
Beach Crescent
Design and Access Statement
& Planning Supporting Statement

Site Address: 43/37 Beach Crescent, Littlehampton, BN17 5NT
Scheme: Combining two adjoining flats and alteration to glazing

Introduction

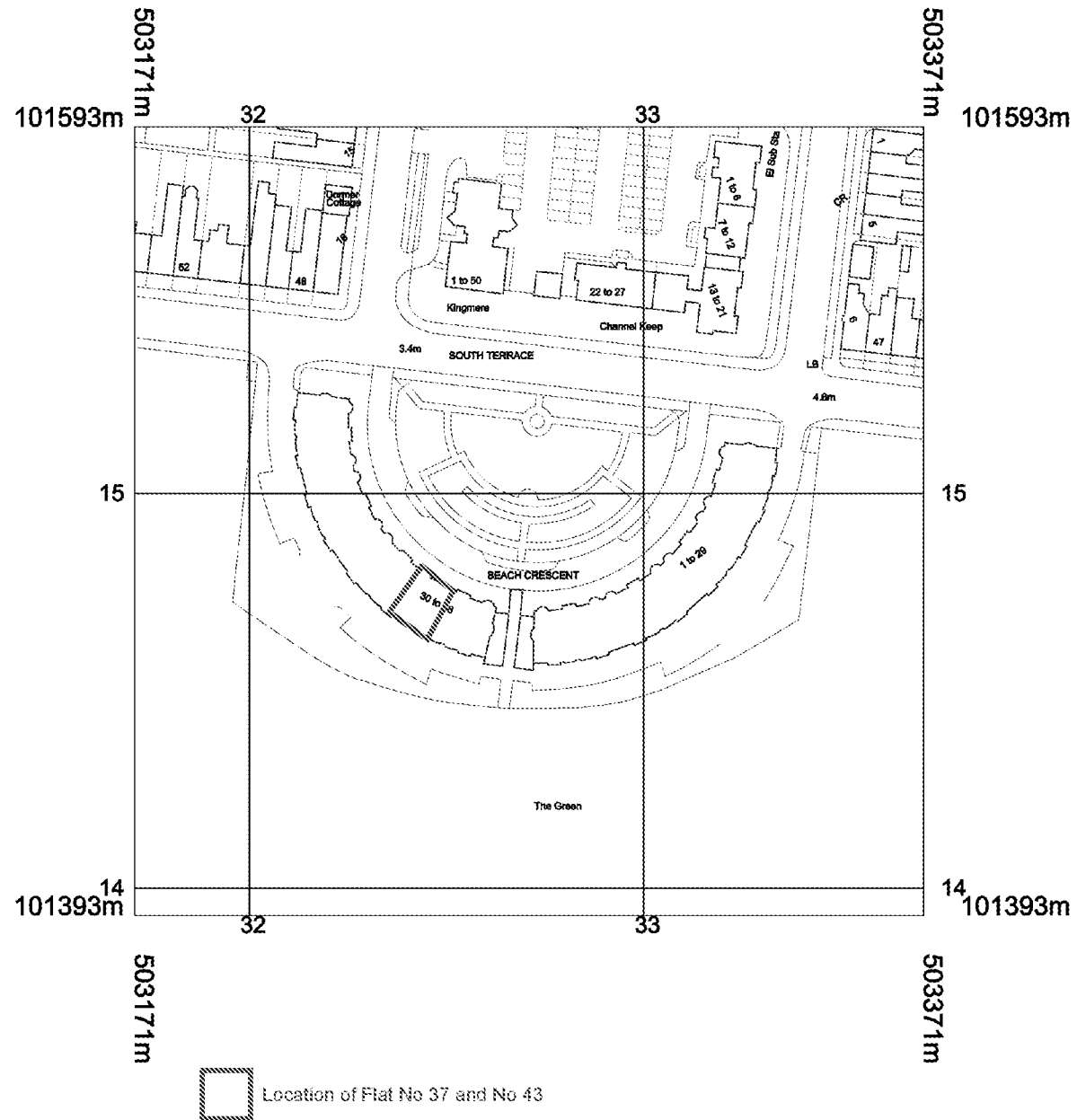
This Design and Access Statement refers to the proposal of the adaptation of two existing flats into one and the introduction of larger glazing to the south facade.

