the first floor, similar to the houses nearby.

3. Feature timber batten cladding on the ground floor south elevation and the new build elements only. The timber cladding is considered to be appropriate as it draws reference to the seafront in terms of piers, groynes and driftwood.

4. New solid and timber/metal frame privacy screen feature to the southern first floor terrace.

On the 16th of April 2021, ECE Planning received an email from KBE

“Kingston Gorse Estate (Sussex) Ltd (KGE) have reviewed your email dated 8th March and thank you for your considered response.

Generally speaking KGE are now much happier with the changes that have been proposed and are satisfied that you are certainly on the right track to obtain KGE consent to the planning application. However the Board would like to understand the roof covering if you can please provide some further details on this?

KGE have advised that they would certainly not object to the balcony screen being extended, even by a little, in order to further protect the privacy of surrounding properties.

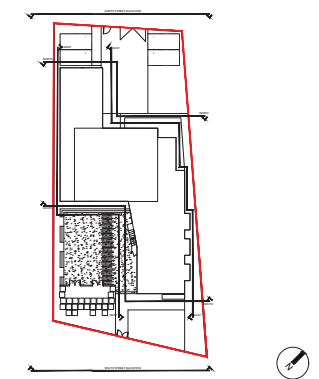
KGE look forward to seeing the information request for the roof covering above in order to take this application forward.”

On the 19th of April 2021, ECE Planning and the Client confirmed that the main roof covering is intended to be fibre cement slate tiles which will suit the more contemporary finish of the proposed improvements and is also versatile and hard wearing, making it a good fit for the coastal environment.



2.09 ELEVATION COMPARISION

CDM 2015 Health & Safety Information
This information relates only to 'Significant Hazards' identified on this drawing and is to be read in conjunction with the Designer's Hazard Register.
Key 1:500



Proposed South Elevation



Proposed East Elevation

Drawing Key			
1. Off-white through colour render	6. Timber cladding on double garage door	12. Anthrasite grey windows and doors	15. Metal gray capping
2. Slate roof tile	7. Zinc chimney cap	13. Anthrasite grey gutters	
3. Vertical timber cladding 50-25mm hit and miss	8. Glass balustrade	14. Picture frame window behind timber cladding	
4. Dark gray metal cap detail on return between render and timber cladding	9. External aluminum staircase to match frames	15. Metal gray capping	
5. Pivot front door with timber cladding	10. Functioning chimney		
	11. Skylight top hung		

Client's Name
David Marr

Job Title
Kingston Gorse

Drawing Title
South and East Elevations

Scale
1:100 @ A1 / 1:200 @ A3

Drawn GP
Checked MG
Date 18.06.20

Job No 6808
Drawing No PL-021
Rev D

Status
PRELIMINARY

D	24.09.20	Updated to client comment	GG	MN
C	23.09.20	Updated elevations	GG	MN
B	18.08.20	Textures and context added	GG	MN
A	14.08.20	Amended scheme	GG	MN
Rev	Date	Revision Details	Dr	Ch

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CAD Plot date: 24/09/2020 - 16:16:43 6808 - planning drawings.dwg

2.09 ELEVATION COMPARISION - REVISED



Proposed South Elevation



Proposed East Elevation

Drawing Key			
1. Off-white through colour render	6. Timber cladding on double garage door	12. Anthrasite grey windows and doors	Tesla PV Panels Existing building outline
2. Slate roof tile	7. Zinc chimney cap	13. Anthrasite grey gutters	
3. Vertical timber cladding 50-25mm hit and miss	8. Glass balustrade	14. Picture frame window behind timber cladding	
4. Dark gray metal cap detail on return between render and timber cladding	9. External aluminum staircase to match frames	15. Metal gray capping	
5. Pivot front door with timber cladding	10. Functioning chimney	16. Grey clad feature dormer	
	11. Skylight top hung	17. Grey metal privacy screen and rendered wall feature	

Client's Name
David Marr

Job Title
Kingston Gorse

Drawing Title
South and East Elevations

Scale
1:100 @ A1 / 1:200 @ A3

Drawn
GP

Checked
MG

Date
18.06.20

Job No
6808

Drawing No
PL-021

Rev
P1

Status
APPROVAL

Rev	Date	Revision Details	Dr	Ch
P1	27.04.2021	Issue for planning	MN	PF
G	04.03.21	Colour added	GG	MN
F	09.02.21	Revised scheme	GG	MN
E	02.10.20	Annotations amended	AX	MN
D	24.09.20	Updated to client comment	GG	MN
C	23.09.20	Updated elevations	GG	MN
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6808 - planning drawings.dwg

3.0 PROPOSAL

3.01 DESIGN CONCEPT AND DEVELOPMENT

The clients brief is to remodel the existing Sandy Lodge into a new sustainable 2 storey (with room in the roof) family home. The intension for the house is to be flexible in plan, with the ability to evolve over the years with the modern demands of family living.

The house will be remodelled and configured to create a balance between the existing structure of the old house and new build elements which will give the house is new layout and design. The design will also retain some of the existing houses scale, mass, and presence on the street.

