

46a Sea Lane

Design and Access Statement

James Burland, Terrell Architecture, April 2019

Introduction

The site is prominent in the Middleton-On-Sea street pattern due to its location at the corner of Sea Lane and the beach front. In 2016, planning permission was granted for a subdivision and additional house at 46 Sea Lane, the east plot has been sold. Its new owner appointed the architect of the consented house and a new brief was defined from discussions about the atmosphere around of the overall setting and the ambience of the house interior. This, combined with the knowledge gathered during the previous design has led to a revised and more traditional proposal.

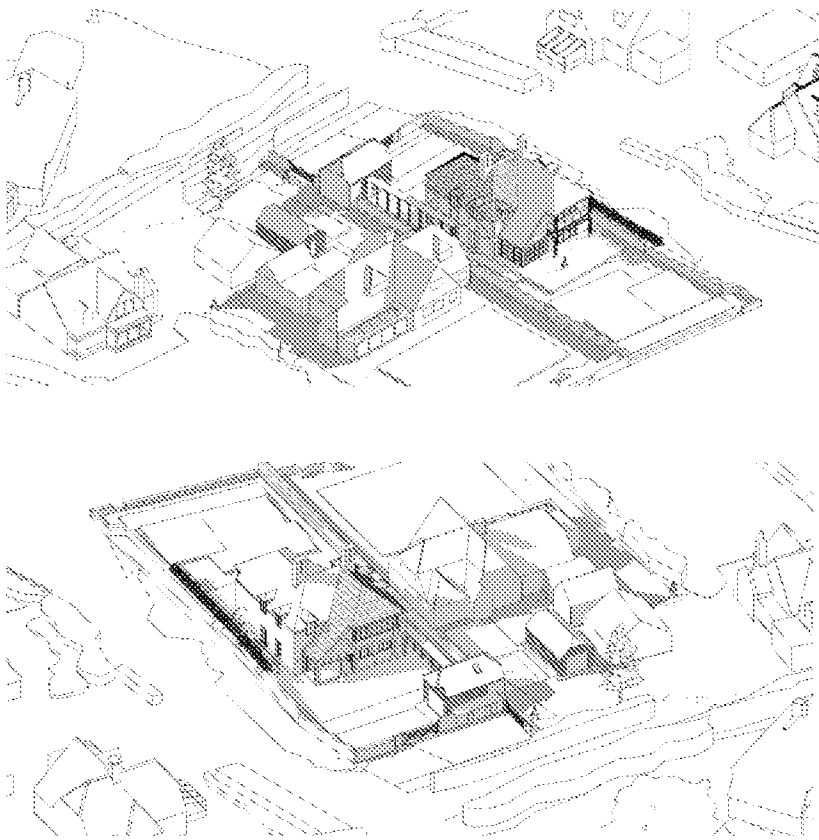


Figure 1: Aerial view showing the Massing of the revised design which is similar in footprint to the previous consent

The Design

The Site and Neighbouring houses

The site for the house is a rectangle of approximately 45m by 17m. It is slightly raised above the road. The site is next to a large house of approximately 300m² with a roofscape that is a mixture of gables hips and low eaves. The proposed house uses the front entrance porch and the dining room to create eaves that can be touched – “catslides” to moderate scale against the adjacent house and the context of Sea Lane. At each end of the house the apex of each gable is hipped. The ridge of the proposed house is between the thatched house at the rear of the plot and the existing house at 46 Sea Lane.

