

DESIGN & ACCESS STATEMENT

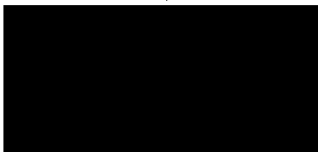
Dated 23th July 2014

Project: Demolition of existing sub-standard chalet with detached garage and replacement with an ecological and sustainable house .

Application Site: 6 Alleyne Way
Elmer Sands
Middleton
West Sussex, PO22 6JZ

Applicant Mr Julius Eardley Allcard
(address as above)

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DESIGN and ACCESS STATEMENT

Project:-

Demolition of existing sub-standard bungalow with detached garage, and replacement with an ecological and sustainable dwelling house.

GENERAL

1. Location

The property is located on a private estate, at the south end of Alleyne Way and is south facing with its rear garden backing onto a small commercial plot on the northern boundary.

The property is not Listed nor located within a Conservation or Special Area; but is close to, and opposite the beach.

The property is located within an ‘Area in Risk of Flooding’.

2. Description of Property

The property forms a two bedroom detached bungalow in poor condition and of non traditional construction with a single detached garage and spacious front and rear gardens. The property is believed to have been initially constructed in the 1930's with additions in the following years.

See Appendix A for photographs of the existing building.

The property has direct front pedestrian and vehicular access from Alleyne Way.

The property is constructed on a brick plinth, with timber elevations externally rendered and painted white . The roofs are a mixture of pitched construction, tiled with man-made cementitious tiles or, flat roofing which has been asphalted. Doors and windows are part timber, part metal and part upvc.

A Demolition Survey was carried out by Kingsley Asbestos Services Ltd to determine whether asbestos containing materials were contained within the building and garage, identify the nature of these through sampling and make recommendations as appropriate. The survey was carried out on 22nd January 2014 and identified 4 types of asbestos containing material; the roof tiles, the garage roof, the coal shed roof and the ceilings to all interior rooms. The asbestos in all of these was identified to be Chrysotile a notifiable non-licensed low grade (1) product. Kingsley Asbestos Services Ltd will provide a skip for the safe disposal of the Chrysotile containing materials. All non-licensed work will be carried out with the appropriate controls in place and the relevant enforcing authorities will be notified online (form ASB NNLW1)

For further details please see the attached survey.

The front garden is open plan and bordered by hedges to the southern and eastern boundaries and fenced on the western boundary. The back garden is enclosed by mixed timber fencing, with two conifers to the northern boundary and planting beds to the eastern boundary. The garage (Planning Permission granted 09-05-83) and a green house are located on the western boundary.

3. Occupation

The freehold is owned by and the property is occupied by the Applicant

DESIGN & ACCESS STATEMENT

1. Use

The property and building has established Residential Use, Class C3

2. Proposal & Nature of Project

This application is to;

- Demolish the existing bungalow, detached garage and green house.
- Construct a new dwelling house on a similar building footprint.
- Construct a garden shed for storage, DIY and garden furniture.

The requisite Application for Building Regulation Approval shall be prepared and submitted to the Council in due course

3. Design Criteria

The proposals allow for a modern four bedroom dwelling house, utilising the existing building footprint and building lines. The house is intended to be a sustainable modern interpretation of the 1930's beach house tradition , constructed using Modern Methods of Construction and built to far exceed current Building Regulation Standards. The house will rely on Passive Solar Radiation, Thermal Mass, Airtightness, Insulation and Mechanical Ventilation and Heat Recovery as its primary heat source. Photo-voltaics will provide for part of the electrical needs and Solar thermal will provide a high percentage of hot water requirements. A room sealed wood burning stove will be installed to provide additional heat and comfort in extreme conditions and emergencies. (power cuts). An endless supply of fuel is washed up on the beach!

The overall height of the new dwelling will be much in line with neighbouring properties and will have no detrimental or overbearing affect.

The main living accommodation and principal bedroom have been located at first floor level to enjoy the sea views, without any overlooking on the neighbouring properties. This will also contribute to the flood resistance of the property which is detailed below. There is no other property located directly to the south of Number 6. Due south are the Jubilee Gardens (a communal area), the beach and a private beach access.

As the property is located in an 'Area in Risk of Flooding ', the finished ground floor level is to be at 3.063 AOD, being 700mm above existing ground level, in

accordance with the recommendations of the Environmental Agency and the flood risk report.

Disabled access is to be provided to the front and rear of the property.

