

Design & Access Statement

36 Southdean Drive, Middleton-on-sea, PO22 7SX

Proposed First Floor Extension, including internal and external alterations

July 2026



Project Information

Site Address 36 Southdean Drive, Middleton-on-sea, PO22 7SX

Applicant Mr & Mrs Davis

Project Title Proposed First Floor Extension, including internal and external alterations

DESIGN TEAM

Lead Designer Wall2Wall Planning & Design Ltd.

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Drawings and other supporting documents

DRAWING NO	DRAWING TITLE
00	Location and Block Plans
01	Existing Floor Plans
02	Existing Elevations
03	Proposed Floor Plans
04	Proposed Elevations

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1.0 Introduction



INTRODUCTION

This Design and Access Statement has been prepared by Wall2Wall Planning & Design Ltd. (W2W) to support a proposed first-floor extension and associated alterations at 36 Southdean Drive, Middleton-on-Sea.

The document outlines the design evolution of the proposal, explaining how the scheme has been developed in response to the site context, surrounding built form, and the requirements of the client brief. While not a standalone planning statement, relevant planning considerations have informed the design process, particularly in relation to character, scale, and residential amenity.

The statement summarises the key design decisions that have shaped the final proposal and demonstrates how the scheme achieves a considered and context-responsive residential enhancement.

CLIENT BACKGROUND AND THE BRIEF

The application site was purchased by Mr and Mrs Davis in December 2025 and has since become their family home. Having long-standing connections to the local area and coastline, the applicants were drawn to the property's potential for improvement and long-term occupation.

The existing dwelling, while structurally sound, exhibits signs of age and underutilisation of space. The brief therefore seeks to reconfigure and extend the property to better meet the needs of a modern family household, improving spatial efficiency, natural light, and overall functionality.

The applicants are mindful of the surrounding residential context and have sought a design that enhances the property while respecting the character and amenity of neighbouring dwellings.

2.0 Site Location

2.1 Site Location



SITE LOCATION

The application site is located in Middleton-on-Sea, a coastal settlement situated between Bognor Regis and Littlehampton in West Sussex, benefitting from access to the A259 transport corridor and local services.

The site lies within an established residential area and outside any designated conservation area or area of special character. It forms part of a predominantly suburban streetscape characterised by detached dwellings of varying architectural styles and scales.

The surrounding area is well-established, with residential development forming a consistent urban grain within the defined settlement boundary.

 Application Site

3.0 Site Analysis



3.1 Application Site



3.2 Site Photos



The application property is a detached two-storey dwelling with Art Deco influences, including a prominent first-floor terrace element to the front elevation.

The frontage includes two separate driveways and a central landscaped garden area. The rear of the site comprises private amenity space, primarily laid to lawn, with boundary fencing and mature hedging providing screening and enclosure. A number of small ancillary garden structures are also present.

Overall, the site is well maintained and offers a generous residential plot with clear capacity for modest and sensitive extension.

3.3 Local Vernacular



The surrounding area exhibits a varied architectural character with no single dominant style. Development comprises a mix of traditional and contemporary dwellings, including pitched roof forms, flat roofed modernist properties, and Art Deco influenced architecture.

Frontages are generally wide, with rectangular building footprints and a combination of rendered, brick, and mixed-material finishes. Scale varies from two to three storeys, with many properties presenting a strong and established presence within the street scene.

Given this diversity, future alterations should respond to the prevailing suburban context while adopting a coherent and contemporary design approach that remains visually subordinate and well integrated.

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3.4 Scale, Height & Massing

Surrounding Building Heights

The surrounding residential development is predominantly two-storey or 3 storey, with occasional single-storey ancillary structures. Buildings typically follow simple rectilinear forms that sit comfortably within generous plot sizes.

The overall massing within the street is varied but generally balanced, with no dominant typological constraint.



Existing Street Elevation

Southdean Drive comprises a mixture of architectural styles and scales. Adjacent properties are larger in height and massing, incorporating extensive glazing and juxtaposed traditional to contemporary detailing.

The application property is comparatively more modest in scale, with a distinctive Art Deco influence and a more restrained façade composition.