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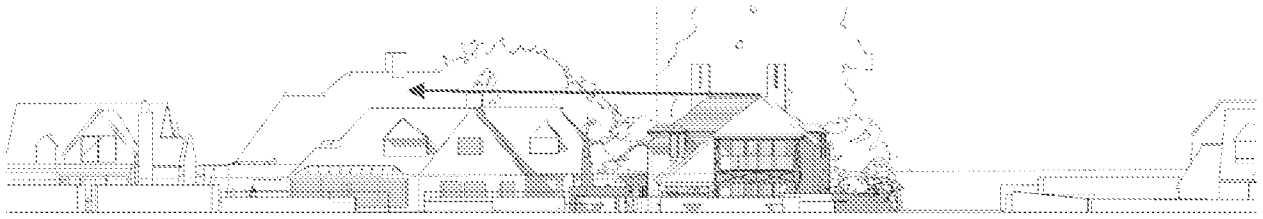


Figure 2 South Elevation showing the new house with a ridge between the rear and adjacent houses

Landscape and Materials

As described in the Middleton design guide, Sea Lane owes its atmosphere to established landscaping and the varied, complimentary styles of the houses that have been preserved, altered or rebuilt over time. The aspiration of the new owner of 46a Sea Lane is to contribute to this atmosphere in the visual approach to the house and how its architecture responds to its location on the seafront.

The Sea Lane boundary the site is a wide grass bank topped by a small tree and shrubs. This landscaped edge will be reinforced with new planting.

The exterior facades change from a lighter timber frame for the northern leeward and more protected end of the house to a tougher construction in stone and render for the southern and windward wing facing the sea. The two styles are interlocking L-shaped roofplans which are turned around two tall chimney stacks. The roof coverings also change from clay tiles to slates to reflect the transition from timber frame to loadbearing masonry.

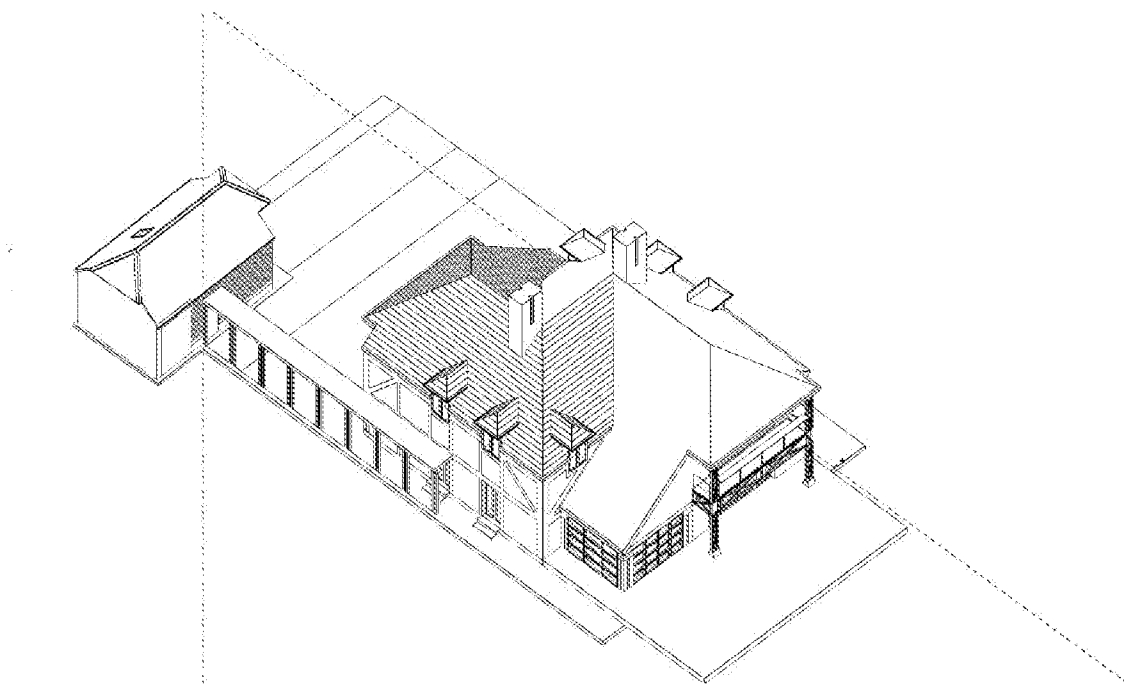


Figure 3 Roof plan showing the two interlocking timber frame and masonry forms

Architectural Features

The chimneys and roof composition are generated by the client's vision for the interior atmosphere of the house as it is entered, moved through and lived in. The formal entrance to the house is through a gated forecourt and under a low porch formed by a catslide roof commonly found on the Middleton Houses. The composition of mirrored in the windward wing of the house to form the dining room.