Foul water is to discharge into the existing main foul sewer.

Surface water is to discharge into an existing surface water drain. (Permission granted by Elmer Sands Estates Ltd.)

The demolition of the existing bungalow and the proposed new dwelling house will improve the existing street scene, using materials and detailing in sympathy with and to complement the seaside area with historical references.

4. Scale

The existing bungalow (79 square meters), detached garage (21.5 square meters) and green house (7.5 square meters) have a combined building footprint of 108 square metres.

The proposed new dwelling house is to have a building footprint of 92.15 square meters and the storage shed a footprint of 19 square meters. This provides for a total footprint of 111.15 square meters, thus creating a building footprint increase of 3.15 square meters.

The existing bungalow has a ridge height of four meters but neighbouring properties have ridge heights far in excess of this.

5. Planting, landscaping and ecology

The proposals allow for natural planting and landscaping. The mature shrubs to the front western boundary will be retained and reinforced where possible. The rear garden will remain relatively unchanged except for the removal of the green house and garage. Provision will be made for raised planting beds to allow current and future resident to grow produce for the kitchen. Composting facilities will be allowed for to reduce waste.

6. Appearance & Materials

The new dwelling house is to be built using Modern Methods of Construction. The house is to be built of Thin Joint Blockwork, externally insulated and to be finished with a thin coat render on top. (Integral colour White) The masonry will provide thermal mass which will greatly contribute to stabilising the the internal temperatures and reduce heating and cooling loads. The blocks are 80% recycled material and rate A+ in the BRE Green Guide sustainability tables.

The flat roof will be Fibreglass (Glass Resin Polyester in Grey), the long lifespan and low maintenance of this system being key to it's sustainability.

The front door will be solid recycled wood with recycled wood panelling returns to the pilasters. The recycled wood panelling on the balcony will match.

All other doors and windows will be high specification and triple glazed to exceed current regulations, made of wood with external aluminium trim in Grey. The balcony will be frameless structural glass.

7. Access parking and sustainable transport

The existing front pedestrian and vehicular access is to be retained and widened to provide parking for three cars. Provision will be made for a charging point for electric charging of sustainable electric vehicles.

Secure storage for four bicycles will be provided in the garden shed.

The drive will be permeable, finished with black pavements laid over a permeable sub base. Any excess storm water will be guided to a drainage gully that will connect to the existing surface water drainage system.

There will be wheelchair access to the front door.

Pedestrian and wheelchair access is provided to the rear of the property along the western boundary.

The garden shed provides secure general and bicycle storage.

8. Architectural & Historical Importance

The existing bungalow and site has little or no architectural and historical importance.

9. Recycling

As many materials as possible from the demolition will be recycled. Brickwork, timber, doors and upvc windows will be re-used where possible in the construction of the garden shed. Hardcore will be reused on site to provide the elevated ground floor slab which in turn will be insulated in such a way that it provides thermal mass.

Storage for general rubbish and recycling will be to the rear of the building in wheeled containers easily moved to the front on collection days.

Compost facilities will provide for organic waste.

Rainwater will be collected and stored for car washing and gardening purposes.

Planning Issues

The bungalow constructed in the first half of the 20th Century is in poor condition and provides for an unhealthy and highly inefficient, uneconomical living environment.

The proposal to demolish and replace the existing bungalow with a modern ecologically designed and sustainable dwelling house will improve the facilities for single family occupancy, provide for a healthy living environment and would compliment without any detriment, the local sea side area.

The design proposal is in accordance with other contemporary properties in Elmer Sands, which has a large variety of building styles. There are two properties of similar style to the proposed development in close proximity; 14 Manor Way (see photo, Appendix B) and notably 'Three Decks', a 1930's style Art Deco style building on three stories with a viewing platform on the roof. (See photo, Appendix C)

The design, detailing and choice of materials are sympathetic to neighbouring dwellings and in is accordance with Council Policy and good design practices.

The proposal does not result in any overlooking and does not have any overbearing or adverse effect on the neighbouring properties.

The very high levels of insulation, the airtight integrity and the generation of on-site sustainable energy will make the building economical and lead to low level of energy use and consequently low CO2 emissions.

Appendix D shows other buildings near to the site.

CONCLUSION

The design approach adopted is one of maximising sustainability within the limits of practicality and cost effective parameters. A fifty year time scale has been considered although the life of the designed building will far exceed this. Sustainability requires a balance of low embodied energy at the construction stage, low lifetime running costs through low maintenance and low energy costs through insulation and a fabric first design approach.