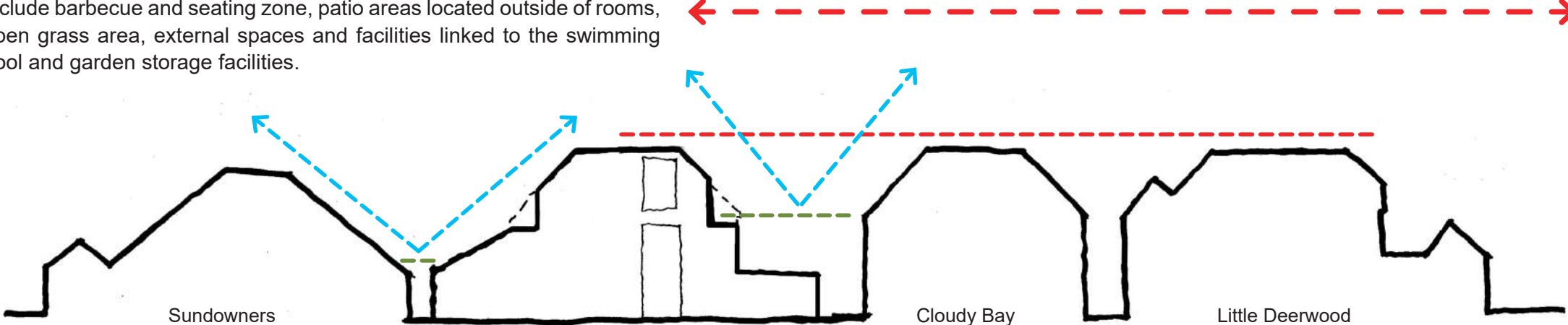
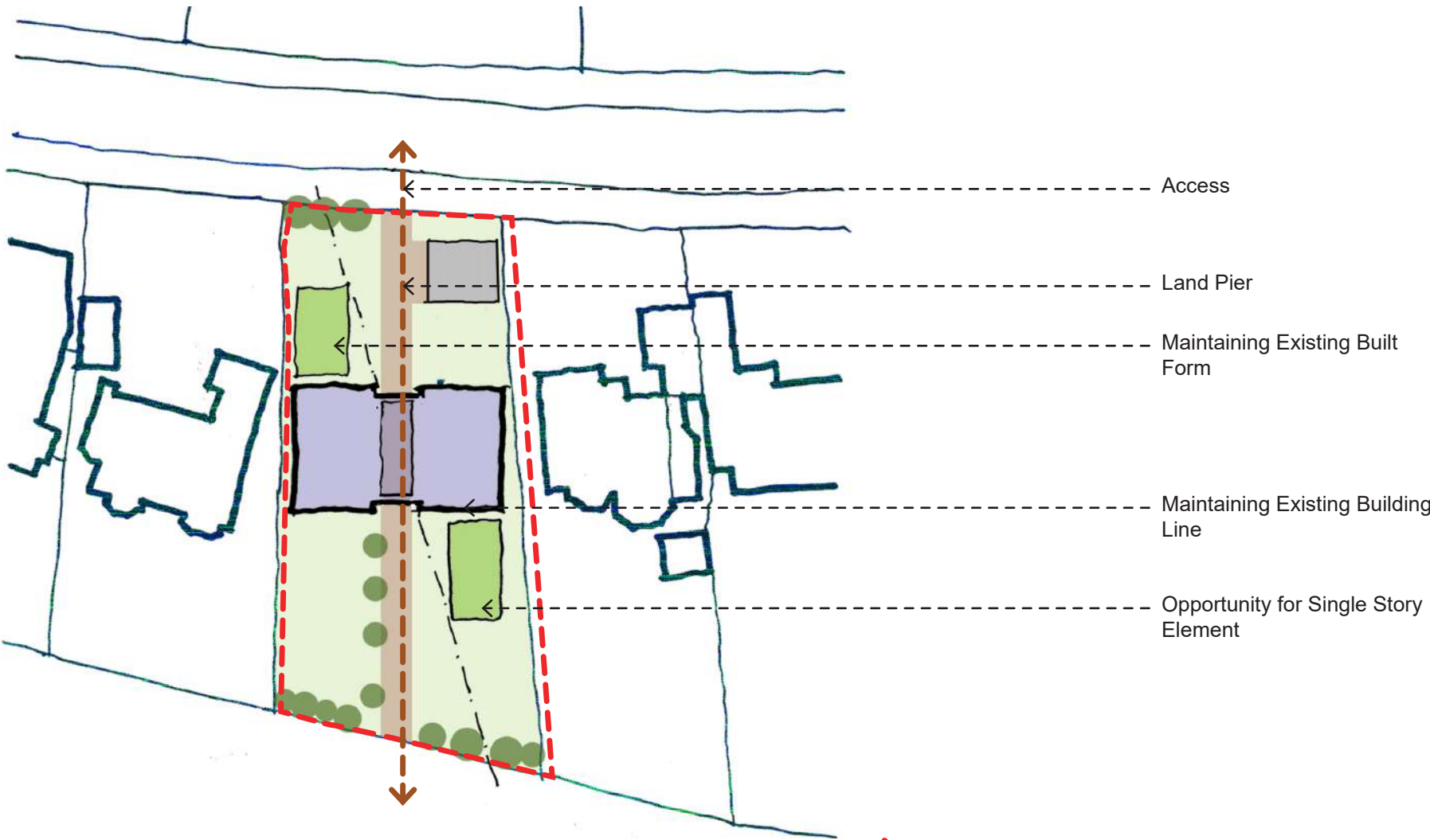
The building concept includes responding to the existing height of Sandy Lodge and the different eaves heights of both Cloudy Bay and Sundowners, the neighbouring properties. This has had a direct influence on the form of the elevations. See the northern street scene below.

The design of the floor plan is focussed on the idea of a route from north to south, creating a linear strip through the site, connecting the beach to the road.

The concept for the house is further developed using the following constraints; maintaining the existing building line, relationship to existing building heights, and limiting all extensions to a single storey in height, ensuring these constraints minimize changes to the existing street profile.

The design of the landscaping surrounding the building will be both practical in specification and look to enhance the existing landscaping.

The rear garden concept involves allocating tasks to areas. The areas will include barbecue and seating zone, patio areas located outside of rooms, open grass area, external spaces and facilities linked to the swimming pool and garden storage facilities.



North elevation - Street profile - existing and proposed

- Relationship to Existing building Heights
- Existing Built Form
- Relationship with Existing Eaves Height to Adjacent Buildings
- Relationship with Neighbouring Buildings

3.02 SCALE, FORM, MASSING

The project has been designed as a 2 storey house, over the footprint of the existing house. The existing front single-storey annexe, which is very close to the western boundary, will be transformed into a new two-storey annexe with a double garage on the ground floor. This annexe is similar in scale, mass, and layout to several examples in Kingston Gorse including Little Deerwood and Tumbley which both have two-storey front-facing extensions to the existing house.

The existing side double garage has been removed and replaced with a single-storey extension along the eastern boundary. This addition provides accommodation for 3 bedrooms and the new indoor swimming pool. This single-storey addition is similar in scale, mass, and layout to a number of examples within Kingston Gorse.

