

Application for 56 Southdean Drive, Middleton on Sea

Design and Access Statement

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Introduction:

This document is in support of a planning application for the remodelling of an existing two storey house at 56 Southdean Drive, Middleton on Sea PO22 7TB.

Context:

The purpose of the scheme is to provide a modern family home on the site with outbuildings and landscaping to match the occupant's functional needs. The proposal is to provide a high-quality, contemporary appearance to the building and to the street scape.

56 Southdean Drive is located in Middleton on Sea, between the beach and the village centre. The site is viewed from the beach and from the road. The surrounding houses consist of a mixture of one to three storey buildings along Southdean Drive, which vary greatly in terms of scale, massing and style. The road is private and there have been a number of properties that have been replaced or upgraded in the street to a high standard or contemporary aesthetic.

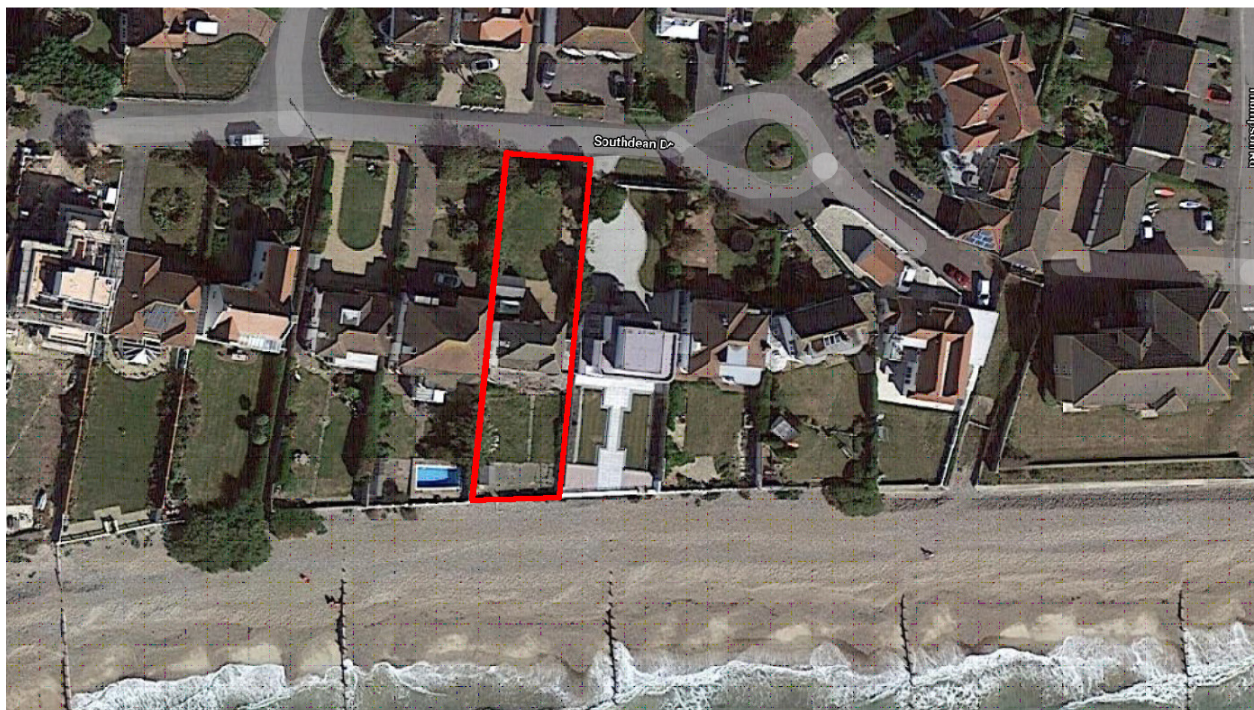


Fig 1. Aerial Map (Courtesy of Google Maps)

Site Description and Topography:

Access to the dwelling is from Southdean Drive to the North of the property. The relatively flat site is rectangular in shape and measures approximately 0.078 hectares. The boundary treatment currently consists of closed boarded fencing to the west and east with a short rendered wall between piers toward the beach. The north boundary is a mixture of closeboarded fence and large shrubs with a narrow vehicle gate.