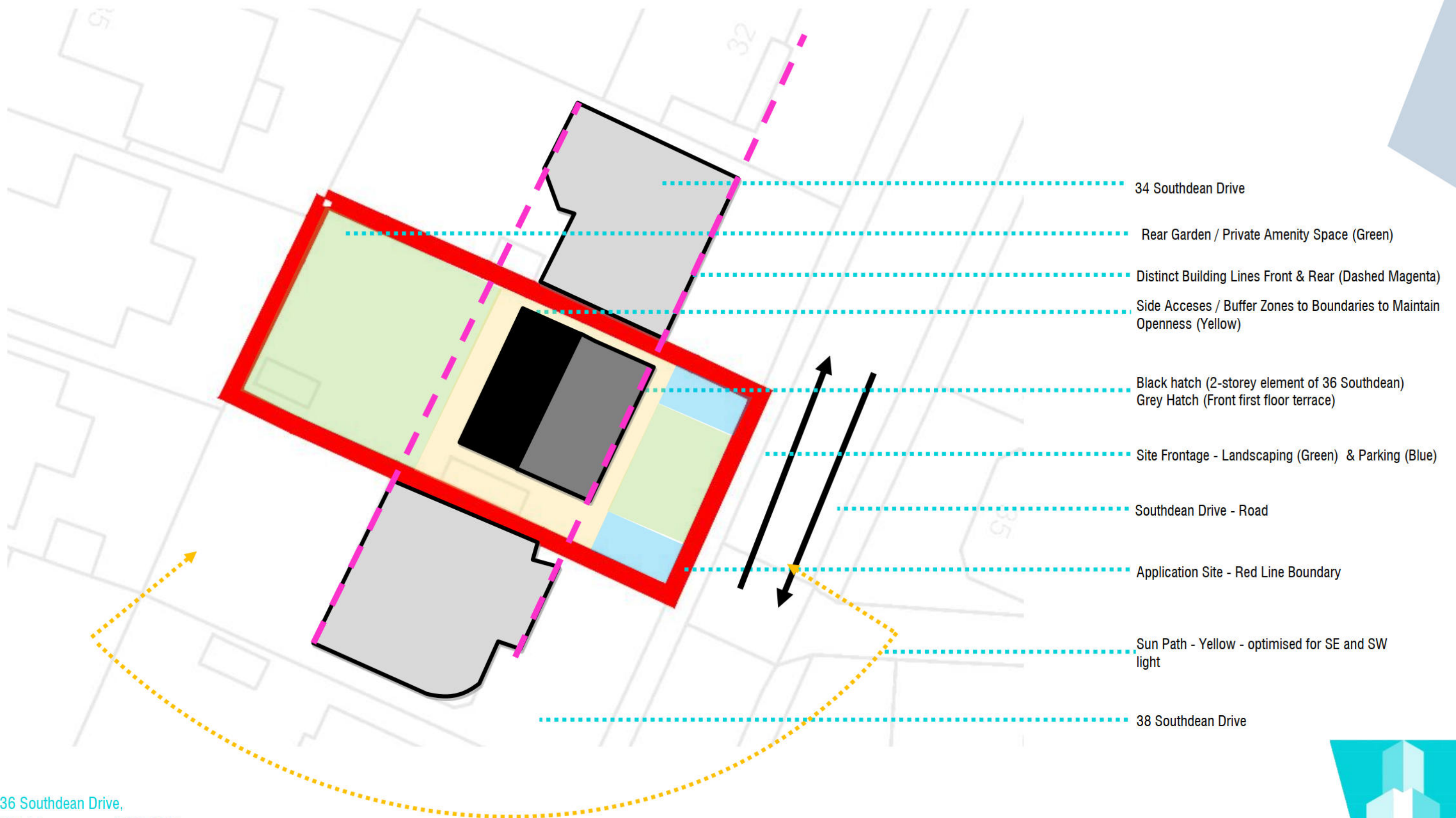


4.0 Conceptual Proposal & Development

4.1 Overview of Site & Context

The following drawing demonstrates the understanding of the site and the adjacent properties built form. Whereby the building lines from the neighbouring dwellings form the area within the proposed development should form within. This forms a good proportion of the centre of the site, enabling the following spaces to form:

- The frontage would form the vehicular access and parking
- The rear would form the garden / private amenity space
- The flanks would form a buffer and side access to the property



5.0 Proposals

5.1 Proposed Layout

The internal layout has been comprehensively reconfigured to improve spatial efficiency and provide a flexible family home.

