

DESIGN & ACCESS STATEMENT

for

WORKS

to

31 Seaway
Middleton-on-Sea
West Sussex
PO22 7RZ



Figure 1: View of property from Seaway

March 2015

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1.0 INTRODUCTION

Our client, Mrs Jo Gilmore, seeks to extend and improve the existing property 31 Seaway, Middleton-on-Sea, PO22 7RZ, to the front and rear. The existing property is a detached loft converted bungalow which has previously been extended and renovated in 2010 (Application - M/110/09/). Since then two further submissions to extend the property have been submitted (M/61/11/ - in 2011 and M/89/11/ [resubmission of M/61/11/] - in 2011) and stand approved conditionally. Our client seeks to submit a new application to extend the front and rear of the existing property to include:

- An outbuilding (consisting of dry & wet storage and covered carport).
- Front extension to provide a new larger playroom and 5th bedroom.
- Rear extension to enclose the existing swimming pool and new gym.

The above would seem to positively improve the property whilst maintaining the existing scale and architecture style to ensure that the proposed is in keeping with the surrounding properties.

The following documents accompany the Application:

- Design and Access Statement
- Drawings No. 14039-01 (Existing plans)
14039-02 (Existing elevations and sections)
14039-03 (Proposed plans)
14039-04 (Proposed elevations and sections)
14039-05 (Proposed plans/elevations/section for outbuilding)

1.1. Site Survey

A full site survey has been undertaken to accurately establish existing plans, floor levels, elevations and ridge and eave heights. The O.S extracts provide a site location plan and block plan **only**.

2.0 LOCATION

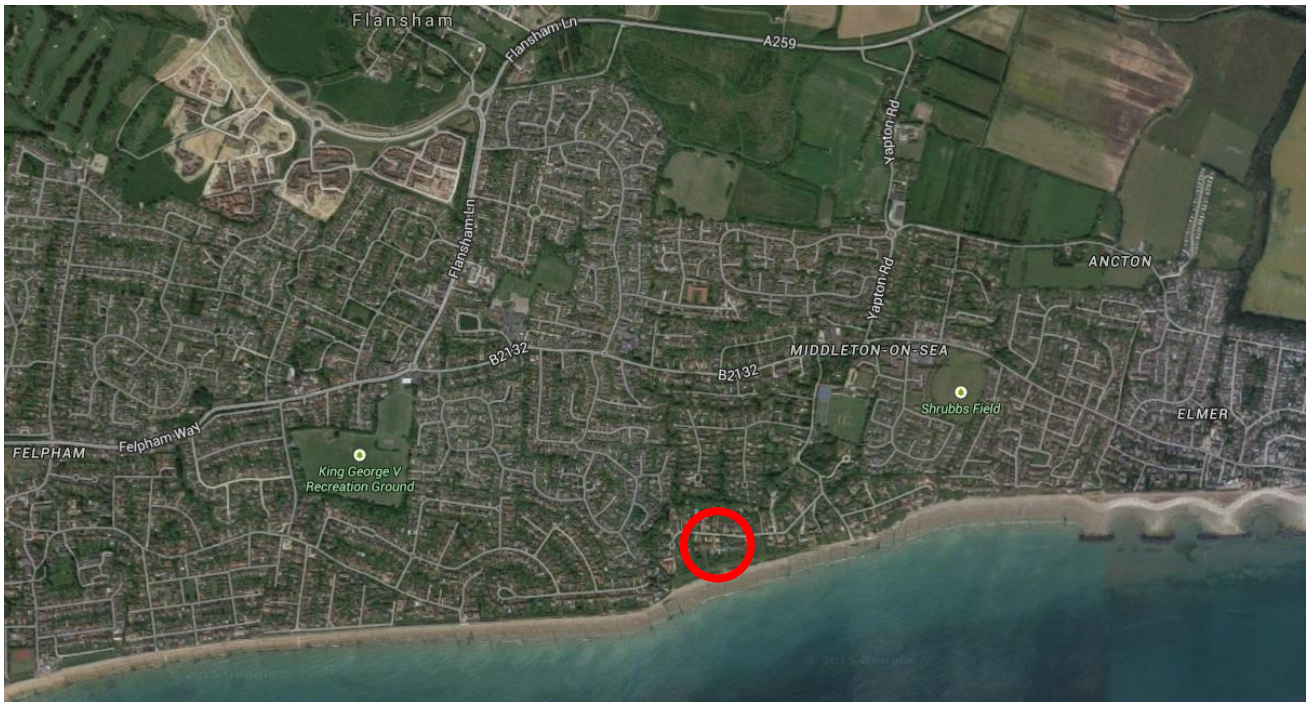


Figure 2: Location map

The existing property is located in Middleton-on-Sea, east of Bognor Regis, on the private road – Seaway accessed from Sea Lane. The property boasts assets of land and private access to the sea which backs onto the property.

2.1 Location area

31 Seaway is a private road consisting of residential properties, with the exception of stables half way down the road. The surrounding properties each have a unique architectural style, many with outbuildings in the form of garages/carports and stores.