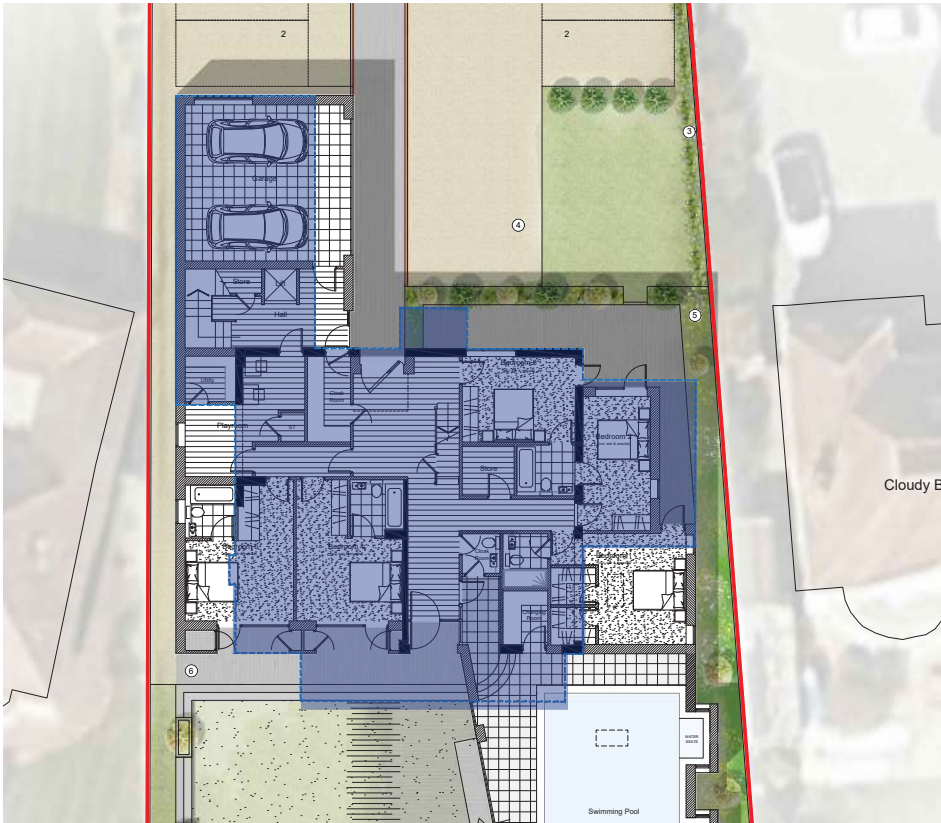
The main body of the building has increased over the width of the existing house but with the new roof plan arrangement, the scale and mass against the western and eastern boundaries having been managed to respond to the existing eaves heights of Sundowners to the west and Cloudy Bay to the east.

Unlike the new developments along Gorse Avenue, the scale and mass of the front elevation has been intently maintained at 2 storeys to respond to the immediate context. The rear elevation has been retained as 2 storeys with only a dormer feature included to provide amenity space and outlook from the second floor master bedroom.

The design of the dwelling ensures no additional overlooking or overbearing issues occur as the majority of the new build elements are single-storey in height and the main body of the new house is similar to the existing.

The roof extension will maintain the relationship with the neighbouring context in terms of roof form, height, and design.

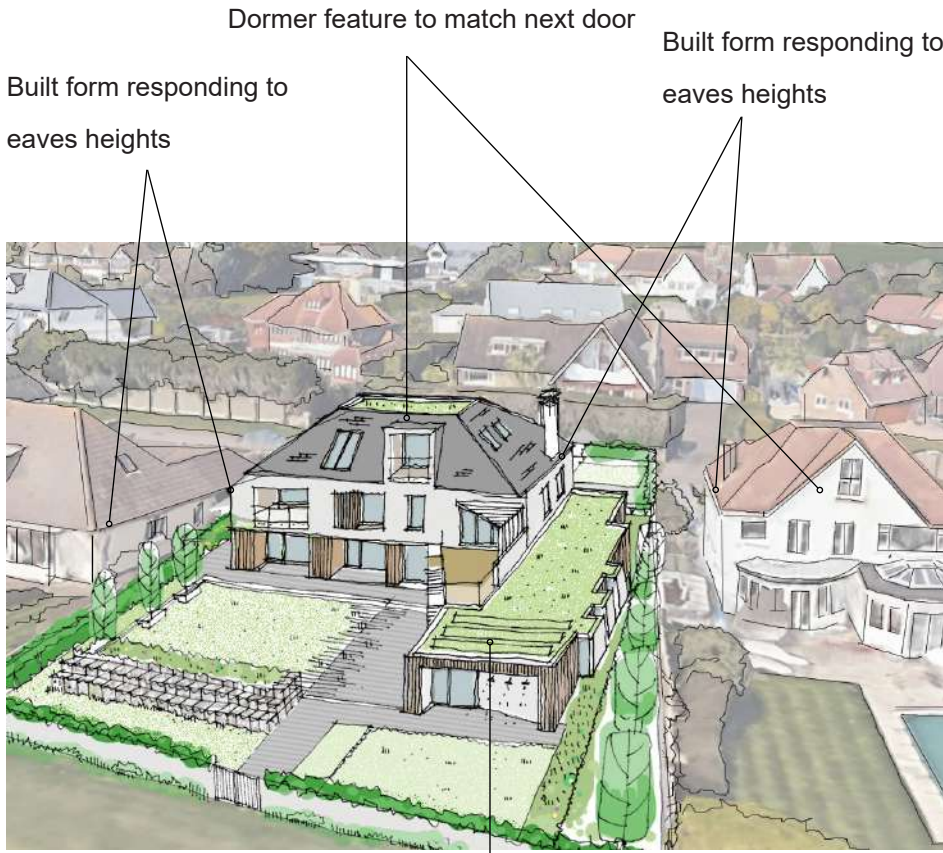
The scale of the proposal is considered entirely acceptable given the context.



Proposed Ground floor with shadow of existing house



Proposed North Elevation with shadow of existing house



Single Storey Element

3.03 LAYOUT

The transformation of Sandy Lodge has been designed to provide a number of keys spaces and experiences as you travel from the northern road entrance to the southern access onto the beach.

The timber gates to the new northern boundary wall provide enclosure to the front garden which includes parking, access to the double garage, amenity space and a clear route toward the main entrance.

