



REPLACEMENT DWELLING
3 THE HARD
ELMER
WEST SUSSEX

DESIGN AND ACCESS / PLANNING STATEMENT
TO ACCOMPANY PLANNING APPLICATION
FOR DEMOLITION AND REPLACEMENT OF EXISTING DETACHED DWELLING,
AND THE PROVISION OF ASSOCIATED PARKING AND LANDSCAPING.

FEBRUARY 2019

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INTRODUCTION

This Design and Access / Planning Statement accompanies a full planning application for the demolition of an existing detached dwelling to facilitate the construction of a new dwelling with provision of ancillary structures within the rear garden, associated parking areas and landscaping at 3 The Hard, Elmer, West Sussex.

SITE HISTORY

There is no available planning history for the site.

ASSESSMENT OF PHYSICAL CONTEXT

The Elmer Sands Estate is a private residential estate comprising detached residential dwellings of single and two storey construction in a number of varying architectural styles. The construction of the estate originated in the late 1920's with the construction of non traditional holiday homes and small dwellings adjacent to the beach and sea.

The Hard runs west to east from Sea Way and then turns north before re-joining Sea Way. There is a small triangular green between The Hard and Sea Way.

The Hard is located in the south eastern corner of the Elmer Sands Estate, Middleton on Sea, West Sussex.

The Hard comprises four dwellings on the southern side of the road and a further eight dwellings on the eastern side.

3 The Hard (the site) is located in the middle of the row of dwellings on the southern side of the road. The dwelling is positioned towards the north of the site.

The dwelling has a footprint of 98m² and is approximately 9.8m wide and 9.8m deep with a small projecting porch on the north elevation. The dwelling is single storey with low pitched slate roofs and infill flat roofs over rough cast render external walls.

The internal floor levels are approximately 2.12m above ordnance datum (AOD). Eaves are 4.63m AOD and the ridges are 6.13m AOD.

The adjacent dwellings are both significantly higher with ridges of 9.07m AOD to 2 The Hard and 8.63m AOD to 4 The Hard.

Immediately to the rear of the site is a footpath and small boat yard with a raised earth bund and stone revetment providing defences from the sea.

The site is approximately 14 metres wide at its widest point and 47 metres deep with an overall site area of approximately 615m².

There is a detached shed to the south west of the dwelling. The site is generally laid to lawn with concrete hard standings to the north, west and immediately to the south of the dwelling. There is a raised bund at approximately mid span of the site running west to east of approximately 1.2m in height which is thought to be part of an earlier attempt at a flood deterrent and flood mitigation.

The density of the existing housing to the surrounding area is moderate with areas of open space throughout the estate.

INVOLVEMENT OF LOCAL INTERESTS

No local interests have been involved in the development of the proposals for the replacement dwelling at 3 The Hard.

DESIGN PRINCIPLES AND CONCEPTS

The site is currently underused and the existing dwelling is of a sub standard design of non traditional construction probably constructed as a holiday home during the 1920's or 1930's when the estate was developed.

The majority of the adjacent dwellings and plots have been redeveloped from their original designs over subsequent decades.

There is no specific estate style and the redevelopment of the plots tend to reflect the style and designs of the periods they were redeveloped. The Hard and adjacent Sea Way have a number of chalet style properties, art deco style flat roof properties, 1960's and 1970's style properties, late 20th century styled chalets and houses and more recent contemporary dwellings drawing on influences of art deco and later Bauhaus style.

There are also a number of recent New England style dwellings with coloured weather boarding and cladding.

External finishes also vary considerably across the immediate area and the vicinity of the estate. Walls can be rendered, clad with Cedral coloured cement weather boarding, tile hung, face brickwork and timber boarded. Roof coverings are predominantly tiled, both with traditional plain tiles and concrete interlocking tiles, although more recent dwellings have used profiled metal sheeting such as terne coated zinc or polyester powder coated steel. Windows and doors tend to be PVCu or powder coated aluminium to the more recent dwellings or where older properties have been refurbished.

The diverse mixture of architecture, design features and materials has led to an eclectic mix of dwellings of varying scale, height and mass across the estate and in particular in close proximity to the south seaward facing roads such as The Hard.

There is no supplementary planning guidance in relation to Elmer Sands, such as the Middleton on Sea Village Design Statement which covers elements of the adjacent village to the west, and as such the development of sites should reflect the diverse nature of design and materials which makes the character of the Elmer Sands Estate so unique.

Care needs to be taken to ensure the principles of the National Planning Policy Framework 2018 are adhered to together with the relevant policies from the Arun District Council Adopted Local Plan 2011-2031 adopted 2018.

A sustainable well designed dwelling of good architectural design constructed with good quality and choice of materials, respecting the character of the area and the amenities of adjacent dwellings would therefore be in presumption of favour.

