

Liam Russell Architects
architecture and development

**DESIGN AND ACCESS STATEMENT
(INCLUDING WASTE MINIMISATION STATEMENT)**

FOR

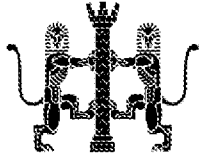
SEA VALE

5 WEST DRIVE

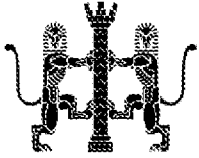
ELMER, MIDDLETON-ON SEA

PO22 7TS





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1.0 INTRODUCTION

LRA are please to submit proposals for the Lahey-Bean's family house at 5 West Drive, Middleton-On-Sea.

The existing four bedroom house is in good internal decorative order, but externally is looking tired and is need of renovation.

The property is full detached and forms the end property, of the fortunate beach front dwellings.

The existing property is a late 1940's, two storey pitched building with a 2 storey flat roofed extension to the rear (beach facing). The property, like almost of along this part of the beach, has evolved over time to take advantage of the breathtaking sea views. This amalgamation forms a 1960's UPVC sun room, as-for-mentioned, two storey flat roofed extension. As with the rest of the dwelling this is looking tired but also creates a form that is very out of keeping with the host building. The property also has a traditional, 90 degree, dormer protruding from the eastern roof pitch.

The proposal looks to remove the existing sunroom and present a contextually contemporary response to recreating it. Further-to-this, the proposal will remove the dormer and creating a 'more hidden' response to creating floor space in the eaves of a dwelling. The whole property, extension and host building is to be clad in 'New England Style' ship-lap cladding.

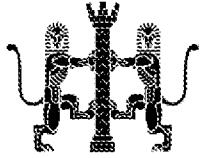
2.0 USE

The existing and proposed use is C3 – residential. Our client wished to modernise the property and create spaces that work better for the family and visitors.

This approach fits in with the area and supports local aims by re-using and improving an existing site rather than finding an alternative site of un-built land. Further to this, the NPPF would support the 'site as it is situated within the built-up area where residential extensions such as the type being proposed are acceptable in principle'. The extension creates a betterment to the building and aligns the extension more with the host buildings style and materiality.



*5 West Drive
South Elevation*



3.0 AMOUNT

The existing house layout at ground floor is not affected internally. Externally the proposal would look to replace the timber decking.

At first floor the proposal looks to replace and extend the dormer to the east elevation. This helps create a larger family bathroom, and also an en-suite for the master bedroom. The replacement of the sun room extension, to the south allows for a similar size space to be created to the existing 1960's built version. The first floor sun room opens out onto a private first floor terrace which is a new feature.

In terms of actual area we propose the following:

EXISTING SITE AREA:

- 519.04 square metres

EXISTING GROUND FLOOR (GIA):

- 104.8 square metres

EXISTING FIRST FLOOR (GIA):

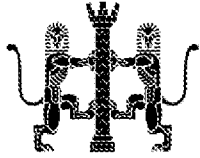
- 48.39 square metres

PROPOSED GROUND FLOOR (GIA):

- 104.8 square metres

PROPOSED FIRST FLOOR (GIA):