Upon entering the house there is a double-height space leading to a central corridor which provides views directly through to the seafront. 5 bedrooms are proposed on the ground floor, along with access to the 2-storey connecting annexe, accommodating a granny/guest suite on the first floor and a double garage and storage on the ground floor.

In addition to the bedrooms on the ground floor, there is a playroom/utility space, storage, boot room, entrance WC, and changing rooms to the indoor swimming pool which has access to the garden.

On the first floor is the living areas. These include a large open plan living/kitchen/dining room along with a playroom/home office, snug, wine store and larder. Having the living accommodation on the first floor maximises the southern views of the sea.

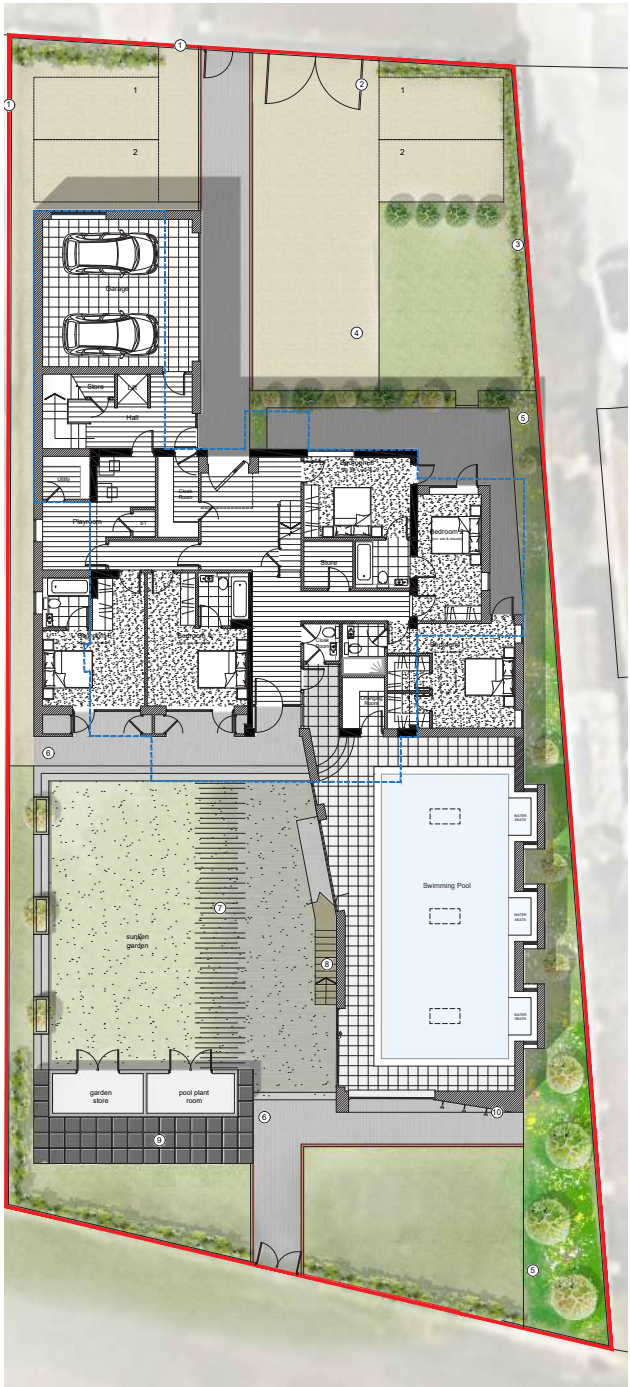
There are two additional amenity spaces on the first floor, an internal secluded space off the dining and playroom area and an external terrace accessed off the family room.

The second floor comprises of another bedroom which contains an en-suite and dressing area. Similar to the first floor there is a recessed area off the bedroom within the body feature dormer.

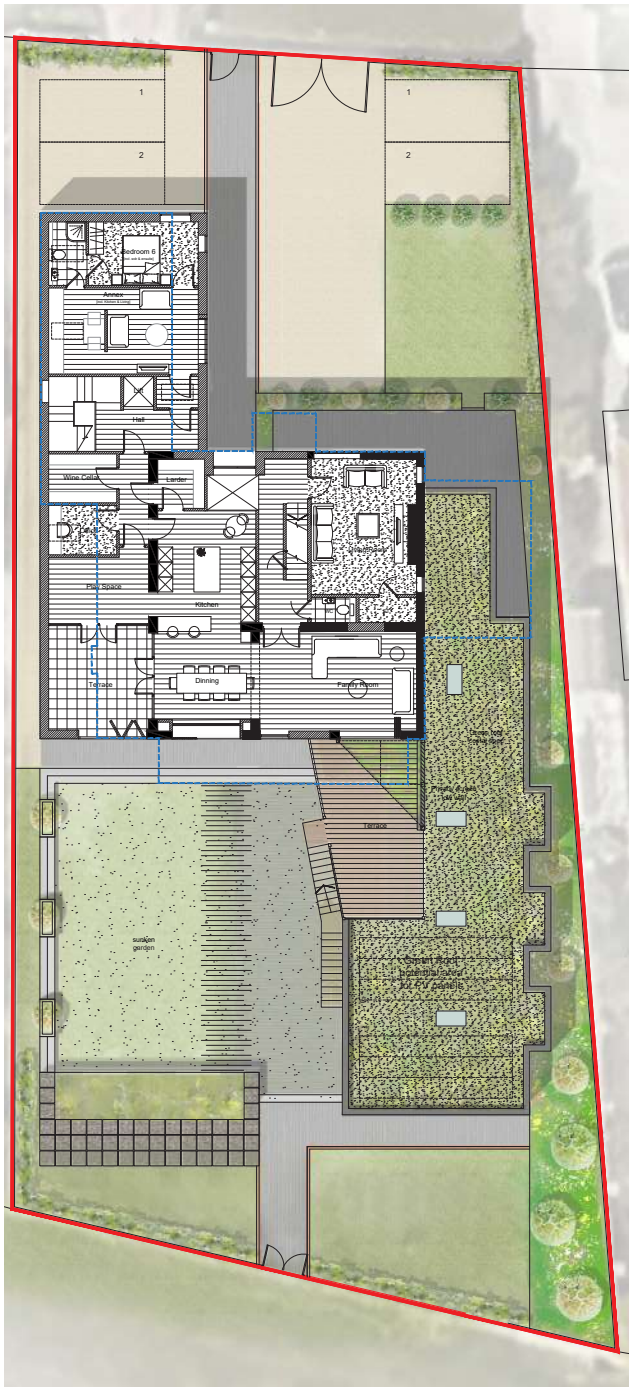
The overall accommodation is transformed from a 5-bedroom dwelling to a 7-bedroom dwelling.