Fig 2. 56 Southdean Drive (view from front + view of from beach)

Property Description:

The existing building is thought to have been a pre-war house that was originally constructed when the estate was first partitioned. It has since been altered with two rearwards extensions, the first forming 2 storeys with a flat roof and the second comprising a single storey element added to the earlier extension. Despite the previous alterations, no. 56 is one of the smaller properties on the sea front having not been subject to any significant remodelling in recent years. Internally, the build-up and alteration of spaces over time means that each area of the house is compromised and does not form distinctive spaces for suited to modern living.

The property is generally of masonry construction with textured cement render bridging the multiple junctions between new and old, with a red concrete tile roof.



Fig 3. Seafront viewed from end of garden

Planning History:

There are two significant extensions to the property but these pre-date the electronic records held by Arun District Council.

Proposal Appearance:

The proposed new residential property will result in a home that reflects the coastal setting and contributes positively to the ongoing improvement in quality of the areas housing stock.

Consisting of a three-storey property with simple flat roofs, and rooflights to maximize natural light and reduce overlooking. The design provides a stepped emphasis to the façade to the street, with each element of the building providing contrast and interest against the adjacent elements. The rear of the property utilises large areas of glazing to provide maximum advantage of sea views and natural light.

The extensions to the front project towards the property line formed by the larger adjacent properties. The extension to the east side of the building has been sited to maintain a 1.2m gap to the neighbours and reinforce the character of a gap between properties. To the rear the extended ground and first floor project further south, but stops short of crossing 45° sight lines from the neighbours upper floor windows.

The height of the first floor is similar to the adjacent contemporary building with a parapet wall opposed slightly higher than its neighbour. This assists with the proportions of this design by shortening the height of the top storey and preventing a top-heavy appearance. The height of the top storey has been developed so that height is comparable to its contemporary neighbour on the north elevation where the building is viewed from the street. The monopitch roof then rises by approximately 300mm (a min 3° pitch is required for zinc roofing) to form an internally sloped ceiling that emphasises the open vista on the south elevation. As a result, the eaves height on the north elevation sits comfortably between the ridge and flat roof of it's neighbours.

A material palette of painted render, zinc, fibre cement composite boarding to the upper parts of the building and a flint ground floor plinth is proposed. Each material has been chosen with consideration of its aesthetic appearance and resistance to coastal weathering in mind. The front door is to be painted timber and the windows to be a mid-grey powdercoated finish. The outbuildings front and back are to tie in with the second floor using the same zinc material as the second floor. Frosted glass privacy screens shall be provided to the sides of the balconies on the

first and second floor. No access other than for maintenance is provided to the flat roof on the second floor.

An outbuilding is proposed in front and rear of the property to allow for a flexible storage and multi-function space.

A new landscaped area to the beach frontage is proposed for outside living. To the street timber fence and bin storage is to be provided with an enlarged vehicular and pedestrian access gates.



Fig 4. examples of flint, zinc cladding, render and fibre cement cladding

Flood Risk Assessment:



Fig 5. Retrieved 30.07.20 from the Government Flood Risk Maps.

56 Southdean Drive sits within flood zone 1 (lowest risk).

Lidsey Foul Water Treatment Catchment Area

The development falls within the Lidsey Foul Water Treatment Catchment Area. The house will remain connected to the existing mains foul water sewer.

Surface Water Drainage

Where the development falls within the Lidsey Foul Water Treatment Catchment Area, the surface water run off from any increase in impermeable surfacing including hard surfacing and extensions shall be directed to a new soakway in the rear garden sited min 5m from any permanent structure or highway.

Access & Transport

Vehicular and pedestrian access from Southdean Drive is to remain with a new gate / drive location.

Sustainability

A sustainable approach to the works is a core element to the design intent of this proposed application. Sustainable design will be achieved through a 'whole building design approach' integrating environmental performance, accessibility, cost effectiveness, function, preservation, security and aesthetics. There are 'fabric first' decisions that have already been considered, for instance, by integrating significant thickness external walls into the design.

This supporting statement was formulated in accordance with CABE's Guide to 'Design and Access Statements How to write, read and use them.'