Ground Floor

The ground floor comprises a central entrance hall providing access to a WC, storage, and utility spaces, with clear circulation throughout.

A guest bedroom is provided to accommodate visiting family. To the rear, an open-plan kitchen, dining, and living space is arranged to maximise garden connectivity and natural daylight. The kitchen is supported by a dedicated utility area to separate service functions from the main living environment.

A separate front-facing living room provides a more formal reception space and active surveillance of the street.

First Floor

The first floor provides a principal bedroom suite with en-suite and dressing area, three additional bedrooms, and a dedicated home office.

Room sizes and layouts have been designed to achieve functional proportions, adequate storage, and practical family

Design Principles

Daylight & Orientation: Principal spaces are oriented to maximise available natural light, with key living areas focused toward the rear garden.

Privacy: Window positioning has been carefully considered to prevent direct overlooking, with mitigation measures where required.

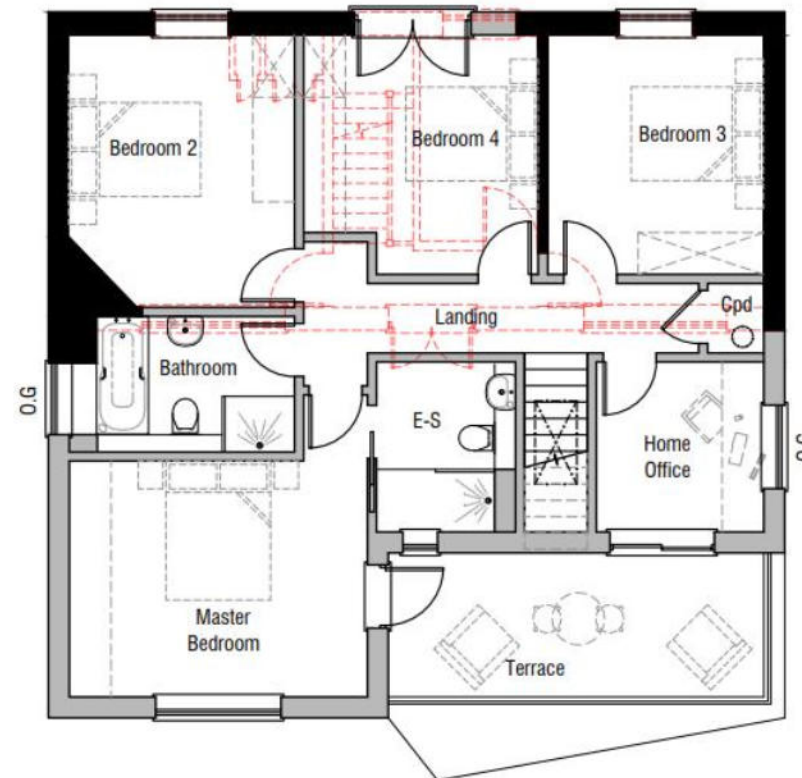
Storage & Functionality: Integrated storage is incorporated throughout to reduce reliance on freestanding furniture.

Circulation: Circulation routes are clear and efficient, with compliant stair and landing arrangements.

Accessibility: The dwelling is designed to meet inclusive access standards in accordance with Building Regulations Part M4(1), where applicable.