We submit that we have achieved these design goals and our proposal will provide a valuable and much needed addition to the housing stock.

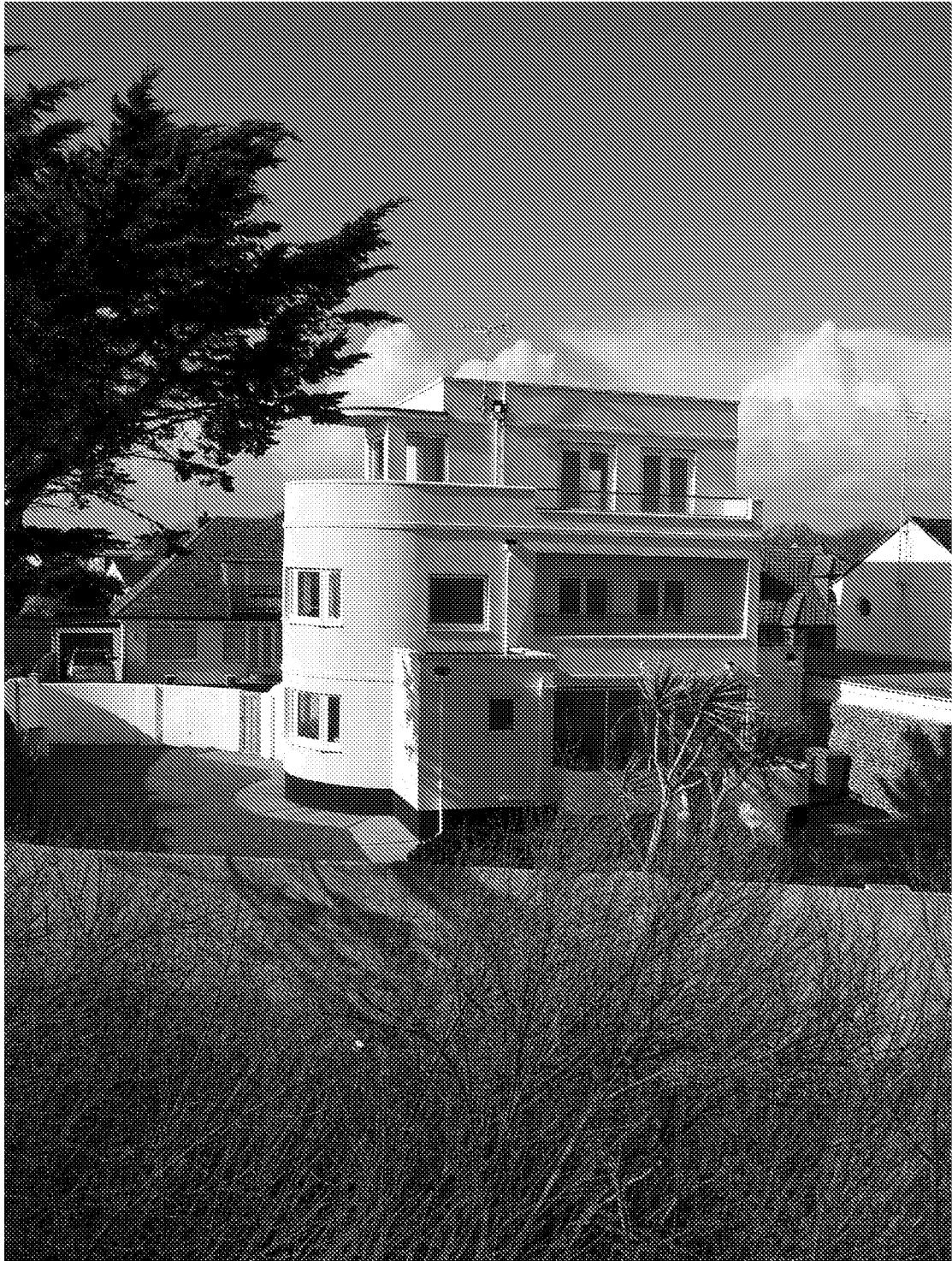
Appendix A – The existing bungalow



Appendix B – 14 Manor Way



Appendix C – Three Decks, Sea Way





Three Decks with No. 2 Sea Way in the foreground



Appendix C



Above, No. 2 Sea Way

Below, 18 Manor Way