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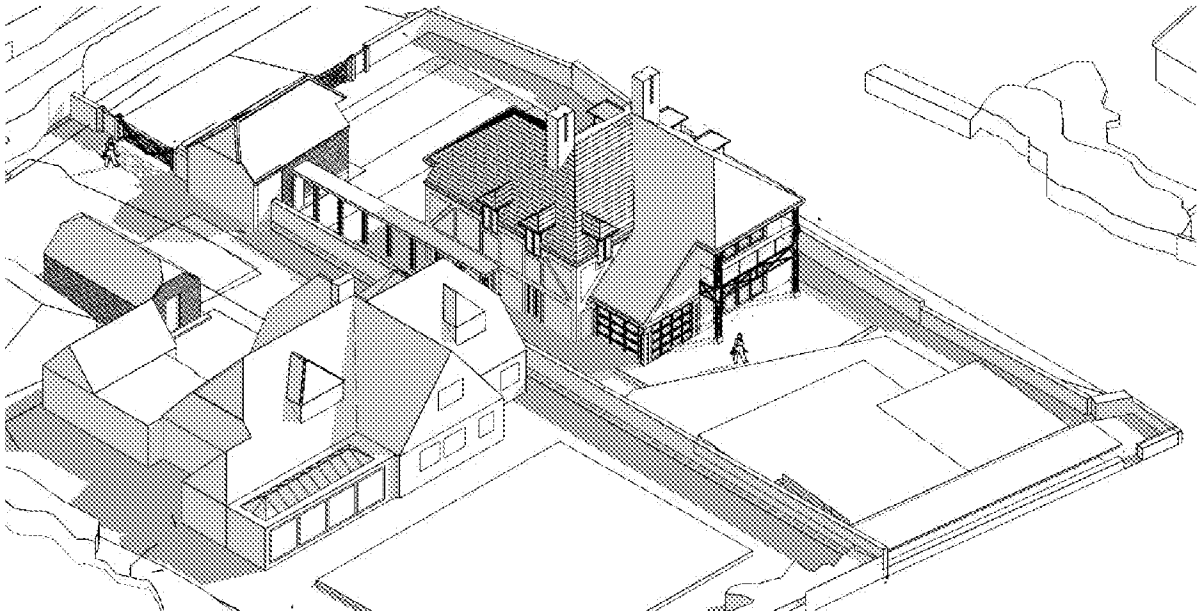