DESIGN SOLUTION

A key design principle would be to recognise the style and character of the existing properties in the area together with the layout and orientation of these properties.

As determined above there is no specific style and character in the area however within this part of The Hard there is a principle of layout within the sites and orientation with frontages close to and facing The Hard to the north with rear facing views across long gardens and onwards out over the sea to the south.

Recent replacement dwellings have tended to follow a modern contemporary architectural narrative with clean modern materials and a simple modernist style.

The footprint of the existing dwelling occupies the front of the site and is set between the residential dwellings on the adjacent sites at 2 The Hard and 4 The Hard.

Both 2 and 4 The Hard are two storey chalet type dwellings with extension additions and extensions. The extensions provide additional habitable floor space at both ground and first floor levels together with first floor balcony structures to both properties.

The extensions comprise pitched and flat roof elements of single and two storeys extending southwards into the rear gardens. Further conservatory type structures add to the footprint of the dwellings.

The design solution that has been adopted for the replacement residential dwelling would make the most economic use of the space available between the adjacent properties, be located in line with the adjacent properties and fully respect the amenities of the adjacent properties. The siting provides for off road parking at the front of the dwelling and further parking provision to the west adjacent to the boundary to 2 The Hard.

The replacement dwelling has a ground floor footprint of 93m² which is marginally less than the existing dwelling at 98m² and will provide the entrance level of the property with all reception rooms located at this level. The gross internal ground floor area is 79m².

The first floor accommodation has been designed to extend out and step back over the ground floor to provide the sleeping accommodation and bathroom facilities whilst making best use of the available width of the site. The gross internal first floor area is 73m².

The combined gross internal floor area of the proposed dwelling is 152m².

The plan solution for the replacement dwelling sets the rear of the west side of the ground and first floors level with the rear of 2 The Hard. The plan steps back in a southerly direction across the site so that the rear elevation of the east side is similar in depth to the rear of 4 The Hard.

A separate ancillary building providing the utility and services room will be located to the south west of the proposed dwelling in a similar position and relationship of the existing shed to the existing dwelling.

A further garden shed will be located at the rear of the garden in the south west corner adjacent to the shed of 2 The Hard.

The layout of the replacement dwelling has therefore been dictated by the adjoining properties, the width of the site and the location and orientation of adjacent properties.

The brief for the external design and fenestration was to provide a modern contemporary dwelling making best use of the site constraints whilst providing unlimited access to the extensive rear garden and to provide sea views from the first floor master bedroom and where possible the remaining bedrooms.

The design should also respect the exposed nature of the site, make best use of the summer sun path and allow for respecting the privacy of adjoining properties as well as the privacy of the proposed dwellings occupants.

The design was also impacted by the associated flood risks given that the site is located in Flood Zone 3 as identified in the Environment Agencies Flood Mapping. Further information was provided by the Environment Agency in the form of a 'Product 4' pack which identified the predicted defended and undefended water levels and water depths for the site.

The ground floor level is dictated by the Flood Risk Assessment (see separate document) and is set at 2.85m Above Ordnance Datum (AOD) which is in excess of 700mm above the existing dwellings floor level.

The challenge to design a modern contemporary dwelling with raised floor levels set between two existing chalet type dwellings informed the eaves and ridge heights and the location of windows and fenestration.

The design makes use of through coloured render ground floor walls over a stock brickwork plinth with a mixture of through coloured render and Western Red Cedar cladding at first floor. The roofs have been pitched low to reduce both the eaves and ridge heights and are proposed to be finished withterne coated zinc standing seam roofing sheets.

Windows and doors will be powder coated aluminium with high performance glazing.

All external materials have been chosen to reflect materials used within the local vicinity of the site whilst providing a crisp modern architectural style with reduced maintenance requirements.

Windows have been located in the external elevations to provide extensive views out of the rear of the site without impacting upon the privacy and amenities of adjacent dwellings. Where windows are provided facing east or west they are either obscure glazed or narrow vertical windows to reduce the impact.

The rear facing balcony to the main bedroom has been designed with a privacy screen to the east elevation. The rear facing balcony to bedroom 2 has been designed with a Juliet balcony to restrict views out towards the south.

Off road parking is provided to the north of the site with direct access onto The Hard.

Two spaces are indicated in the north east corner and a further one or two spaces are available to the west of the dwelling via a ramped access drive approached off The Hard.

The parking space to the west allows for a car port type space under the oversailing first floor which will provide an element of protection from the weather for the occupants of the dwelling.

Landscaping has been deliberately kept to a minimum with the access drive, parking and rear terrace being the only areas of hard landscaping proposed.

The parking area to the north east of the site will be laid to porous paving with an adjacent area of lawn and domestic planting.

The access drive and parking area to the west will be laid to porous paving as will the areas defined as terraces together with the footpath running down the east elevation of the dwelling. The remainder of the site will be laid to lawn with domestic planting suitable for a marine environment.

