

DESIGN AND ACCESS STATEMENT

For The Demolition and Proposed Two Storey Construction consisting of the following properties:

5A Tuscan Avenue, PO22 7TE & 6 Main Drive, PO22 7TN - Middleton on Sea

April 2018



PROPOSED NORTHERN [FRONT] ELEVATION 1:100

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1.0 Introduction

This Design & Access statement is in support of a Full Planning Application process to be submitted to Arun District Council.

The proposal is for the demolition and rebuild of the construction comprising of two properties – 5A Tuscan Avenue & 6 Main Drive.

The characterless dwelling will be replaced with a modern structure incorporating modern architectural styles to bring new appeal upon the current site and its surroundings which will be capable of supporting a sustainable and modern style of living.

This Statement elaborates in detail how the existing building will be replaced with a structure that uses modern designs/techniques to make a positive contribution to the character and appearance of the surrounding area. The Statement also demonstrates how the design of the scheme complies with the relevant planning policies at national and regional level.

2.0 Context

- Existing Site

The site currently comprises of one residential structure consisting of two individual properties, with their own street/postcode within Middleton-On-Sea, Bognor Regis.

The building has been constructed with rendered brick/block walls, double glazed UPVC windows and tiles to the current pitched roofs.

The area to which this building is located in is characterised predominately by two-storey, semi-detached and detached residential dwellings. The site itself is located on the corner of Tuscan Avenue and Main Drive. The building was constructed using a traditional rectangular design method and the site offers off-road parking off Tuscan Avenue.

The existing site is of no architectural/historical merit therefore the new structure proposes to give the site merit by introducing modern techniques whilst also adopting sustainable and traditional methods to benefit the environment.

- The Proposal

The proposal includes the need to demolish the existing structure and produce a new construction to allow for two properties (as per the previous purpose) with off road parking to both addresses. It is proposed that the new structure will be made up of brick/blockwork walls with blue-grey finished fibre cement Cedral weatherboard external cladding (PVCU alternative), double glazed white horizontal bar PVCU windows, and a pitched roof (which sits approx. 620mm higher than the original roof line) with slate tiles.

Extending the roof line will allow for the residents to achieve a comfortable first floor standard head height of 2400mm. The incorporated dormers will help to maximise the width of the first floor whilst retaining the deep pitch roof design as seen on neighbouring properties, this will ensure that the proposed structure is in keeping and sympathetic to its surrounding area.

The proposal includes the use of fibre cement Cedral weatherboard as an alternative to cladding the building with UPVC/timber panels, it is considered that the fibre cement weatherboard is easy to install, does not warp or rot like traditional timber, offers protection against pesticides and insects and offers a more attractive aesthetic finish than the standard UPVC equivalent.

The footprint of the building will be slightly increased to 135m² from 115m² (existing), access to and from the site will also be slightly

3.0 Amount & Scale

In terms of size, the proposed development will provide an internal ground floor area (82m²) and first floor (84m²) to the resident of 6 Main Drive and a ground floor bedsit (37m² internal) to the resident of 5A Tuscan Avenue. The roof height will be increased by approx. 620mm to allow for a standard internal head height of 2400mm to the first floor.

Although the height is an increase of the existing it should be noted that neighbouring properties appear to have a ridge line that already exceeds this buildings existing, therefore the increase in size will not intimidate or appear out of place to its immediate area.

4.0 Design and Appearance

The design ethos from the outset was to demolish an uninspired building and create a new structure better adapted to the residents needs and using materials that offer great durability, look natural and considered eco-friendly. The building will achieve to convey a modern design and construction technique which is innovative, considerate and complementing to the surrounding area.

The design intention is for the building to be visually appealing with plenty of interest and articulation to the elevations. There is no one design or style of dwelling that stands out within the surrounding area, all of the dwellings have their own individual design whilst using traditional and modern building materials. The alterations proposed in this proposal will incorporate that same method whilst also representing modern design techniques to exemplify the current modern movement within architecture.

5.0 Layout

The property will have a slightly increased (ground floor combined) footprint of 135m² from 115m².

Parking:

The application site currently offers parking for 5A Tuscan Avenue, the new design will retain this and offer an additional off road parking space for 6 Main Drive making this development sympathetic to its residents needs and offering an alternative solution to congested on-road parking.

