

ARUN DISTRICT COUNCIL

No.

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DESIGN & ACCESS STATEMENT

PROPOSED DEMOLITION OF EXISTING HOUSE AND ERECTION OF A REPLACEMENT HOUSE AT "EDGE O BEYOND", ELMER ROAD, ELMER SANDS, BOGNOR REGIS.

The proposal is to replace an existing energy inefficient house with a new house of sustainable and energy conserving construction.

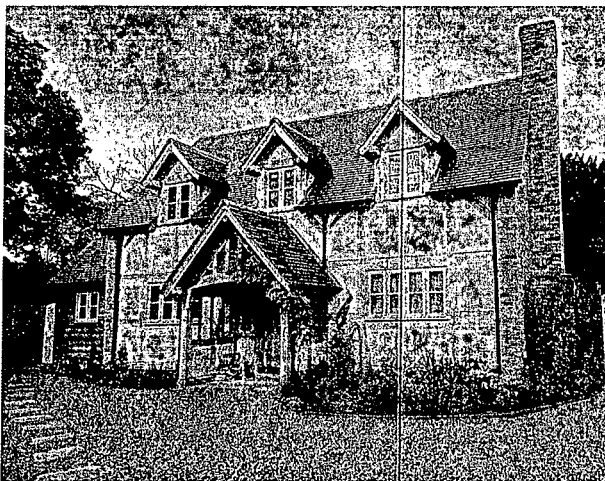
"Edge O Beyond" is sited close to Elmer Road which is within cycling distance of the centre of Bognor Regis. The number 60 bus service is also available from Sea Lane in Middleton. Bognor Regis is a terminal connection to the national rail network.

The existing house is of two storey construction on a raised plinth, with a catslide roof to the entrance elevation (North) reducing the eaves level here to single storey. The external walls are generally rendered and painted white, with boarding to the entrance elevation. The raised entrance is currently approached via a flight of steps, which forms a difficult access for the less able. The proposed new house will have an easy gradient ramp to the front entrance to provide inclusive access for those of all ages and abilities.

The existing house has little or no thermal insulation, which, combined with an outdated and inefficient heating system, results in wasted energy and natural resources. The proposed new house will be energy efficient and of sustainable construction. The existing house covers a footprint area of 108 m², while the proposal will cover a footprint of area of 96 m², so that both existing and proposed are of a similar scale. The existing house is also positioned tight against the eastern boundary with No. 134,

whereas the proposal will be sited more in the middle of the plot, which will enhance the amenity of the adjoining property.

The proposed house will be a traditional one and a half storey cottage with dormer windows and an open, gable oak porch, similar to that illustrated below, and will be constructed from a traditionally jointed, (i.e. morticed, tenoned, and pegged), heavy green oak frame with lime rich render to the infill panels, on a plinth of reclaimed brick. The gable walls will be constructed from a stressed skin softwood panel with similar brick externally. The roof will be in plain clay tiles and the external joinery will be in timber. The house will be constructed on a raised plinth at the same level as the existing house.



The use of green oak and softwood framing represents a structurally economic, thermally efficient, and environmentally sustainable form of construction. This form of construction in combination with a modern, energy efficient heating system will help to conserve precious and dwindling natural resources. Timber is a naturally occurring resource

which is capable of replenishment, and has numerous environmental benefits as it grows, providing a food source and habitat for a variety of wild life, and absorbing and converting carbon dioxide, the principal "greenhouse" gas, to oxygen. The energy required to convert the raw material into a building component is substantially less for that that for masonry or metal. In addition, we as a company have a policy of trading only with suppliers who operate established and approved comprehensive replanting and regeneration programmes.

A. Ewart Hutton BA.
For Border Oak Design & Construction Ltd.