- 52.79 square metres



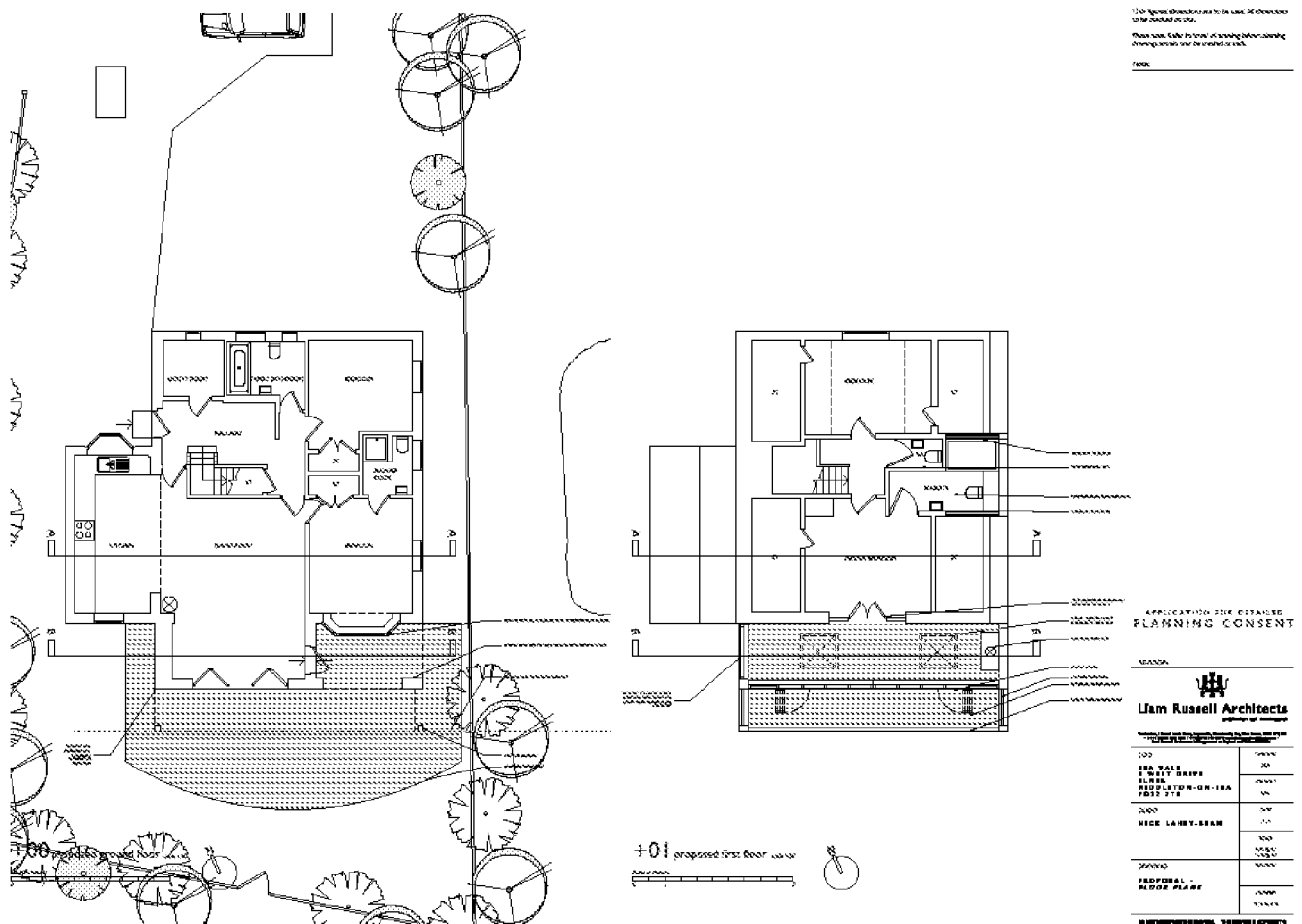
4.0 LAYOUT

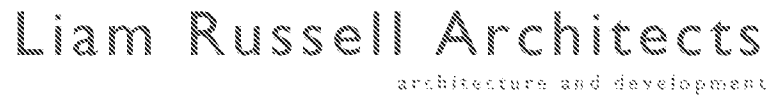
The existing layout is over 2 floors. The ground floor consists of 2 bedrooms, ancillary storage and an open plan living/dining/kitchen. The dual purpose space opens out onto a decked terrace with views into the garden.

The first floor has two further bedrooms, as small family bathroom and access through master bedroom to elevated sunroom, with Juliette Balcony.

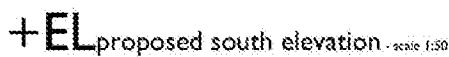
Our client wishes to create a sunroom that is in keeping with the current dwelling that is thermally more efficient and allows for better views and sense of connection with the coastal location. The sun room, at present is too hot in the summer and too cold in the winter due to design and construction.

LRA propose to demolish the existing extension and redesign and replace with a similar space that achieves the characteristics outlined by the client. The proposal will also see the creation of a private south facing balcony. The protrusion of which has been hamstrung by the existing building line, outlined by the neighbouring house to the east.

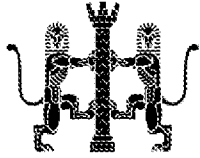




The extension has been pushed up in height, to allow for full width useable floor space. The host building, at first floor only utilises half of the floor plans due to skellings. As described by the family, the view of the coast can only really be enjoyed from first floor. The idea is to produce a space that is big enough to seat comfortably the whole family. Following the width of the host building would not allow this.