The following photographs demonstrate some of the unique architectural styles the neighbouring dwellings consist of:



Figure 3



Figure 4



Figure 5

3.0 FLOOD RISK AND ASSESSMENT

The site does not sit within a flood risk zone.

PO22 7RZ at scale 1:10,000

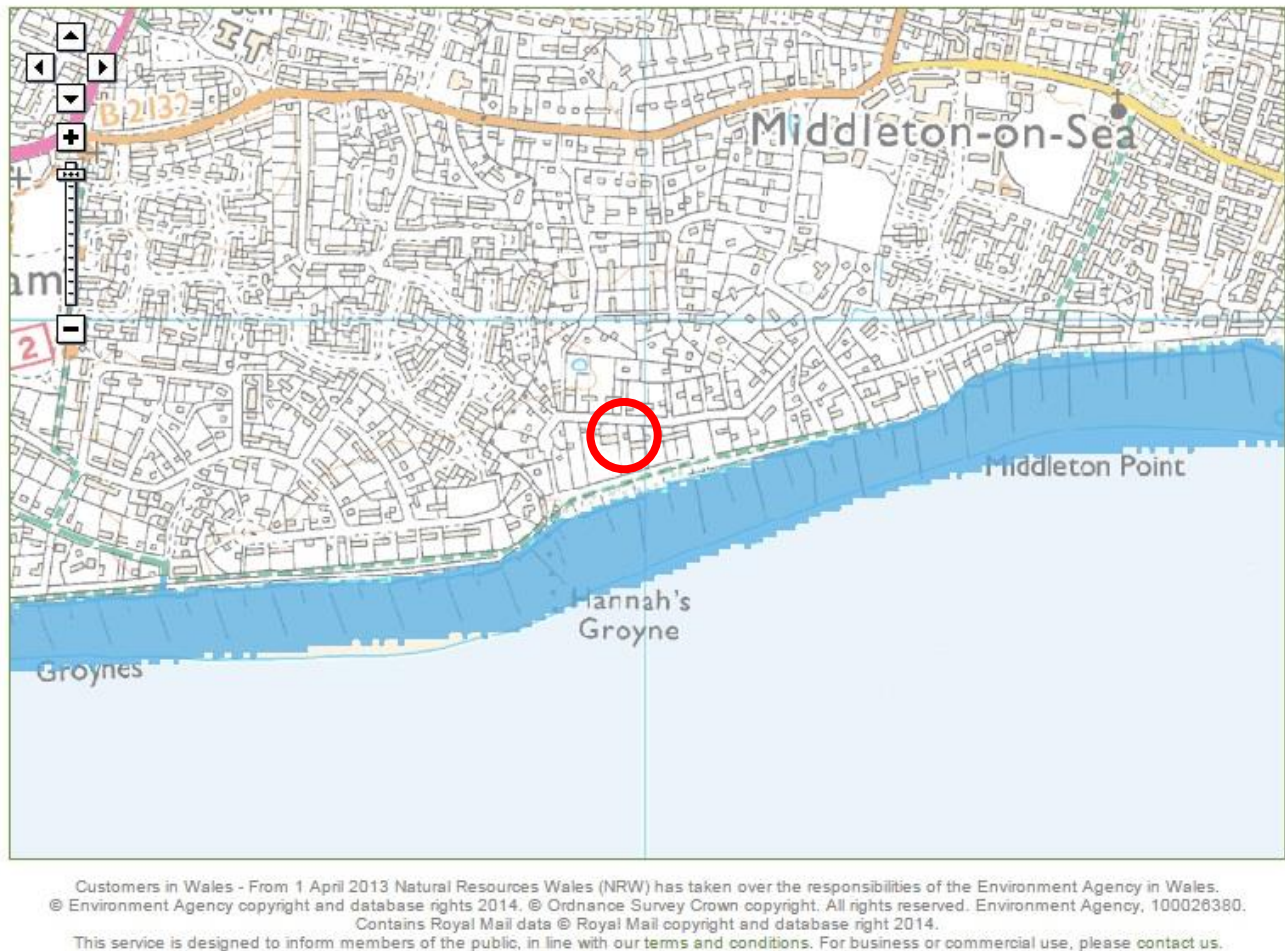


Figure 6: Flood risk map – Environment Agency.

It is to be noted that the property backs onto the beach and despite, according to the Environmental Agency, the property is not in an area which is susceptible to flooding, the proposal ensures that the ground floor level will match the existing floor level and at no point be lower. All materials will generally be water resistant and service entries sealed and protected in the unexpected case of any flooding to the site.

4.0 DESIGN

4.1 The Proposed

The planning application is for extensions to the front and rear of the property – 31 Seaway. The proposed has been carefully considered and seek to improve the property aesthetically and internally

4.2 Use

Our client currently lives in the existing property and wishes to extend the existing dwelling to include a further 5th bedroom, larger play room, gym and indoor swimming pool in the main house, and a small outbuilding with covered carport for 1 car and outside dry and wet storage.

