

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 extension and alteration of the existing property.

1.2 The property under consideration “La Casa” is on the south side of Coastal Road, an exclusively residential street within THE East Preston estate, running east TO west and parallel to the coast. The property is delineated by Costal Road to the north, an adjacent property to the east, the greensward to the south and a public right of way to the west that links the Coastal Road to the beach. The property was constructed in the 1960’s. The property has been derelict for some time and is currently in a poor condition.

1.3 The new build incorporates design features and materials which would give the property a modern character and contemporary appearance. This includes the flat roof design, rectilinear building form, deep window reveals and fascia’s and through the use of white render, grey stone cladding, timber cladding, and mirror glass sheet glazing. This reflects some of the flat-roofed and modernist/contemporary design approaches to properties in the locality/LOCAL AREA. Whilst the properties directly to the side of the site are more traditional in character, given the coastal location, the mixed character of the road, and that there are similar developments in the area and recently approved.

1.4 The proposal is to demolish the existing property on the site and replace it with a new-build property with a slightly enlarged footprint and a contemporary design and materials. The proposed property would be detached, part- two and part- three storey’s, and have a contemporary appearance, with a flat roof form, white render, grey stone elevations, wood slatted cladding and mirror glass sheet glazing. The new dwelling would have 6 bedrooms (including a shared kids bedroom) each with their own en-suite shower/bath rooms and living area.

Relevant Policies

1.5 The existing property is a 2 storey detached house with mainly white rendered walls, stone cladding, pitched tiled roof and a cast iron balustrade. The height of the existing property is approximately 14.89m and it is 3.1m to the neighbouring boundary to the east.

1.6 There is no dominant architectural style to the properties along Coastal Road. The building styles vary from 'Georgian' to 'Arts and Crafts' and 'Art Deco' and the road has a mixed character in terms of age, design, style and materials of the properties. Many of the properties have third floors or have extended into the roof space with ridge heights higher than the proposed alterations to “La Casa”.

Reference should be made to the submission drawings:

P01 Elevations as existing

P02 Proposed plans & elevations

L01 Location Plan as existing

L02 Location, site plan, section as proposed

SP01 Site plan as existing

F01 Ground & First Floor Plan as existing

SE01 Street elevation existing + proposed

LD01 Landscape plan (street scene, parking plan)

2.0 DESIGN

2.1 Development Proposals

2.2 The scheme proposes to demolish the existing property on the site and replace it with a new-build property with a slightly enlarged footprint, and a contemporary design and materials. An existing and proposed Block Plan are provided, showing the proposed plans overlaid on the existing plans and the areas of enlargement highlighted.

The replacement dwelling would have an enlarged footprint and utilise a contemporary approach to design and materials, resulting in a significant change to the appearance of the dwelling, and within the street scene. It would have an enlarged footprint and larger first floor level at the front and rear and a new 2nd floor level added. The proposed flat roof form, rectilinear form and the materials/finishes would give the property a contemporary appearance. As such, there would be an impact on the visual appearance of the dwelling and on the street scene. The scheme now proposed would not appear overly prominent and would have an acceptable impact on the street scene.

2.3 The proposed scale of the building would be in keeping with the general scale of buildings in the area and would not appear overly dominant within the street scene. The flat roof design and rectilinear plan form would reflect other properties, and recent approvals, in the locality. The approach to design and materials, whilst different from the existing property's appearance and those in the immediate surrounding area, would reflect other properties, and recent approvals, in the locality and the mixed character of the road with coastal houses of varying architectural styles and designs. The proposals would not appear visually prominent, dominant or harmful nor detract from the character and appearance of the street scene.

2.4 The proposal would result in the enlargement of the footprint of the dwelling, infilling the areas left by the existing stepped and curved elevations to create a 'squared off' rectilinear plan form.

3.0 Design and Materials

3.1 The new build incorporates design features and materials which would give the property a modern character and contemporary appearance. This includes the flat roof design, rectilinear building form, deep window reveals and fascia's and through the use of white render, grey stone cladding, timber cladding, and mirror glass sheet glazing. This reflects some of the flat-roofed and modernist/contemporary design approaches to properties in the locality.

Outside materials like composite decking, granite paving, Decorative granite chippings pebbles and lawn will be used. Refer to the drawing LD01.





4.0 Outlook, light and overlooking impacts

4.1 The proposal would include an enlarged footprint to the front up to two storeys, a much deeper first floor element which due to its flat roof and rectilinear form would have a greater bulk than the existing pitched roof (running along the boundaries with the neighbours on either side), and the addition of a new second floor level (albeit to the same ridge height as the existing property, its flat roof and rectilinear form would give it greater mass and bulk). The property would still retain sizeable gaps to the boundaries and properties on either side (9m to no. 59 and 7m to no.55).

4.2 The new second floor level would have no side openings which would avoid overlooking to neighbouring properties.

4.3 The enlarged first floor level would have a number of side facing small windows serving en-suites which will be conditioned and proposed to be obscure glazed to protect the privacy of existing neighbouring residents and future occupants of the property.