Figure 4 Aerial view over the garden

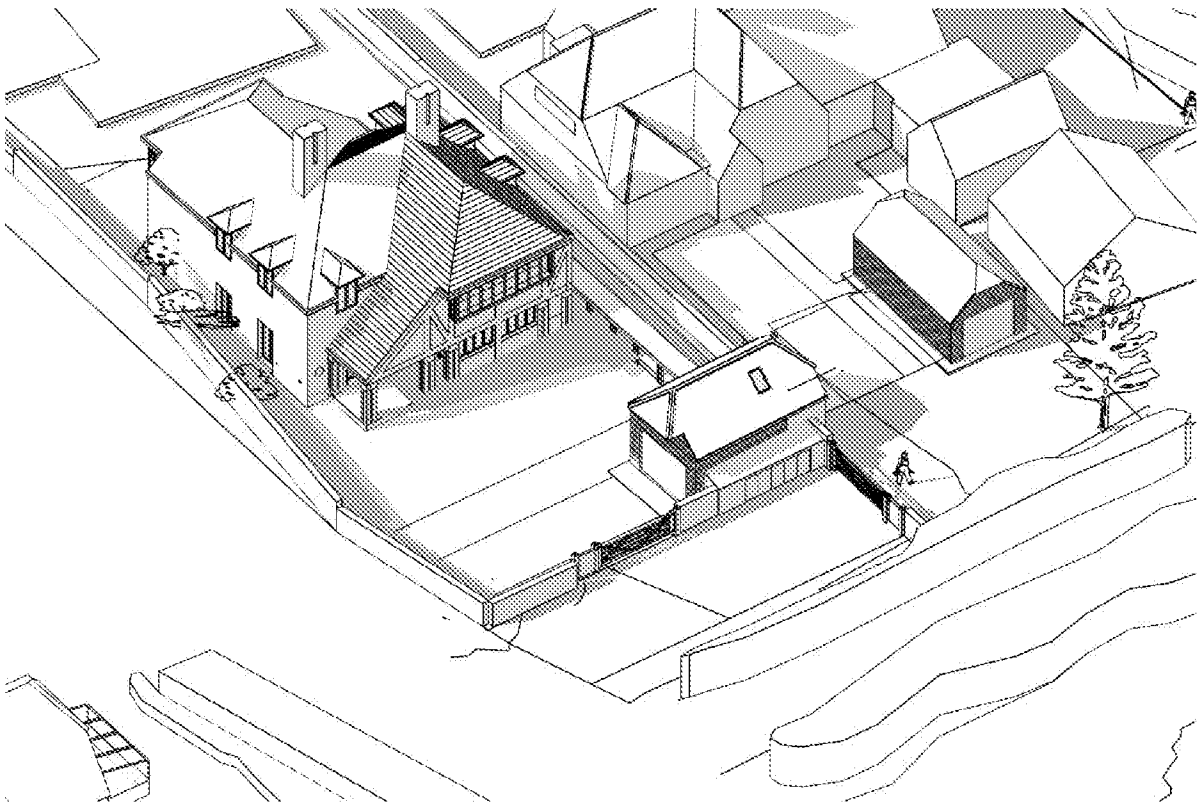


Figure 5 Aerial view over the entrance court

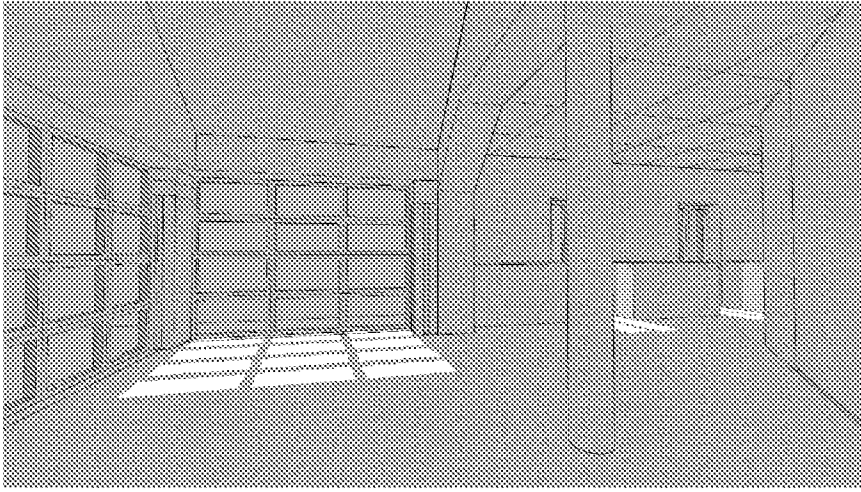


Figure 6 Interior of the dining space

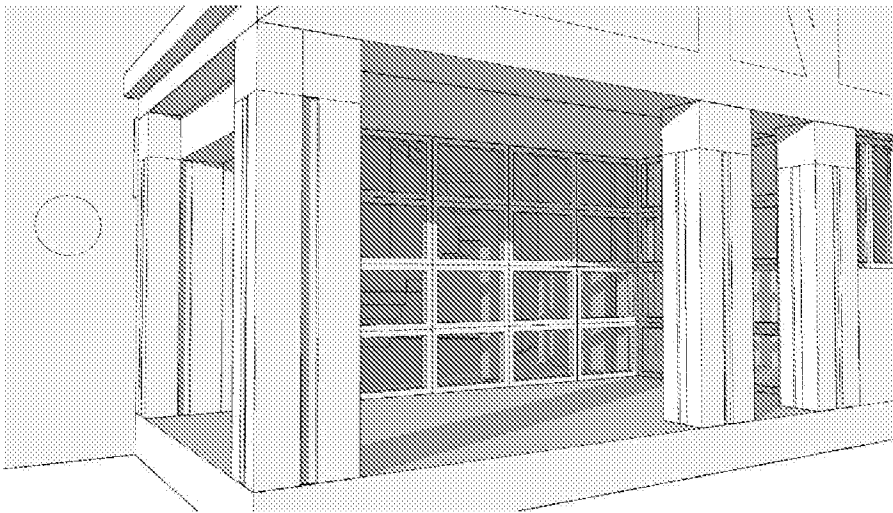


Figure 7 Entrance Porch

The design and its planning context

The precedent of a new house was established in the planning process and consent for the subdivision. This revised more traditional approach to the new house complies more directly with local style constraints.

Arun District Council planning supplement for Areas of Special Character Middleton Village Design Statement (MVDS)

The issues for design to be address in these documents have been approached as follows:

1. The retention of buildings
 - The scheme is on a cleared site which involved the removal of the existing garage in accordance with the former subdivision planning application. There are no buildings to be retained.



Figure 8: The old garage removed in the creation of the proposal site

2. Landscaping and context

- It is proposed that the existing Sea Lane Boundary will be substantially landscaped with a wide raised planting zone set out to the geometry of the new house and to the existing boundary which will be defined by a new flint and brick wall.
- Existing trees are retained where appropriate and new trees will be planted.
- Railings are not proposed but the new gates are designed as suggested in the Middleton Village Design Statement.
- The proposed house is set on the general frontage of the sea front detached houses