This document has been prepared by AR Design Studio on behalf of the client for a planning application.

Brief

The proposal takes into account the opportunities of the site, and is demonstrated throughout this statement concluding in a high quality design. The scheme sets out to include the following criteria set by client:

- Combine the two adjoining flats
- Open plan Kitchen and Dining space
- Make better use of existing balcony and view
- Maximise passive solar gain from south west aspect, reducing energy use and costs for space heating



Site Analysis

Context

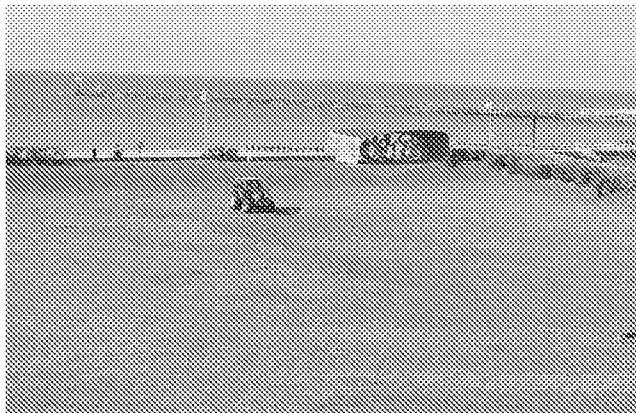
The flat block was built by Roffey Homes in 1997/8 on the site of the former Beach Hotel. The building sits in a crescent shape on the Littlehampton sea front, with idyllic views overlooking the coast. The external appearance of the building is London Stock Yellow brick, with a pitched roof unifying the top floor flats. A mansard then wraps down to the balcony with the French double doors opening out to the balconies, separated with low level brick walls.

Opportunities & Constraints

- South facing property
- Views over the beach and sea
- The site is not within the South Downs National Park and no other designations affecting the proposal have been found.



Location plan showing approximate location of 43 & 37 Beach Crescent pinpointed in red



Views overlooking the East Beach from 43 Beach Crescent



External view of the Beach Crescent building from East Beach Green

Planning History and Pre-Application Advice

The Flat has not previously been subject to any planning application. Considering the setting of the project a pre application was completed to establish feasibility and planning constraints. (Ref PAA/155/18/) The following extracts have been taken, with response below;

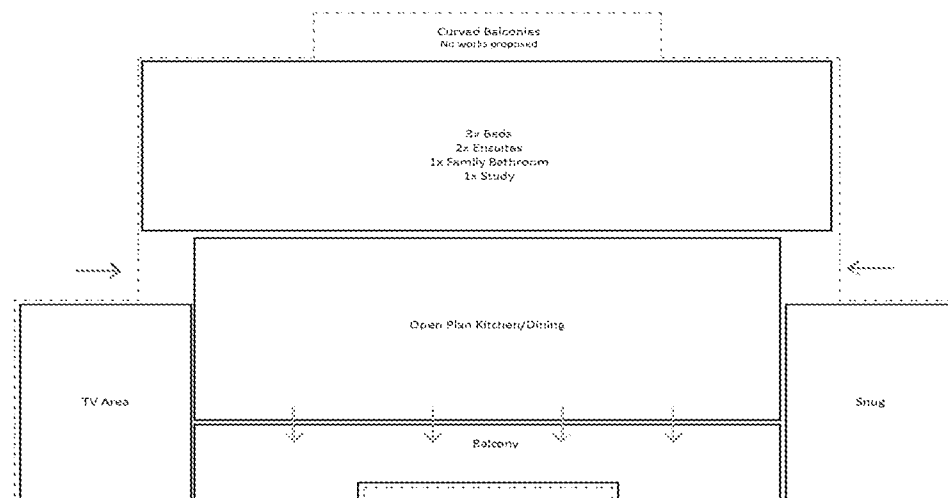
"Planning Policies and Central Government Advice support the efficient and effective use of land. Policy D DM1 Aspects of form and design quality, D SP1 - Design and policy D DM4 Extensions and alterations to existing buildings, require new developments make efficient use of land and reflect the characteristics of the site and local area. Furthermore development is encouraged to be adaptable and to be well integrated with and complement the local area in terms of, for example, layout."

