

Design Statement

Proposed demolition and rebuilding of garden outbuilding

At: 93 Middleton road., Middleton on sea, PO226DW

For: Mr Alan Barbary

Proposed Development

The existing thatched garden building on the site is in poor condition and is beyond economic repair. The proposal would reconstruct the derelict garage and provide ancillary accommodation for the multi-generational house recently constructed on the site.

Assessment of surroundings

The surrounding area is residential in character, comprising properties of varying design set on large plots. No 93 is situated at the western end of the village outside the Middleton-on-Sea Area of Special Character

93 Middleton Road is located on one of the largest plots along the northern side of the road. The plot is significantly larger than those surrounding it. The plot has a recently constructed dwelling house at the rear with mature trees and a parking area on the road frontage. The remaining gardens areas are laid to lawn and shrubs. The proposed building is sited on the southwest corner towards the front of the plot. The current building is in poor condition and is constructed of a timber frame with a thatched roof.

A new multi-generational house was constructed at the rear of the plot on the east side in 2019. This family home is traditionally constructed with a clay tile pitched roof, dark cladding and render walls to match the predominant design character of the area.

A previous application has also been approved and works commenced to move the main vehicle access from the west side of the plot to a more central position. The application also significantly increased the existing parking and circulation area for pedestrians and vehicles within the site. It also involves planting a mature tree on the street frontage and increasing the shrubs and planting around the proposed building.

Proposed use

The proposed building will remain in the approx. location on the site as the existing. Having discussed the proposals during a pre-planning application meeting with ADC, the proposed building has been located approximately two meters further back from the current position on the south boundary. The new building is mainly within the existing footprint of the old structure. It has also been reduced from a two storey to a single storey construction. This reduces the height from the proposals presented on the pre-planning proposals.

The new construction would replace the existing garage and studio with a garden store and a guest bedroom. It would be constructed with a clad timber frame and pitched roof to match the main dwelling house. This rebuild will significantly improve the visual appearance of the building and harmonise it within the plot and surrounding properties.

Design Aspects

The building incorporates the design concepts proposed in the Middleton - on – Sea Village Design Statement. It continues the themes used on the main house with a pitched roof incorporating clay tiles with bonnet tiles on all hips.

The proposed design replicates the existing single storey garage at the front of the plot, The bulk of the accommodation is located towards the middle of the plot.

The front garden area of 93 is currently overlooked by a single obscured east facing casement window on number 91 Midddleton Road and two west facing dormer casement windows (one obscured and one clear glazed) on number 97 Middleton Road. The repositioning of the building following the pre-planning guidance does not restrict the direct view from the window on No 91.



No 91 Middleton Road



No 97 Middleton Road

As the proposed building is on the western boundary, only one small obscure glazed window and three small roof windows are proposed on this elevation. The windows on the east elevation are approximately 25m from the opposing dormer windows on number 97 Middleton Road.

The previously approved relocation of the main vehicular access to the centre of the southern boundary will allow the existing entrance to be closed and boundary landscaping in this area improved. The existing boundary fence line will be extended over the existing entrance opening and a new mature tree planted (as shown on drg number 1.23.10) to complete the boundary tree line. Pathways, hedges and planting schemes incorporated with the main dwelling would be completed in this phase of the works. Moving the building further back on the site will create an additional two onsite parking spaces not anticipated on the pre-planning proposal.

To maximise sustainability, inset monocrystalline solar panels will be integrated within both the eastern and western roof slopes providing solar power to the proposed development and the main dwelling. This would include battery storage located within the store area. The building will have electrical heating and hot water.

The existing temporary garden shed to the north of the garden building will be demolished and replaced by a paved courtyard.

As with the main dwelling, this will be a self-build project completed by myself. It provides the additional guest bedroom space that could not be afforded or accommodated as part of the original build. Every attempt will be made to retain the high standard of design quality and materials used on the main house within this building. Additional high quality landscaping has been incorporated within the site boundaries. This includes planting of trees, hedges, shrubs and flowers which did not exist within the boundary of the previously demolished building. When the work to move main entrance is completed, a new mature tree will be planted along the south boundary to match those that already exist. Additional hedges and shrubs will also be incorporated into the landscaping of the extended parking area.

There is sufficient room on all sides of the existing and proposed footprint to form a 3 plank width scaffold and to erect the roof structure without adversely impacting any landscaping. Pre-fabricated roof trusses will be used to reduce roof construction time. The construction is timber frame, lightweight construction with minimal construction water requirements. The proposed footprint area is only a marginal increase to the existing so there is no additional water run off.

Material Specification

- External Cladding
 - Eternit Cedral Click System C18 Slate grey to match main dwelling
- Roof Tiles
 - Immerys Vintage roof tile to match main dwelling
- Windows and doors
 - Anthracite UPVC
- Store Door
 - Gliderol steel roller door in Anthracite Grey

The design has also been influenced by recent projects completed in the surrounding area:

1. M/56/19/BR
 - a. 104 Middleton Road. Double garage with storage room in attic space.
 - b. M/67/20/NMA amendment increasing the roof height from 5.35 to 5.6m
2. M/31/19/HH
 - a. 143 Middleton Road. Garage / outbuilding
3. M/92/20/HH
 - a. 67-69 Elmer Road
 - b. Glazed feature on front elevation and roof configuration.

Photographs of Existing Elevations



Existing South Elevation



Existing East Elevation