Refuse:

The site has sufficient space to store refuse bins and to be collected weekly as per the existing scheme.

Transport:

There are local bus routes within short walking distances giving access to the local villages, towns, Bognor Regis train station and beyond.

6.0 Landscaping

Surface Water:

Rainwater runoff (at roof level) will be dealt with through the use of internal guttering connected to the existing drainage system adapted to the new design.

Ground External:

The site will incorporate permeable paving to much of the external ground floor. Porous pavement provides ground water recharge and helps to reduce storm water runoff volumes.

Foul water:

Foul water discharge will be dealt with by connecting to the existing foul sewer system adapted to the new design.

The sites landscape will be completely reconfigured, all existing vegetation shall be removed and replanted where necessary in the newly proposed timber beds to the front of 6 Main Drive.

It should be noted that one small insignificant tree will be removed and disposed of during the process.

7.0 Access

Access to the building will adopt a very similar design to the existing – Entrance to the properties will be from the front elevation of each with rear access also being offered to 6 Main Drive.

8.0 Sustainability

The Proposal will adopt sustainability methods and look to improve on them as per the Arun Local Plan 2011-2031 (and all revisions) in order to further aid the building's design and reduction in CO2 carbon emissions.

Sustainable Construction:

The fabrics of the new design will aim to achieve a 25% improvement of the Dwelling Emission Rate over the Target Emission Rate on the current Building Regulations. This will be achieved with fabric U-values being better than those required by the current Building Regulations. The table below gives an idea of the fabric U-values that we will be aiming for:

Roof (Pitched) 0.12

W/m²K Walls 0.22

W/m²K

Ground Floor 0.17 W/m²K

Windows & Doors 1.60 W/m²K

In addition the building will be pressure tested in accordance with the Building Regulations, with the aim of achieving an air tightness figure of 5.5 m³/hr.m².

9.0 Noise Impact Assessment

The proposal will have no adverse noise impacts upon the surrounding area as the proposed use of the land and the dwelling will be in-keeping with the surrounding residential nature of the area.

10.0 Relevant Planning History

M/109/16/CLE

Lawful Development certificate for an existing use as self-contained unit of accommodation

5A Tuscan Avenue, Middleton on Sea, PO22 7TE

Status: Approved

Date: 06-01-2017

This lawful certificate is highly material since it sets the lawful context of the use of the application site.

11.0 Planning Policy

The applicant will be seeking a full planning permission for the demolition and construction of a two storey dwelling consisting of two individual properties situated on the corner of two separate roads (Tuscan Avenue & Main Drive). The policies contained within the National Planning Policy Framework published 27 March 2012 will apply. The proposals have also been considered with particular regard to the Arun Local Plan 2011-2031 manuscript and all relevant Supplementary Planning Guidance and material considerations.

12.0 Flood Risk

The Environment Agency flood maps confirm that the site does not fall within an area considered to be at risk from flooding.

13.0 Summary

- The proposals have been considered with particular regard to National and Local Planning policies.
- The design ethos from the outset was to create a new structure adequately suited to the occupants needs using modern design and construction techniques to replace an existing uninspired building.
- Raising the ridge height by approx 620mm will cause no significant impact (right to light) or be considered to look out of place in the surrounding area.
- The design intention is for the building to be visually appealing with plenty of interest and articulation to the elevations. There is no one design or style of dwelling that stands out within the surrounding area, all of the dwellings have their own individual design whilst using traditional and modern building materials. The alterations proposed in this proposal will incorporate that same method whilst also representing modern design techniques to exemplify the contemporary movement within architecture.
- The design, materials and landscaping are to be of a high standard, and where possible the use of locally sourced materials will be employed.
- It is our intention to create principal internal living areas with the ability to create sufficient levels of thermal mass in order to reduce the energy usage for the occupiers. High levels of insulation to the walls, floors and roof will further aid in increasing the energy efficiency of the extension to the existing dwelling.
- The proposal would not result in the loss of significant buildings, related spaces, trees, shrubs, hedges, or other features important to the character of the built up area or landscape.

- The footprint will be slightly increased from 115m² to 135m².
- Sustainable construction techniques have been incorporated into the design
- Through a conscientious approach at conceptual stage and with consideration given to the relevant policies of the Local Plan and guidance as set out within the National Planning Policy Framework the resultant proposal is an appropriate development in this location and will not detract from the character of its setting.