There would be one clear-glazed high level side facing window on the eastern elevation facing toward no.55, which would serve area to Bedroom 1. Side elevation contain 2 windows, 1 serving a bathroom (obscure glazed) and 1 secondary window serving the master bedroom. The separation distance between the side elevations of the two buildings being around 7m. Skylights are provided for bedroom 1 are to provide adequate daylight and outlook to this room for future occupants.

There would be two clear-glazed side facing windows on the western elevation facing toward no. 59. Side elevation appears to contain 2 windows, 1 serving a small bedroom and 2 side secondary windows serving the master bedroom. The separation gap between the new building and the side elevation of no.59 is big enough at first floor level, and the fact that there only appears to be 1 small side facing first floor window at no.5. So 2 proposed clear-glazed windows to serve Bedroom 4 are not resulting in significant overlooking to this property.

4.4 The existing property has a full-width rear balcony along its southern elevation, which is open and bounded by railings. The proposed southern balcony, off Bedroom 2 and the communal first floor living area, would be more enclosed than the existing balcony, being shielded by the overhanging fascia at either end, which would protect the privacy of the neighboring occupants either side and that of the future occupants also.

5.0 Amenity space provision

5.1 The proposed floor plans show a GIA of approximately 594sqm which would far exceed the national internal space standards.

5.2 Whilst the proposed building would have a larger footprint than the existing property, a large front and rear garden area would still be retained and would be an ample size and shape to be usable and enjoyable and serve the occupants of a 6 bedroom property. Site plans provided showing details of the proposed hard and soft landscaping to the site.

6.0 Bin storage

6.1 Development proposal show bin storage/collection provision as follows:-

unit will be provided with the equivalent of 240 liters of residual waste storage/bins. Alternatively one 240 liter wheelie bin for property.

The same amount of storage space/bins for recyclable materials is required will be provided.

On the drawing LD01 marked bin collection point at or near the highway to ensure it allows for curb-side collection from municipal waste vehicles. Bin storage is of an appropriate siting, size, design and materiality and suitably screened to ensure the appearance of the street scene is maintained.

7.0 Parking

7.1 Parking for 4 cars and 2-4 bicycles, more cars can be accommodated on site should the need arise.

Proposal has an integrated garage. Ample parking on the existing driveway can accommodate at least 3 vehicles. Electric vehicle charging point will be provided within garage.

Cycle storage will be covered and secured.

Refer to the drawing LD01.

8.0 Sustainability Measures

8.1 The passively solar efficient design will be complimented by high levels of thermal insulation, natural light all higher than standard Building Regulations. In addition, the overhanging flat roofs will provide shading to all floors at the south elevation.

8.2 We also consider the placement of solar panels on a flat roof in the future, which will reduce energy costs, as well as positively affect the environment. The number of panels can be increased over time.

9.0 Flooding

9.1 The site is close to the beach/sea, it is outside of Flood Zones 2 and 3 and within Flood Zone 1 (low risk of flooding).

The Council's Drainage Engineer was consulted on the pre-application. They confirmed that, as the site is outside the Lidsey Treatment Works Catchment Area and given the scale i.e. a single dwelling, they would not have any planning conditions to request.

9.2 Application include a site plan showing the details of the sustainable drainage systems proposed.

10.0 Protected trees and biodiversity, protected species

10.1 There are no trees of significant amenity value which overlap the site and could be adversely affected by development.

10.2 Panel fencing has been position at several locations across the site, presumably with a view to protecting some of the established garden vegetation, which is to be welcomed.

10.3 Biodiversity Survey/Report submitted. Adverse impacts on ecological features have been identified and mitigation measures proposed. The site will be enhanced for a range of species.

10.4 With regard to Net Biodiversity Gain, we consider having on the site a range of measures for biodiversity improvements.

Refer to the drawing LD01.

11.0 Use

11.1 The intention is to use the property as single dwelling house as predominant use (C3).

Conclusion

The proposals are to create a well detailed and crafted contemporary house suitable for modern living.

The design is appropriate and sympathetic to the Estate's character and appearance in terms of scale, massing, footprint, layout and materials. The idea of the design of this is to make it as modern as possible and at the same time fit into the environment (mirror panels, glass facades, the use of natural materials). The proposal uses new materials that complement the existing pallet with modern implementations.

The proposal is in-scale with adjacent buildings, taking into account the ridgeline of existing properties. In addition, great consideration was given to the neighbor's privacy as both the new south facing balcony and the new second floor extension are shielded by a full height zinc clad wall on the east side.

The existing building footprint is retained along the side walls in order to preserve the distance to both side boundaries. Furthermore, the second floor extension is recessed 1200mm from the existing footprint with no side openings to avoid overlooking to neighboring properties.

We believe that this building fits perfectly into the environment, in addition, all measures will be taken for a positive impact on the environment.