Existing house GIA = 334.9 m2

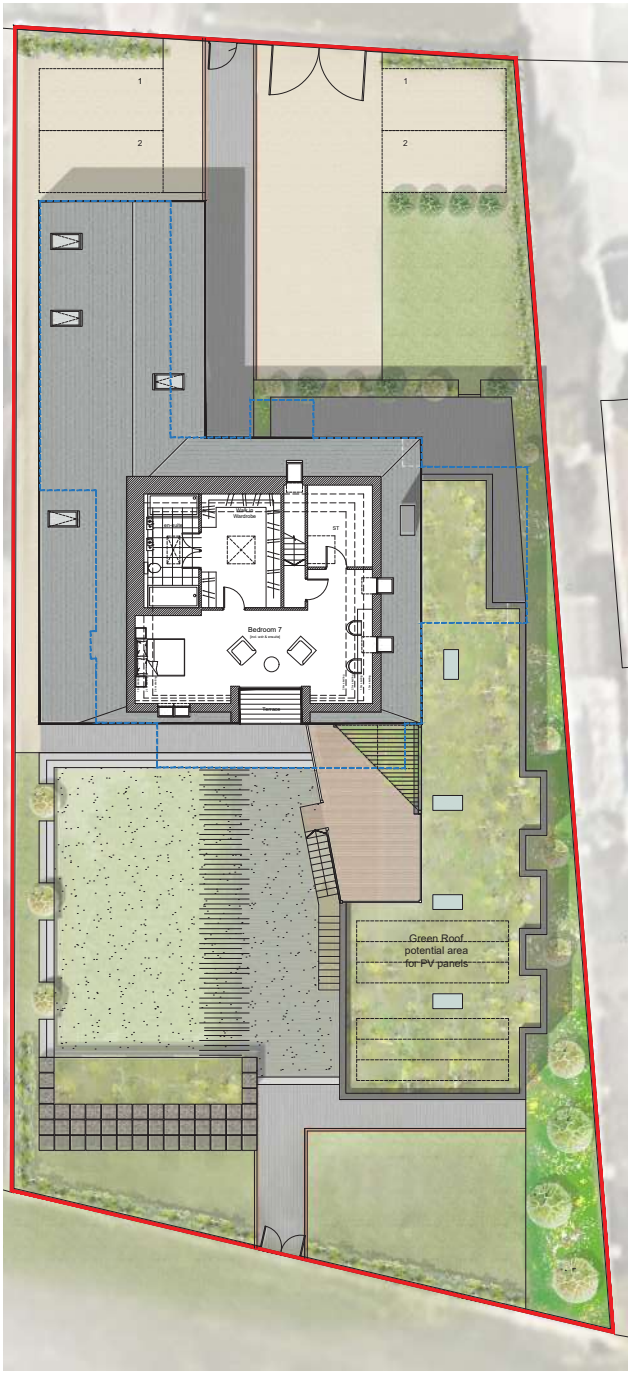
Proposed House GIA = 582.9 m2



Ground Floor Plan



First Floor Plan



Second Floor Plan

3.04 LAYOUT COMPARISONS

Each plot along Gorse Avenue has a very different site area to building footprint ratio, see location plan.

The site area to building footprint ratio of Sandy Lodge is 25% and following development of the site this will increase to 37.7%.

If you compare this to the approved planning application at Spring Tide, which is an increase from 15.6% to 44.3% we can see that the Sandy Lodge proposal is below the approved scheme and justifiable in terms of building footprint to site coverage.

EXISTING SITE TO BUILDING RATIO

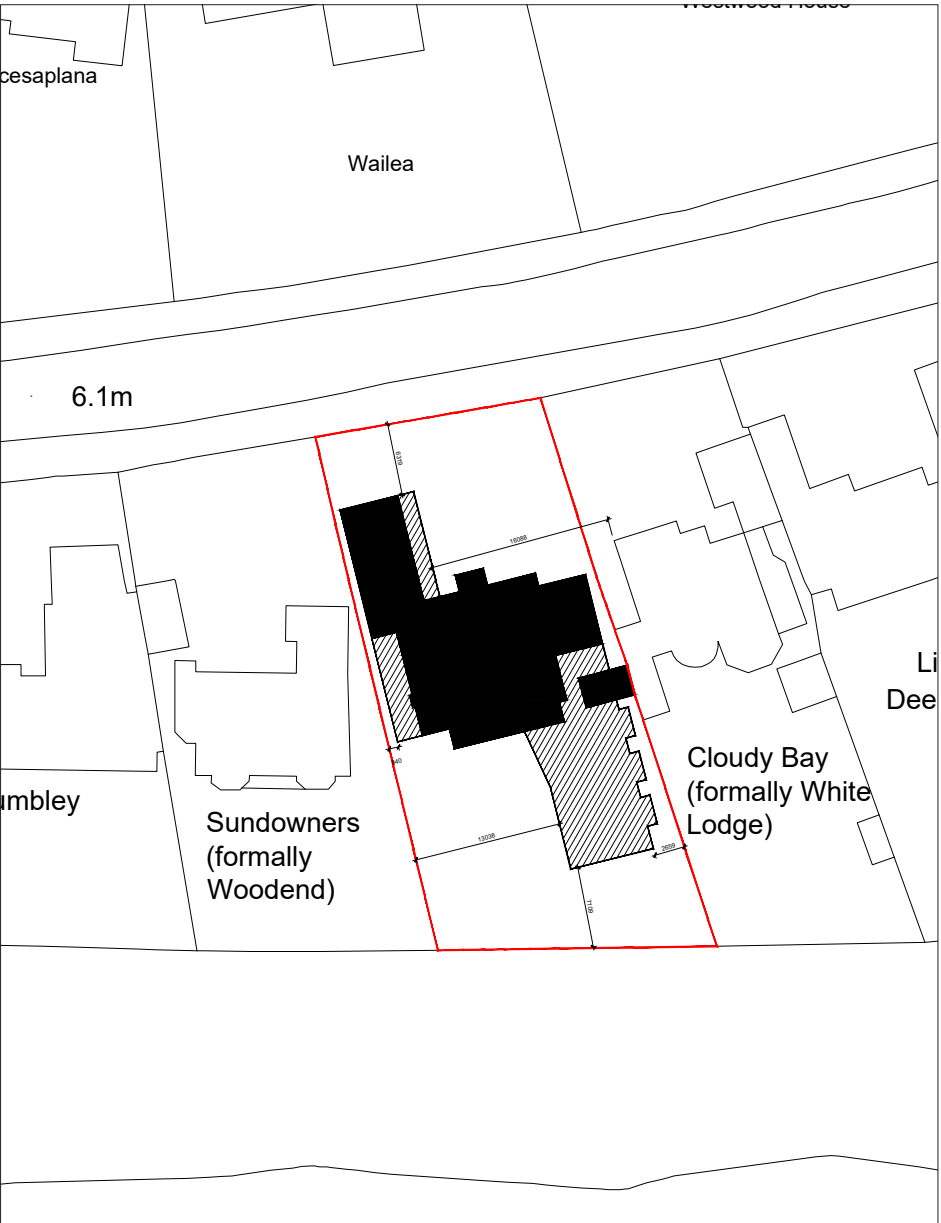
Sandy Lodge site area	=	1064.5 m2
Ground floor GEA	=	266.6 m2
Existing building to open space	=	25% Built form over site area
Spring Tide site area	=	1046.2 m2
Ground floor GEA	=	162.8 m2
Existing building to open space	=	15.6% Built form over site area