Outline of existing south elevation over proposed elevation. The pitch of the new elevation is more in keeping with the host building by removing 90degree angles.



6.0 LANDSCAPING

Minimal change to landscaping. Proposal for new decked terrace.

7.0 APPEARANCE

The proposal looks to tie the extension and the host building together, while updating the fraying facade. The design intentions for this are by creating a 'New England House' vernacular. This is a prominent style on the South Coast of England and one that is recognised in Middleton-On-Sea. Picking out the form of the building and elaborating it with a timber fascia brings a contextual element to the design, whilst not being pastiche. The modern glazing hidden behind an over sailing roof again brings a creative touch to the sun room. Following this style around the dwelling, by using cladding, furthers the unity between old and new.

The new dormer looks to maximise space on the interior while reducing its appearance on the exterior. It achieves this by, like the south extension, following the pitch of the host building. By pushing the roof area need to create the floor plan out, it eliminates having flat on elevated faces directed towards the neighbours. It also eliminates window facing directly east by glazing the north and south cheeks of the dormer. This allows light into the space while directing views away from immediate neighbour's dwellings.

The materiality of the building works to reduce impact of change. It does this by using a palette of materials either found on the host building or in the local area. The proposed roof, for both the extension and the dormer, is to be clay tiles. This is the roof finish of the dwelling at present. Cladding the host building and the extension blends them seamlessly together. Both the host building and the extension will look fresh in finish. The detailing of the extension will match the host building such as timber fascias. The glazing will be one of the more modern touches of the proposal. However, it will only be visible from the beach, due to the over sailing roof.

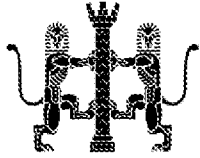
8.0 ACCESS

No change.

9.0 SUSTAINABILITY

LRA propose the following sustainable features as standard:

- Increased thermal efficiency of the host building through re-pointing and retrofitting of insulation where possible
- Rainwater harvesting will be used to water the garden
- Super insulated walls, floors and roofs
- Low u-value windows incorporating double-glazing units with argon cavity fill and low energy coated glass
- A+ rated appliances
- Use of low energy light bulbs throughout using 20% less energy than a conventional bulb and lasting up to 15 times longer
- Water saving taps and sanitary ware, including aerators which can contribute to water savings by up to 80%



10.0 WASTE MANAGEMENT

The proposal looks to demonstrate how regard has been given to the minimisation and reuse of construction waste by:

- Using an existing site to cut down on the amount of waste associated with a whole new site and its preparation etc;
- Using/choosing construction methods that are commensurate with the scale of the proposal to minimise the use of raw materials and maximise the use of secondary aggregates, recyclable and recycled materials; very little work on this project will be undertaken that does not involve a very localised application of skills, manpower, and materials. In turn this reduces the embodied energy 'in' the project;

On site sorting and recovery of waste materials from the demolition and throughout the construction programme as follows:

- Tiger Enterprises, Newhaven for over-ordered/surplus materials,
- Brighton's own wood recycling centres for all timber material,
- Mini crushing plant for hard-core and reuse into the proposed foundations,
- Magpie of Brighton for card and paper waste,
- Richardsons for metal,

We will also ensure that the Principal Contractor follows the Site Waste Management Plans – Guidance for Construction Contractors and Clients – Voluntary Code of Practice Date Issued: 8th July 2004.

11.0 FLOOD RISK

There is no change in flood risk to the proposed building. Betterment to the existing surface water run-off system will help to mitigate flooding. The extension is set in an elevated position and could be seen as a safe-haven if needed in times of flooding.

12.0 DEVELOPMENTS WITHIN OR AFFECTING CONSERVATION AREAS

- A LISTED BUILDING OR ITS SETTING, ARCHAEOLOGICALLY SENSITIVE AREAS, SCHEDULED ANCIENT MONUMENTS OR HISTORIC PARKS AND GARDENS

The proposals do affect a Conservation Area. The building is not listed nor is it in the setting of one, we are not in an Archaeologically Sensitive Area, near a Scheduled Ancient Monument or an Historic Park or Garden.