"With respect to other key policies it is noted that the proposed development would comply with policy H DM1 Housing mix of the Arun Local Plan , in that it will bring some variation of unit size to the apartment blocks on Beach Crescent creating a 4 bed unit which currently consists of predominantly 1 and 2 bedroomed apartments"

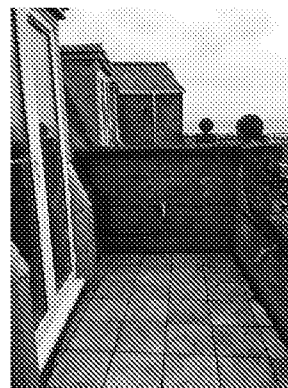
"The proposal would not cause significant adverse affects to the residential amenity of neighbouring properties over and above the existing use of the property as two apartments and is considered to comply with policy D DM1 and D DM4 alterations and extension to existing buildings in this respect."

"Based on the above comments I conclude that were an application for planning permission for the use of two residential units as one would be likely to be approved subject to the conditions relating to the retention of car parking and external amenity space of the two existing dwellings for use by the newly created dwelling."

Neil Crowther - Group Head of Planning - 5th February 2019



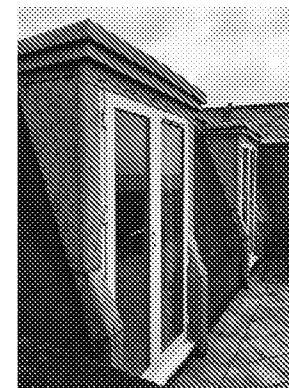
Diagrammatic proposed organisation of accommodation submitted at pre-application



Existing south wall between to be demolished, balcony to be retained



Existing curved balconies at north end of the flat to be retained



Dormers proposed to be altered.

Planning History and Pre Application

Following this it was established that the pre-application feedback did not consider the external alterations being proposed. Amendments to this feedback were provided by Andrew Wood (MRTPI - 15th February 2019).

"Should your client wish to take the scheme forward it would be judged on its merits and should take the following into account:

1) The mansard roof above sliding doors would need to incorporate the rhythm of the existing individual mansards by the use of features, in the roof and white vertical features which are set by the doors below. The demarcation of the individual mansards roofs would need to be reflected in the overall design of the new mansard roof."

Having considered this the proposed design reflects the existing rhythm and grid of the current glazed frontage, dividing the facade into 3 sections, 2 elements of glazing and 3 solid elements with the glazing then set inside the existing pitches of the roof.

"2) It might be more in keeping if two double sliding doors were inserted in each flat rather than a single 4 panel sliding doors. It would be up to the applicant to demonstrate that the proposal did not harm the existing design of the block and the street and ideally enhancing the design of the overall building by a unique feature."

The proposal sits within a single recessed area of the block, therefore reading as one element. The glazing is split centrally into two separate elements with three areas of mansard between, allowing it to follow the pattern of the existing built fabric. Sliding doors are proposed within larger apertures for the scale of openings to be functional, but also to maximise the view and remain functional in high winds.

"3) Some consideration would be made that the incorporation of large south facing sliding doors would improve the quality of the apartment from the point of view of the inhabitants and in terms of increasing the solar gain to the apartments.

In conclusion the decision to grant or refuse planning permission would primarily be made on whether the proposed external alterations complied with policy D DM1 and DSP1 of the Arun Local Plan."

D DM1 and DSP1 state that new developments are required to make efficient use of land and reflect the characteristics of the site and the local area. Our proposal aims to reflect this, remaining sympathetic to existing architecture whilst maximising the conditions of the site .

In addition to the pre-app advice, we refer to an approved application for flat No 27. Ref. LU/21/14/, to enclose balcony by locating balcony doors 0.5m within the outer facade.

This application proposed external alterations to the Beach Crescent building. The approval of this application was based on Policy Gen7 'The Form of the New Development', part of the Local Plan dated 2003.

The case officer stated, *"the two additional glass door panels will be recessed back due to the design of the existing balcony and with the second floor rear location of the apartment they will not be especially prominent and as such will not cause significant visual harm"*.

This local plan has been superseded and Gen7 is now reflected in policy D DM1 "Aspects of form and design quality" of the Local Plan 2011-2031. D DM1 having been applied to the case of No 43 & No 37, the scheme at No 27 can be seen as precedent for acceptable external alterations to the building.