PROPOSED SITE TO BUILDING RATIO

Sandy Lodge site area	=	1064.5 m2
Ground floor GEA	=	401.49 m2
Existing building to open space	=	37.7% Built form over site area
Spring Tide site area	=	1046.2 m2
Ground floor GEA	=	463 m2
Existing building to open space	=	44.3% Built form over site area



Location Plan



Sandy Lodge Block Plan



Spring Tide Block Plan

3.05 LAYOUT - TERRACE AMENITY

The existing first floor terrace on Sandy Lodge is the entire width of the house and is accessed off three south-facing bedrooms.

Although the terrace has privacy screens to the two ends, the views from this elevated position show that the neighbouring gardens are well overlooked when standing outside on the terrace.

The purple zone in the sketch below indicates areas that are not overlooking directly.

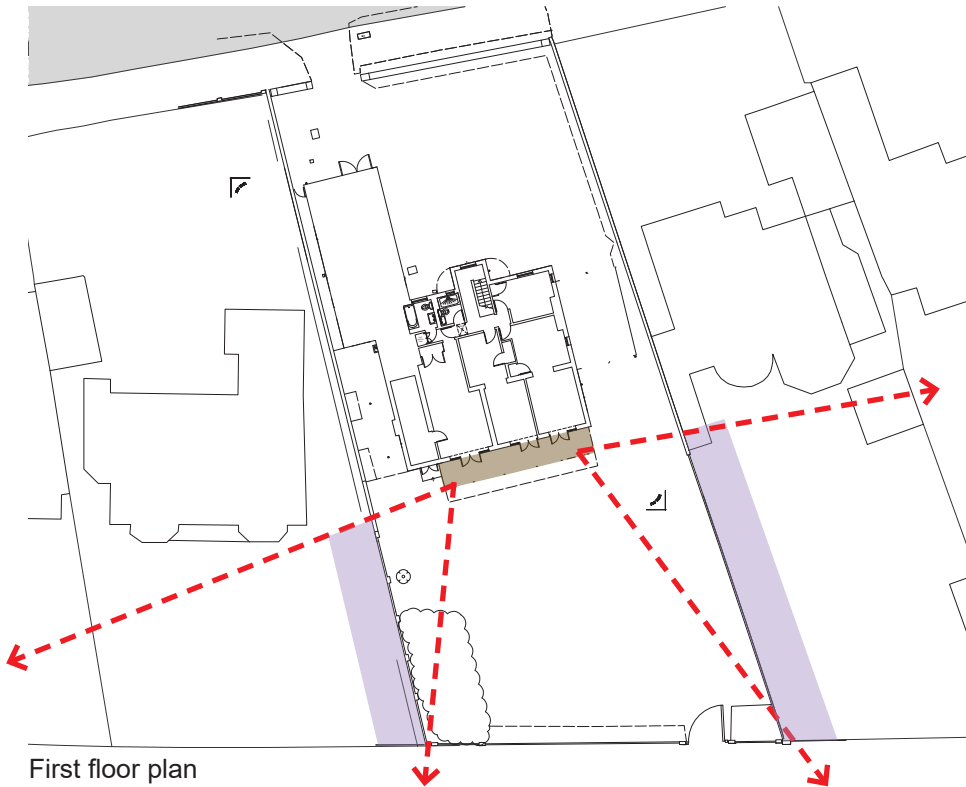
The intention of the new first floor terrace is to replace the old terrace = with a new one, decreasing the privacy and overlooking issues already evident from the photos attached.



