



DESIGN AND ACCESS STATEMENT

Project: Demolition of existing house and erection of replacement house at Sanderlings, Middle Way, Kingston Gorse, East Preston, Littlehampton, BN16 1RY

Applicant: Mr Trevor Pumphrey

Job No: M 114



Aerial view showing Sanderling in the centre

INTRODUCTION

This application seeks to provide a new replacement family home to the centre of the site, of a similar size to the existing and in line with similar properties in the area.

The proposal takes full advantage of a large corner plot, to improve upon the existing building with a better arrangement, with the front projecting bay providing the main living accommodation being angled northwards to make the most of the views of the Downs, whilst simultaneously positioned on the site to make the most of the southern aspect with a first floor Juliet balcony and a large rear garden accessible from the ground floor kitchen / living area.

The proposed footprint, scale and massing of the proposal is roughly comparable to the existing footprint scale and massing (shown dashed in red on our drawings).

The main front building line of the proposal will not exceed the extents of the front building line of the existing house.

The site is served by an existing vehicular access to be supplemented with a more convenient position, with a new bell mouth and dropped kerb.

Comfortable separation distances have been maintained not to crowd the neighbouring properties nor to overshadow them.

The traditional appearance of the proposal will be sympathetic to the character of the area and the surrounding properties, with traditional brickwork facades and soldier courses above openings, and pitched tile roofs and timber aluminium composite windows and doors, timber garage doors, and glazed balustrades to Juliet balconies with metal handrails, and a metal clad planted pergola leading from garage to the main entrance to provide shelter.

Surrounding neighbours have been contacted for comments on the proposals and have responded in support of the scheme.



Perspective view facing north showing Sanderling in the centre

DESIGN

The new house has been designed as a contemporary and highly sustainable replacement property. We are proposing face brickwork facades with a pitched roof with dormers window set halfway into the pitched roof to bring the ridge down as far as possible.

The layout provides a range of open-plan living spaces for easy circulation, with generous spaces and good access to the main south-facing garden area.

The first floor will provide 6-bedroom accommodation, as a 12-person family house, with a family bathroom and en suite shower rooms to all bedrooms, comprising 586 sqm of internal floor area. There is also provision for a 7th bedroom at ground floor for a self-contained granny annexe.

The accommodation arrangement will minimise the overlooking of neighbouring properties, with no first-floor side windows to the habitable rooms.

Similarly, suitable gaps of approximately 5m to the side boundaries and 2.5m to the rear, will ensure that there is no undue overshadowing of neighbouring gardens.



Perspective view facing west showing Sanderling in the centre

APPRAISAL

This area comprises mainly detached family homes of mixed character, mainly 2 storeys with varied gaps to neighbouring properties and materials.

The existing house to the front was constructed recently and comprises face brickwork facades with a pitched roof and white UPVC windows, and generally has a contemporary appearance, with a large glazed conservatory and spacious private garages for classic cars.

Existing properties immediately to the east are traditional with a variety of materials and building forms. We are proposing to site the new house immediately in line with these surrounding properties and located centrally on the site - much like the existing building - to maintain suitable gaps to rear and side boundaries in order to avoid overshadowing or overlooking of neighbouring properties and gardens.

We are proposing to make improvements to the existing vehicular access from the north and the west sides, which currently provides access to private garages to the east side of the existing house. With the simplification of the vehicular access to the sides of the new

house, a more sympathetic front garden can be provided, with generous view of the Downs framed by mature trees to be retained.

The new house has been designed in a contemporary style, taking advantage of the level site and within a simple contemporary form, including striking angled front bay to make the most of the view and the garden setting, visually maintaining the green environment as far as possible.



Perspective view facing south showing Sanderling in the centre

ACCESS

A new vehicular crossover from the north will provide direct access to a double garage. A planted pergola will provide pedestrian shelter moving from the garage to the main entrance and vice versa.

Internally, the design of the house with large open-plan living spaces will afford good and easy circulation, with a generous landing to the top of the stairs similarly providing good access to the bedrooms and bathroom and spectacular views, with a double height gallery space.



Perspective view facing east showing Sanderling in the centre

IF A LISTED BUILDING

The site does not comprise a listed building and is not located in a Conservation Area.

CONSULTATIONS

Following receipt of the Pre-Application Enquiry Advice we have made further reductions to the proposed footprint, mass, bulk, scale, width, and height in order to overcome what was considered over development of the site. The reduced scheme was presented to Planning Officer Andrew Wood, following the negative Pre-application advice, and he confirmed that he was happy with the reduced scheme and that the “amended drawings were acceptable.” It is these amended drawings that we have now submitted for your consideration.

Hopefully this reduced and revised scheme will now be considered acceptable, and better reflect the scale of neighbouring dwellings.

For illustrative purposes we have highlighted the previous Pre-application scheme dashed in blue on our drawing set, so you can see in what way we have proposed a compromise

KINGSTON GORSE ESTATE

Additionally there is a local requirement of any building development on the Kingston Gorse Estate to first seek the consideration and approval of the Board of Directors prior to planning submission. This has been done and we are pleased to say that the Kingston Gorse Estate Board of Directors have endorsed our building designs and are supportive of our planning application.

LOCAL PRECEDENTS:



Example 1 – traditional brickwork quoins and soldier courses with flintwork walls and pitched slate roofs with feature glazed atrium and flintwork boundary walls



Example 2 – contemporary 2 tone brickwork & white render with metal windows, slate pitched roofs, dormers and brickwork boundary walls



Example 3 – white rendered, with vertical emphasis metal windows, with monopitch standing seam roofs and projecting canopies, with granite and white rendered boundary walls