The detached ancillary building and garden shed will follow the architectural narrative of the main dwelling making use of terne coated zinc roof coverings with Western Red Cedar cladding and powder coated aluminium windows.

The replacement dwelling would be of a high quality, distinctive design which would be very site specific. The new property would not seek to entirely replicate the specific design of existing nearby properties but nevertheless would fully respect the surrounding eclectic and diverse styles and appearance. The scale, massing, layout and general design of the proposed dwelling would complement properties within the surrounding area without competing with them for visual dominance.

The new property, together with associated landscaping, would make a positive contribution to the site and would improve and enhance the appearance of this part of the Elmer Sands Estate. The proposals will make efficient use of the site without overdeveloping it and will provide a single new sustainable and efficient unit of housing suitable for modern family occupation.

SCALE

The scale of the proposed new residential dwelling is designed to sit within the street scene and add to the diverse range of heights and massing of the dwellings facing onto The Hard and further afield onto Sea Way.

The ridge height is marginally higher than the immediately adjacent dwellings as a result of the raised floor levels to facilitate the requirements of the flood risk assessment.

LAYOUT

The orientation and positioning of the new property has been very carefully considered to avoid any impact on the existing adjacent dwellings, and the location of windows would ensure there would not be any overlooking or loss of privacy to or from existing adjacent dwellings.

The current levels of separation between the existing dwelling on the site and adjacent dwellings will be maintained at ground floor level.

The proposed replacement dwelling would be provided with a sizeable garden in addition to three parking spaces, an ancillary building providing utility and plant facilities and a garden shed suitable for secure bicycle storage.

Bins and refuse management would be provided adjacent to the dwelling.

NOISE ASSESSMENT

The proposals for a new residential dwelling would only result in minimal noise levels associated with typical domestic use.

FLOOD RISK

The site is within an area defined as being at risk of flooding, Flood Zone 3, by the Environment Agency. A separate Flood Risk Assessment has been prepared to accompany this application.

AMOUNT OF DEVELOPMENT

The proposals for the new unit of residential accommodation comprises the following:

Ground floor gross internal floor area	79m ²
First floor gross internal floor area (excluding areas with less than 1.5m headroom)	73m ²
Gross internal floor area	152m ²

The proposed floor area complies with the requirements set out within the technical space standards - nationally described space standard.

SOCIAL/ECONOMIC CONTEXT AND PLANNING CONTEXT

The National Planning Policy Framework (NPPF) was formally published in July 2018 and supersedes all previous PPS and PPG documents. The NPPF sets out the Government's planning policies for England, and how these are expected to be applied in local planning policy making and decision taking.

The NPPF attaches great importance to the design of the built environment, stating that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

DESIGN STATEMENT

Design Principles

A sympathetic design approach has been taken with the proposed replacement residential dwelling. The palette of external materials would reflect local diversity and would be entirely appropriate for the Elmer Sands Estate area within which the site is located.

Appearance

The external appearance of the proposed dwelling would use a palette of suitable materials, and would provide a high quality, distinctive appearance. The new property would not seek to replicate the specific design of existing nearby properties but nevertheless would fully respect the diversity of styles and unique character of surrounding properties.

The scale, massing, layout and general design of the proposed replacement dwelling would complement properties within the surrounding area without competing with them for visual dominance.

Access and Parking

Three car parking spaces would be allocated to the replacement residential unit.

The existing vehicular access to the site from The Hard would be maintained and modified, and affords good visibility in both directions.

The site is located close to a village location and there are good public transport links.

Landscaping Strategy

The existing dwelling and associated hard surfaced access and terraced areas would be removed.

New hard surfacing would be laid to form parking spaces and terraces, and this would be in a permeable porous material.

The remainder of the site would be laid to lawn and domestic planting.

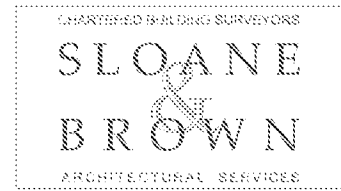
Bin and cycle storage

An area of the site has been allocated for a garden shed which would be entirely suitable for secure bicycle storage. Adequate space would be provided for two bicycles within the shed. Space for bins for replacement residential unit including separate facilities for general household and recyclable waste has been identified and provided.

Refuse bins will need to be taken to the street frontage of the site in order to avoid the need for refuse collection trucks to enter the site.

Foul drainage statement

The proposed new development will connect into the existing mains foul drainage system which currently serves the site.



SUMMARY

An appropriate design approach has been taken with this proposal to provide a single replacement unit of residential accommodation in a highly sustainable location.

National planning policy together with development plan policies and supplementary planning guidance has been fully taken into account when preparing and submitting the planning application.

This proposal should be acceptable in principle and would not detract from the quality of the area or have any harmful impact upon the amenities of neighbouring residents.

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