

Design and Access Statement

Proposed New Residential Development

For Mrs Denise Simpson

At

27 Central Drive
Elmer
PO22 7TT



IVON BLUMER ARCHITECTS

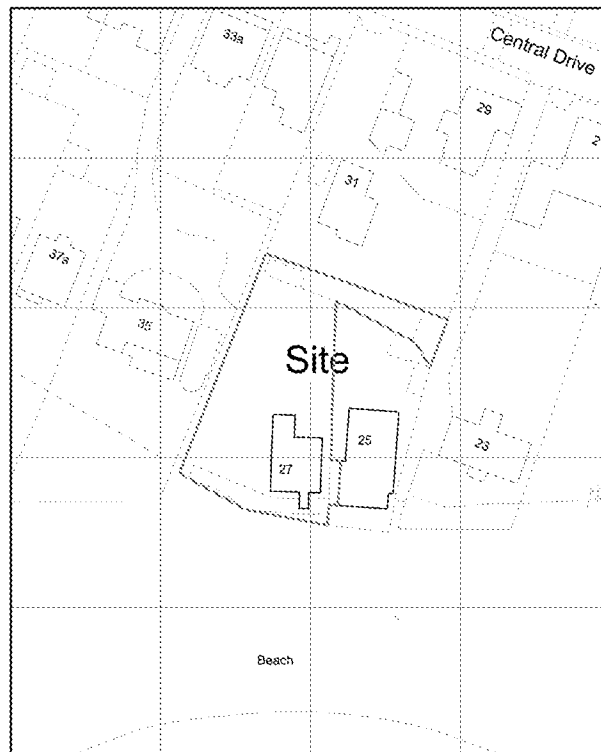
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INTRODUCTION

The proposed development is for demolition of the existing sub-standard single storey house, and the construction of a specially adapted 2 bedroom detached house for the sole use of the applicant who is elderly and disabled. The applicant wishes to connect the new dwelling to her existing property at No 25. The house has been designed with the main open plan accommodation located at first floor level, with self-contained accommodation under for her live in carer.

Location

The site is a residential site located on the sea front at No 27 Central Drive, Elmer.



Location Plan

Assessment of Physical Context

The site (photo below) is located on the sea front at 27 Central Drive, Elmer, West Sussex and is currently owned by the applicant. The applicant also owns the adjacent property at No 25 Central Drive. The property is currently a private residence and was built in the mid 1930's, with a detached garage. The site is accessed from a shared private drive. The site is flat and is approximately 1,000 sq. m in size. There are no notable trees on the site. The site is mainly laid to lawn with shrub borders.

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Rear Garden

The site is in Flood Zone 1.

Planning Policy & History

Planning History

M/67/16/PL	1 Replacement Dwelling	Approved 5/10/16
M/13/16/PL	1 Replacement dwelling	Refused 21/04/16

The Scheme will take into account ADC Planning Policies

Arun District Local Plan	Gen 7	The form of new development
	Gen 9	Foul and surface water drainage
	Gen 12	Parking in new developments

D DM1 Aspects of form and design quality
D DM2 Internal Space Standards
D DM3 External Space Standards
D SP1 Design

Planning Policy Guidance

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

Design Principles

The starting philosophy for the design brief is to design a traditional, high quality, architectural house, whilst respecting the relationship between the proposed house and the adjoining
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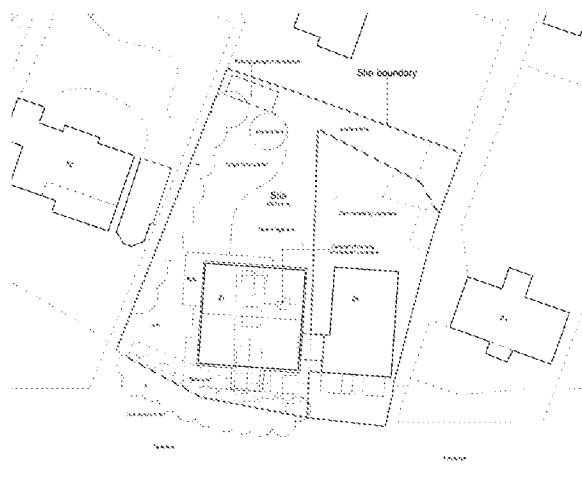
residential properties. The architectural style is similar to the existing property at No 25, with a modern contemporary twist.

The main design principles are:

- i) To be in context and respect the existing residential area character.
- ii) To make efficient use of the available land.
- iii) To minimise any impact on the adjoining properties.
- iv) To create a positive visual enhancement to the locality
- v) Architectural detailing and materials to be of a well-considered and innovative approach.
- vi) To comply with part M of the building regulations.
- vii) The design and position of windows in the west and north elevations will not give rise to any overlooking of neighbouring properties.

Site Layout

The proposed new property is to be positioned in a similar location as the adjacent property No 25 on the southern boundary of the site taking advantage of the exceptional sea views, as shown on the site layout below.