First floor Terrace view over the garden of Cloudy Bay



First floor Terrace view over the gardens of Sundowners and Tumbley



First floor plan



South Elevation - First floor Terrace

3.05 LAYOUT - TERRACE AMENITY

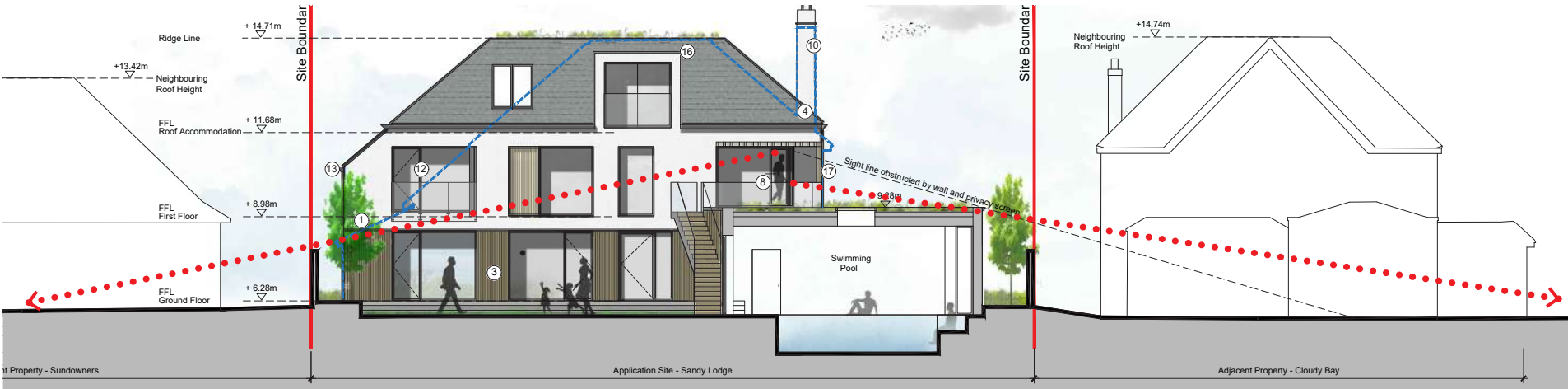
The proposed first floor terrace is located on top of the new single-storey swimming pool building, accessed from the first floor family room and the external garden staircase.

The western extent of the terrace lines through with the new house and beyond this line is the green roof and parapet of the swimming pool.

The height of the single storey swimming pool and the position of the terrace results in an improvement to the privacy and overlooking of the neighbouring gardens. This is evident from the elevation section and block plan diagrams.

Following discussions with KGE we have added additional privacy screening which also protects privacy for the client and overlooking from the neighbouring first floor windows.

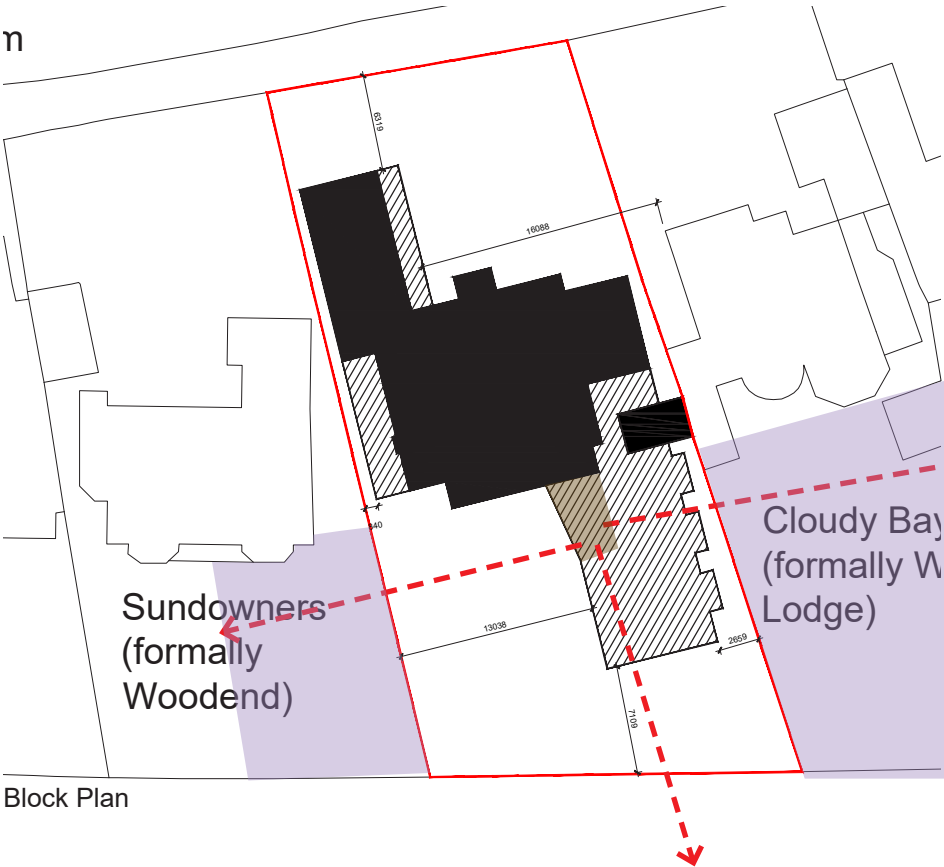
As a direct comparison, the new design should decrease the area of the neighbouring gardens that can be seen from the new first floor terrace, when compared to the existing situation.



South elevation/ section through swimming pool



First floor plan extract showing position of terrace



Block Plan

3.06 ARCHITECTURAL APPEARANCE

The visual appearance and design of the new family home have developed from the design concept strategy as well as using the scale of the existing house, which has acted as the anchor for the new design.

The palette of materials complements the existing Sandy Lodge and surrounding building in terms of the materiality.

The calm, simple colour and tones of the render are complemented and contrasted by the vertical timber batten cladding.

This additional material and render, look to echo and compliment the colours, textures, and tones of the coastal beach environment.

The elevational solution creates a simple, high-quality building appropriate for the site's setting and respectful of the architecture of the surrounding housing. The north, east and western elevations respond to the site boundaries with considered and restraints window openings and simple detailing.

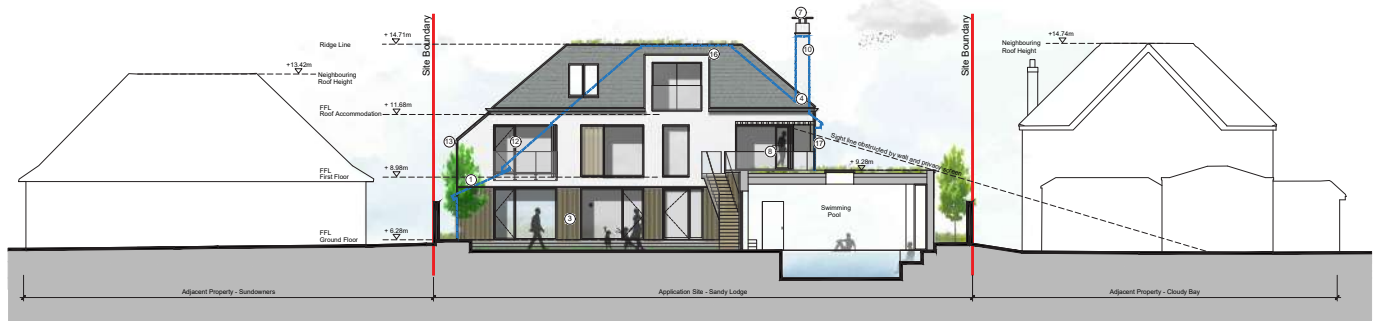
The design of the rear elevation has responded to comments from the KGE. Still a contemporary design, the flat vertical façade clad in timber battens, has been replaced with rendered and timber materiality similar to the existing context. The various recesses and window reveals will give the elevation depth and animation as the shadows pass across the façade at different times of the day.

