7 Coastal Road

Design & Access Statement

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ARUN DISTRICT COUNCIL K/45/21/HH

Design and Access Statement

Introduction

This document is in support of the planning application for the alterations and extension of the existing dwelling located at 7 Coastal Road, East Preston, Littlehampton. The alterations and extension comprise the following works:

- Internal alterations to existing dwelling
- Demolition and replacement of existing rear extension with new single storey extension and first floor terrace above, with external staircase
- Replacement of main roof and 4no. new dormers with windows. Replacement roof tiles to single-storey projections on North (front) elevation.
- Proposed rear single storey minor extension to garage to form entrance lobby.
- Alterations to external facade of house and replacement windows and doors throughout.
- Associated landscaping to suit.

Context

Coastal Road is a residential road in the West Sussex village of East Preston. The property is located on the south side of the road and set back with a low brick wall forming the front boundary and a U shaped driveway to the front of the property with space for parking approx. 4 cars. The property backs directly onto the seafront with direct access onto the beach from a gate at the end of the garden.

Site description and topography

The site is approximately 1138m^2.

The site is approx. 46metres long (north to south) and 25 metres wide (east to west) at its widest point.

The site is relatively flat and level at both the front and rear of the property. The rear garden is currently comprised of green lawn and pathway with mature shrubs and flower beds, with a heated swimming pool and sunken dining area. The rear boundary wall incorporates glazed panels to capitalise on sea views with direct access onto the beach. At the front there is a driveway with areas of lawn and planting.

Existing property description

Thought to be built in the early 1950s, 7 Coastal Road; also known as Sea lodge, is a 5 bedroom detached house set over three levels with 3 reception rooms, 3 bathrooms and a large double garage. The property has undergone multiple alterations in the 1970s and 80s including single-storey extensions to the front and rear, plus a loft conversion with large dormer window.

The external appearance is 3 bays wide with 2 large single-storey projections to the front of the property each with a pitched roof- forming the garage and granny-annexe historically, with a covered porch to the front entrance. To the rear there is a main single-storey projection from the main facade with a terrace

above accessed by the bedrooms. To the far right side there is a balcony from the bedroom that is recessed from the main facade. Externally, there is with a white render covering to all façades with white metal framed windows and glazed balustrade to terraces and balconies. There is a plain clay tile roof on all extents of roofing; the main roof has a shallow pitch with a large dormer and picture window to the room in the roof space.

Proposed works - design, appearance, layout and scale

The proposed works seek to bring the internal layout and finishes up to a modern standard to suit a young family. The internal alterations are therefore mainly cosmetic and aesthetic with some new spaces created such as a gym and a better functioning kitchen-dining area. Associated with these new functioning internal spaces are roof lights proposed to the kitchen and garage /gym area. The existing main roof is proposed to be replaced with one at a pitch of 45 ° with 4no. new dormer with windows, to allow this roof space to be more usable and not limited to its existing extent internally.

The external appearance throughout is proposed to be updated with replacement light/ white render and light grey CapeCod-style weatherboarding to the first-storey extent of the facade and dormer cheeks. All windows and doors are to be replaced with dark-framed crittal-style units and all pitched roof coverings to be replaced with a slate tile roof.

The rear extension is proposed to be replaced by a modern light-weight framed extension of the near-same size and proportions as the existing with full-height glazing; to take advantage of the orientation of the property and the sea views. a light coloured PPC finish is proposed for this extension with dark crittal style framed windows and doors. A terrace with glazed balustrades is proposed above albeit to a slightly larger extent than the existing by utilising the full footprint of the projection, to replace the existing one that is accessed from the bedrooms. The proposal also includes an external staircase so as this terrace is more accessible from the garden below. The terrace is set-back from the boundary, as existing, to maintain privacy to and from the neighbouring properties and the staircase has been positioned in a location to support this approach.

To allow access to the rear of the garage following the alterations to form a gym, sauna and designated shower-room, a minor extension to the rear of the garage is proposed to form an entrance lobby. This will follow the same architectural approach as the replacement main rear extension with a lightweight frame and glazing in the same PPC colour finishes.

Existing boundary walls are proposed to be clad in white render with replacement glazed sections to those panels that are damaged on the south boundary where appropriate.

Flood risk Assessment

In accordance with the Environment Agency's flood map, 7 Coastal Road sits within flood zone 1 and is therefore not at risk of flooding.

Sustainability

A highly sustainable approach will be taken to the proposed works. A whole building approach will be taken, with the new additions achieving and exceeding standards set out for thermal elements in Part L1B of the Approved Document Building Regulations.

Access and Transport

Pedestrian and vehicular access to the property is to remain as per the existing arrangement at the rear and front. The existing driveway is mainly flat with stepped access to the front entrance via the covered porch to remain as existing. At the rear the new replacement extension with provide level thresholds at ground level, and to the terrace above when accessed from the bedrooms at first floor.

Appendix 1 - Photos

7 Coastal Road from the South (rear)

7 Coastal Road from the South (rear)

7 Coastal Road from the South (rear)

7 Coastal Road from the North (front)

7 Coastal Road from the North (front)

7 Coastal Road from the North (front)

7 Coastal Road from the North (front)

7 Coastal Road looking South from rear garden

7 Coastal Road from the South (rear)

7 Coastal Road looking South from the first floor terrace

7 Coastal Road from the South (rear)