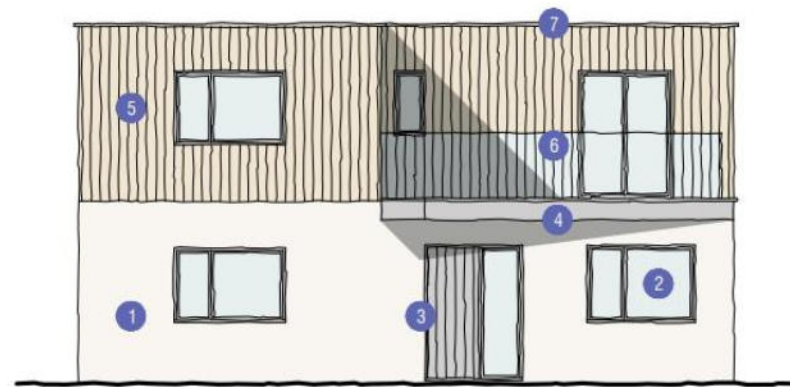


Proposed Ground Floor Plan 1:100

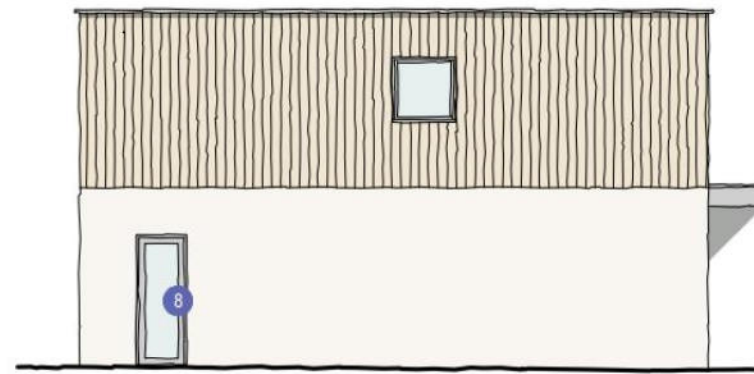


Proposed First Floor Plan 1:100

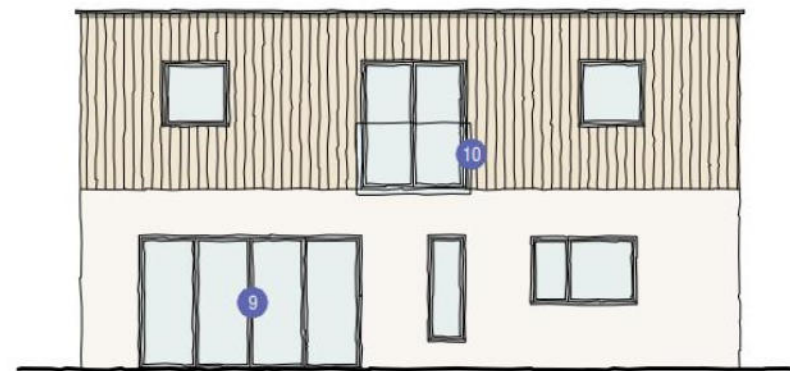
5.2 Proposed Elevations & Materials



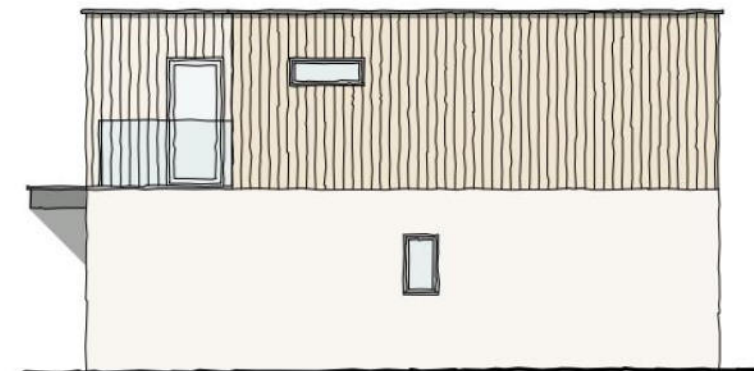
Proposed SE Front Elevation 1:100



Proposed SW Side Elevation 1:100



Proposed NW Rear Elevation 1:100



Proposed NE Side Elevation 1:100



Proposed Street Elevation 1:100

The proposed elevations have been developed to respect the proportions and character of the host dwelling while introducing a coherent contemporary design language.

The scheme maintains a simple rectilinear form with a flat roof profile, consistent with the wider modern character of the surrounding area. The first-floor extension is carefully scaled to integrate with the existing building without appearing overly dominant from the public realm.