4.3 Layout

The proposal has been designed to respect the view from and of the existing building. The extension ensures to maintain a 1000mm side access path between the property and 29 Seaway, ensuring that it can be seen that the properties are detached from the front and rear. The front extension is to extend 2000mm from the front of the property and provide access to a large playroom on the ground floor. A small corridor links the room into the centre of the house by rearranging bedroom 4's en-suite and removing the wall between the existing playroom and living room. This short hallway also provides rear access to the garden and swimming pool plant room.

On the first floor a small corridor at the front of the property will provide access to bedroom 5 (it is proposed to locate the corridor on the north side of the property ensuring bedroom 3 retains a view of the sea through the existing rear dormer). Bedroom 5's en-suite will be located to the front of the property ensuring that bedroom 5 has views across the back garden and of the sea.

The rear extension encloses the existing swimming pool and will be accessed through the existing kitchen and proposed new gym (east of the kitchen). It is proposed to provide bi-fold doors along the east elevation allowing access to the swimming pool from the garden.

Our client seeks to build an outbuilding to the front of the property which will be masked by the existing shrubbery on Seaway. The outbuilding will provide our client with a covered carport and outside storage.

4.4 Amount

Main house floor footprint

Existing

Ground floor – 208.7m²

First floor – 90.0 m²

Total – 298.7m²

Proposed

Ground floor – 242.2m²

First floor – 115.6m²

Total – 357.8m²

This is an overall increase of 59.1m² of internal habitable floor space.

Outbuilding

Ground floor – 30.5m²

Total – 30.5m²

The proposal increases the building footprint on the site by 84.4m² (Figures including side extension to the house and outbuilding.)

4.5 Scale

The proposed extensions to the front and rear ensures to maintain the existing house eaves and ridge height, with the exception of the extension 2000mm perpendicular to the front of the property where the eaves have been raised to provide sufficient head height internally. It has been carefully designed to ensure it is in-keeping with the existing architectural style of the property.

The eaves and style of roof for the outbuilding match the existing house so that it is in-keeping with the property.

4.6 Landscaping

No major landscaping is proposed. The existing front drive will be retained and the hedging/shrubbery forming the boundaries to the north and east of the site will be kept to provide screening of the proposed extensions.

4.7 Appearance

The existing building and all architectural features are to be retained. Careful consideration has been given to the style of the proposed extensions which are sympathetic to the existing building through the use of materials.

The proposed materials to be used in the extensions to 31 Seaway are as follows:

House/Outbuilding

- Roof: Clay tiles (To match the existing house)
- [The pitch of the roof has been designed to match the roof pitch of the existing building which is 47.4 degrees. This provides a well-proportioned scale to the elevations]
- [Roof of existing house to form a new barn hip – replicated on outbuilding]
- Walls: Render (To match the existing house)
- Joinery: All new doors will be timber framed.
- All new windows to be white UPVC (To match the existing house)

The accompanying drawings illustrate the proposed extensions and materials used throughout.

4.8 Sustainable Design

The proposal is designed to have as low an environmental impact as possible. The proposed floor and walls will be insulated to levels way in excess of that required by current building regulations.

5.0 ACCESS

5.1 Access to the Site

Access will remain the same as the existing and will not be altered as part of the proposed works. Access to the site is off Seaway – a private road accessed via the public highway Sea Lane.

5.2 Parking Plan

The front gravel drive will be retained.

6.0 SUPPORTING DOCUMENTS

6.1 Photographs

Front



Figure 7



Figure 8



Figure 9

Swimming Pool



Figure 10

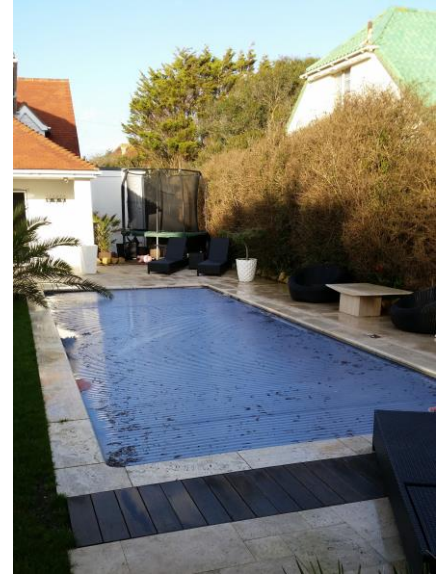


Figure 11



Figure 12

7.0 CONCLUSION

The proposed extensions to 31 Seaway will make a positive impact to the existing property and have been designed to ensure that it does not impose or detract from the existing character of the building.

The extensions are not excessive in the scale, matching the existing property, and existing screening to the north and east of the property ensures that the proposed front extension will be screened from the private road.

A 1000mm side access path has been retained to ensure that there is a visual gap between the neighbouring property -29 Seaway.

The proposed works looks to use high quality design and materials, with modern construction techniques and adherence to current building regulations and policy, whilst remaining in sympathy with its surroundings.