Design Strategy

We are proposing to alter the existing fabric of the flats so that the two units amalgamate and work together. This will provide an energy efficient solution allowing the clients to reside there in their retirement. The proposed open plan kitchen living space unifies the two spaces and takes full advantage of the views at the rear of the property.

Increased areas of glazing have been introduced as an alternative to solar panels to maximise solar gain and light, thereby minimising future energy consumption. This also takes full opportunity of the views. The glazing units follow a rhythm similar to that of the existing building to avoid any upset to the existing façade. The changes do not intrude on the privacy of any other dwellings as the proposed changes are not visually prominent and occur at the rear of the property.

Concept

- Open up space between the two flats allowing large open kitchen living space overlooking the south facing views.
- New sliding glazing introduced to maximise light and views without upsetting rhythm of the existing facade and allow operability in high winds.
- Allow further use of existing balcony and integrate with the rest of the interior spaces.
- No extension in area proposed.



Third Floor Plan NTS

Access

- The proposed design retains the existing access routes from both No 43 and No 37 flats.
- There are no proposed changes to parking

Materiality

- The flat block is constructed of London Stock yellow brick. The glazed mansard openings comprise of white frames and grey cladding.
- The proposed glazed extension will also use grey cladding in line with existing.
- Two retractable awnings are proposed externally above the sliding doors for solar shading.

Glazing

Within close proximity to the site is a new sports complex, the Littlehampton Wave with the same orientation and aspect as our site. This building uses its glazing as a tool to maximise the sea view and passive solar gain. The same approach is proposed for this scheme to optimise the opportunities of the space, site and its location.

Conclusion

Site

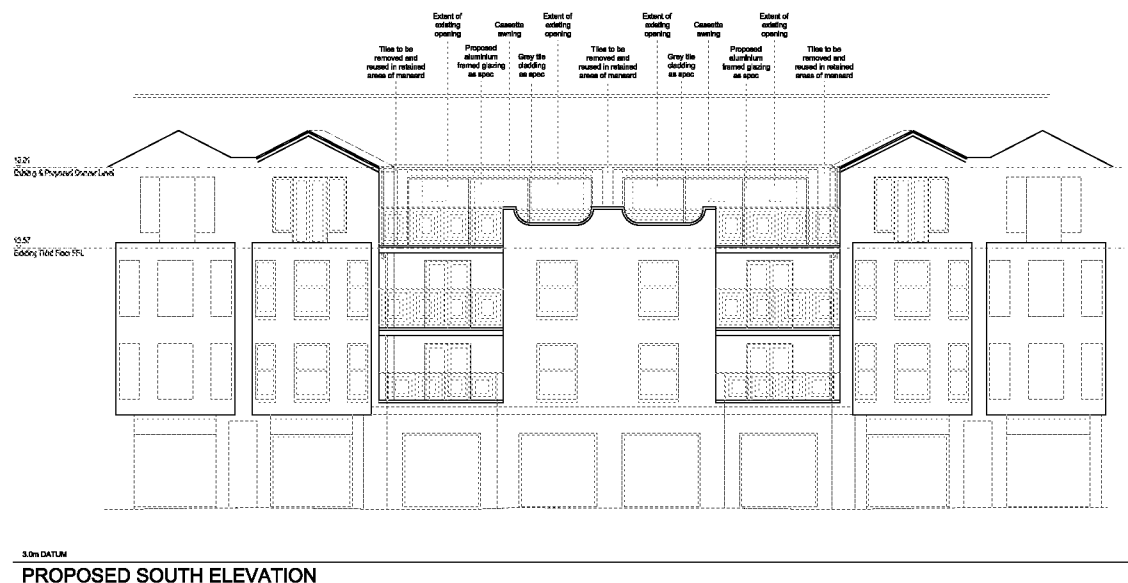
The Site overlooks the Littlehampton promenade and the sea with the proposed flat taking advantage of the beautiful views and the south facing facade.

Building Design

The Adapted layout of the two conjoining flats creates an integrated open plan kitchen dining space that projects out into the existing balcony with the addition of the proposed glazing design.

Summary

The proposed design represents a considered approach to both the clients brief and the existing site conditions in a sustainable manner while acknowledging the pre-application feedback.



Proposed South Elevation NTS