Site Plan

Scale

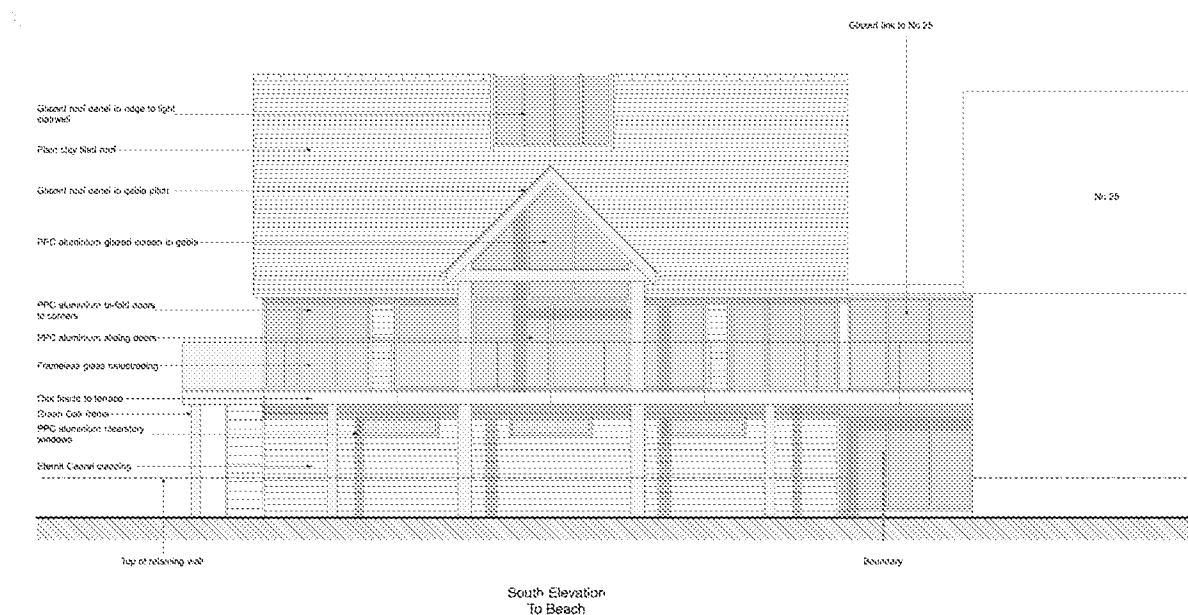
The scale of the proposed house is in keeping with its immediate neighbours, in both height and massing. The footprint is less than the house at No 35 Central Ave. Garden or amenity space is approximately 75% of the site area and considered similar to surrounding properties. The height is typical for similar 2 storey properties in the vicinity and will not cause any overshadowing.

Appearance

The architectural style will be weather boarded elevations under a plain clay tiled roof, with feature details in green oak, to match the similar architectural style of No 25.

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Typical Elevation

Materials

The materials used will be chosen from a pallet of high quality materials from a sustainable source.

Walls	Eternit Cedral cladding
Roof	Plain clay tiles
Windows	PPC aluminium
Doors	Timber composite
Decking	Oak
Feature timber frame details	Green Oak
Balustrading	Frameless glass

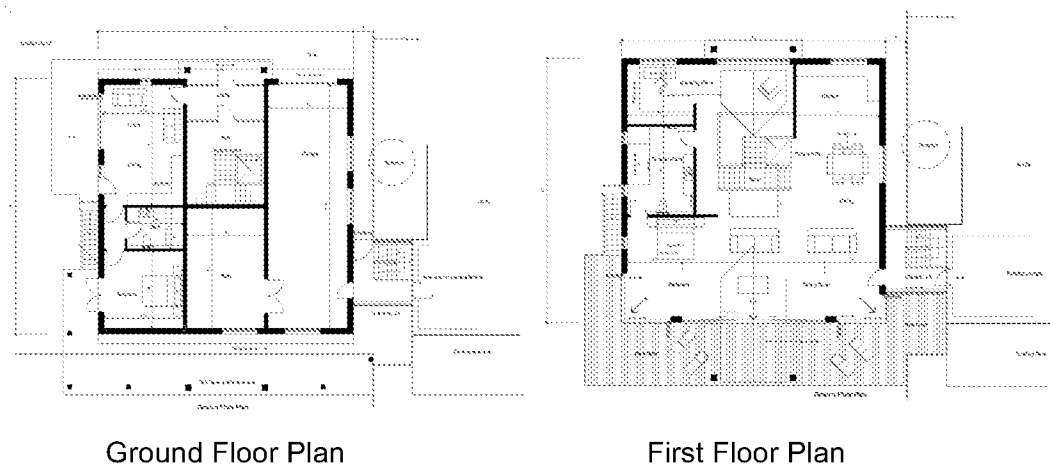
Amount

Footprint	185 sq. m
GEF area	250 sq. m excluding double garage on two floors
Link to No 25	20 sq. m
Garage & store	100 sq. m
Parking	2 cars
Cycles	2 spaces in garage

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Floor Plans



Ground Floor Plan

First Floor Plan

Drainage

Foul Drainage:

Foul drainage is into the existing foul water drain serving the existing house.

Surface Water:

Surface water will be dealt with by cellular soakaways.

Ground water monitoring over the winter months is currently being undertaken.

Refuse Collection

3 No 250 litre bins to be provided in garage store

Access Statement

The development has been designed in accordance with the Disability Discrimination Act 1995, BS 8300 and Part M of the building Regulations 2004.

Vehicular & Transport Links

Parking is provided on site, the site is not located on a public bus route.

Cycle storage will be provided.

Inclusive Access

Internal design of the house will comply with Part M of the building regulations.

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Conclusion

The development meets the design principles set out above. The development is in line with the relevant planning policies. The development responds to and will enhance the visual amenity of the surrounding area. The development will not compromise the adjoining properties. The development will be of a high architectural design. The development will comply with the relevant Local Plan Policies. The development will comply with the DDA and Part M of the Building Regulations.

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