Fenestration is arranged to maintain visual balance across the façade, with a combination of vertically and horizontally proportioned openings reflecting contemporary residential typologies. Window positioning has been carefully considered to optimise daylight while maintaining privacy for neighbouring properties.

A modest entrance canopy is introduced to define the main access point and provide architectural articulation to the frontage.

Materials

The proposed material palette comprises:

- Smooth white render
- Anthracite grey aluminium windows and doors
- Aluminium coping and canopy elements in anthracite
- Vertical timber cladding (natural finish)
- Glass balustrading

This palette reflects a restrained, contemporary aesthetic consistent with modern coastal residential development.

Street Elevation

The proposed street elevation has been carefully designed to integrate with the rhythm and variation of Southdean Drive.

The design maintains a domestic scale and avoids visual dominance, balancing the relationship between adjacent properties through proportion, alignment, and material continuity.

The retained terrace element assists in reducing perceived bulk, ensuring the building reads as a coherent and proportionate composition within the street scene.

The elevation adopts a deliberately simple and refined approach, drawing influence from surrounding contemporary dwellings to ensure a harmonious and contextually appropriate addition to the streetscape.

6.0 Planning Context, Compliance & Conclusion

6.1 Planning Context, Compliance & Conclusion

The proposed development has been designed having regard to the relevant national and local planning policy framework, including the National Planning Policy Framework (NPPF) and the adopted development plan policies of Arun District Council. The scheme seeks to achieve a high-quality residential extension that respects the character of the existing dwelling, responds appropriately to its context, and maintains the amenity of neighbouring occupiers.

At a national level, the NPPF places significant emphasis on achieving sustainable development through high-quality design (Section 12). Paragraphs 131–135 require that developments are visually attractive, sympathetic to local character, and establish a strong sense of place. The proposed first-floor extension and associated alterations have been carefully developed to ensure compliance with these core principles. The design adopts a considered approach to scale, massing, fenestration, and materiality, ensuring that the dwelling integrates comfortably within the established residential street scene of Southdean Drive without appearing overbearing or incongruous.

The proposal also accords with the NPPF's requirement to optimise the use of land in a manner that respects site constraints and surrounding context. The extension facilitates improved internal layouts and enhanced family accommodation within an existing residential plot, avoiding any expansion beyond the established residential envelope or any harmful intensification of use.

At a local level, the proposal has been prepared with regard to relevant policies of the Arun District Council Local Plan, in particular those relating to design, character, and residential amenity. These policies seek to ensure that development is of a high standard of design, respects the existing built form, and does not result in adverse impacts upon neighbouring properties.

The proposed development responds positively to these policy objectives in the following ways:

- **Design and Character:** The extension respects the proportions and architectural language of the host dwelling and surrounding properties. The use of a simple, contemporary form, consistent materials, and restrained detailing ensures the proposal sits comfortably within the varied but generally modern character of the street.
- **Scale and Massing:** The proposed first-floor extension has been carefully modulated to avoid excessive bulk or visual dominance. The retained terrace and set-back elements help reduce perceived mass when viewed from the public realm, ensuring the building remains subordinate within the wider streetscape.
- **Residential Amenity:** The proposal has been designed to avoid any material harm to neighbouring amenity in terms of overlooking, loss of privacy, overbearing impact, or loss of light. Window positions and orientations have been carefully considered, and where necessary, glazing treatments and sill heights are used to mitigate potential impacts.
- **High Quality Design:** The development introduces a coherent palette of materials—white render, anthracite aluminium detailing, vertical timber cladding, and glass balustrading—which reflect contemporary coastal residential architecture within the locality, while maintaining a cohesive and restrained appearance.
- **Efficient Use of Existing Residential Land:** The scheme represents a sustainable form of development by improving and enhancing an existing dwelling within a built-up residential area, avoiding encroachment into undeveloped land and making effective use of previously developed residential context.

In conclusion, the proposed development represents a high-quality and contextually responsive residential alteration that enhances the functionality and appearance of the host dwelling while preserving the character and amenity of the surrounding area. The scheme is considered to be fully compliant with the overarching aims of the NPPF and the relevant development plan policies of Arun District Council, and therefore should be viewed favourably in planning terms