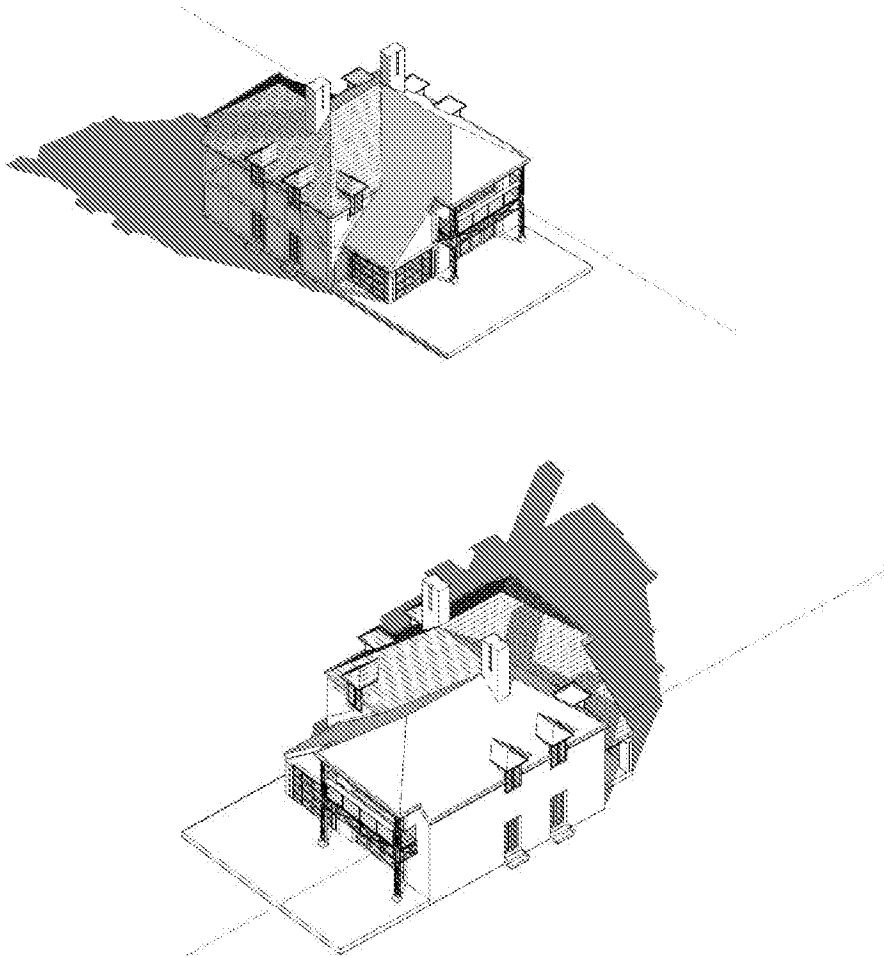


Figure 9: Isometrics of the proposed house showing the transition in materials of the external walls and the roof scape

3. A Positive Contribution to the Area of Special Character

- The design makes a positive contribution to the special character of the village particularly with regard to the characteristics included in the description of this location. The description in the guide evokes an unspoilt atmosphere and architectural vitality in the use of different but complimentary forms and styles. This is largely due to the simplicity and authenticity of the buildings given as examples. The proposed new house uses the materials and forms prevalent in the village. Lightness of construction becomes more durable as it becomes exposed to the sea.

4. Maintaining an appropriate mix of uses where this is an important element in the character of an area.

- The scheme is a detached house within its own landscaped garden.
- The garage is detached but part of the courtyard entrance with space for additional parking for two cars.

5. In scale with the surroundings:

- To adjacent buildings
 - The gable walls, ridges, bulk and massing are within the range of sizes of similar elements in adjacent building.
- In the spatial arrangement
 - Sections of the roof on the new house fall to eaves of 2m
 - The new house sits within the general building line along the sea front – an 18m set back.

6. Awareness of detail design style, layout and form

- The internal plans create sea views for the main spaces and 2 of the 4 bedrooms. The secondary rooms require less fenestration. Large windows are confined to the South and North elevations. The rooms against the neighbouring boundary are provided with smaller windows or pitched roof dormers.
- Natural materials have been chosen to compliment the range commonly found in the village and are deployed to express the underlying massing ideas described in section 2.
- In working up the design of key details roof edges, junctions, door and window frames will be variations on the themes in the design guidance in the MVDS.
- The layout of buildings on the site follows the local pattern of detached houses with outbuildings (garages). The site is set back from the road by virtue of the existing verge. The distance from the seafront is 18 metres.

7. Making use of existing vehicular access

- The entrance shares access with the original house.

8. Substantial Landscaping on the public boundary

- Landscaping is built up along the Sea Lane boundary taking advantage of the existing change in level of a metre from the road to the garden.

9. Sensitive approach to parking arrangements

- There are 2 spaces, one under an open roof that links a garage to the main house. These are within the site and will be planned in detailed landscape design proposals.

Policy adopted as to access

- Lifetime homes design approach combined with Part M
- Flexible structural design enabling future detailed changes of non load bearing walls
- The house is capable of inversion, due to the flexibility of the overall plan and circulation and could be converted for a disabled access bedroom(s) on the ground floor. A lift platform can be added void adjacent to the porch.

Area Schedule

Areas in m2	
Site	783
Ground Floor + garage	128m2
First Floor	95m2
Total Internal Area	223m2