The glazing will enhance this through the design of large openable windows/doors, deep reveals, and feature glazing, puncturing the two-storey facade on all floor.

This side of the building is intently more modern, due to its orientation away from Gorse Avenue but also in response to the approved planning applications to Little Deerswood and Spring Tide.



North elevation



South elevation/ section through swimming pool



South elevation

P1 27.04.2021 Issue for planning
G 08.03.21 Colour added
F 08.03.21 Revised scheme
E 08.10.20 Annotations amended

3.07 MATERIALS AND LANDSCAPING

Materiality

The final choice of external materials looks to complement and respond to the existing context as well as the coastal environment of the beach.

The white render looks to showcase the modern, contemporary forms and detailing of the house providing a crisp backdrop for the feature timber cladding.

The feature timber cladding provides a warm textured facade to the ground floor new build elements used sparingly to simplify the design. This reflects the driftwood and timber groins found along the beach.

The choice of a slate type roof provides a clean sharp detail to compliment the elevations and provides a contrasting material to the immediate context.

Slate roofs are prevalent in the area and the use of slate will work with the contemporary residential projects soon to be delivered to the west of the site.

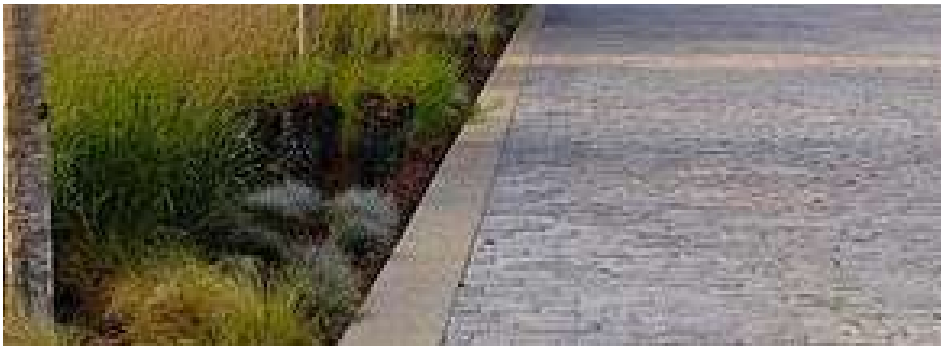
The Client is looking to use in-line PV tiles which again work tonally with the slate roof.

Landscape

The landscape strategy reflects the coastal location and works in harmony with the new remodelling of the existing building.

Key features: -

1. North and South boundaries replaced with rendered walls with timber gates.
2. Simple bonded gravel and paving to the entrance courtyard with restrained soft landscaping to include hedging, grass lawns and tree planting.
3. The rear garden includes the same soft and hard landscaping design approach of the front garden. The rear also includes a sunken garden with a planted gabion walled garden shed and pool plant room.



3.08 LANDSCAPING

Bonded gravel parking areas

Bonded gravel pedestrian access

Paving terrace accessed off the bedrooms and rear entrance to the house

Timber steps to sunken garden

Tree planting within raised planters

Grass lawn, semi grass paving section and then paving

Hedging to the western boundary

Landscaped Gabion walled enclosure to the garden shed and pool plant room

Grass lawn



Timber pedestrian and vehicle entrance gates set within a new rendered boundary wall and boundary hedging

Tree planting

Grass Lawn

Paving with contrasting edging

Paving to semi private amenity space, accessed off the bedrooms with low level hedging and tree planting

Coastal flower meadow with tree planting to the eastern boundary

Timber clad steps to external staircase to 1st floor amenity space

Paving with contrasting edging

Coastal flower meadow with tree planting to the eastern boundary

Timber pedestrian access gates to the beach set within a new rendered boundary wall and boundary hedging

3.09 ACCESS, SUSTAINABILITY AND SECURE BY DESIGN

Access

The dwelling will be designed to comply with Part M of the Building Regulations, including a level threshold entrance door, correctly sized WC facilities, 838 mm wide doors to all Ground Floor habitable rooms and wide enough corridors to allow disabled residents and visitors to manoeuvre satisfactorily.

There is a passenger lift from ground to the first floor which will provide access to the first floor living areas, kitchens etc and an easy-going stair from the ground to the second floor.

Vehicle access via the new main entrance gates into the front garden/ parking areas provides space for 4 cars with access to a double garage.

Cycle and bin storage are located within the garage and are in close proximity to Gorse Avenue for refuse collection.

Sustainability

The house has been designed with a fabric first sustainable strategy, looking to improve on the building regs requirements outlined on the current Part L regulations.

The house has been designed to take advantage of orientation and solar gain from the sun, with a large opening and gazing to the south.

To the North, the window numbers and openings are limited to mitigate against heat loss with more areas of solid insulated walls on these elevations.

To the south elevation deep reveals to all windows and deep terraces provide shading from the summer sun whilst allowing light and heat to penetrate in the winter months.

A mechanical ventilation and heat recovery system will be used within the house to provide fresh filtered air into a building whilst retaining most of the energy that has already been used in heating the building.

PV panels and in-line PV roof tiles will provide a minimum of 10% of the electricity required to run the house.

Secure by Design

The site is considered to be in a very low risk-of-crime area. However, crime prevention measures have been provided to achieve a development that responds to the key principles of ‘Secured-by-Design’.

In particular, the scheme has only one point of vehicular entry which has good natural surveillance, provides defensible private amenity space, and doors, windows and glazing will have laminate glass and locks to the relevant British Standard.

Solid boundary walls, CCTV and an intruder alarm system will be provided to ensure the security and safety of the property and the family.

3.10 3D SKETCH - NORTH ELEVATION



3.10 3D SKETCH - SOUTH ELEVATION



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