



Design & Access Statement

Proposed replacement dwelling at

13 Elm Drive
Bognor Regis
Arun
West Sussex
PO22 6J E

1.0 Introduction

This Design & Access Statement has been prepared to accompany the planning application for a replacement dwelling on the site known as 13 Elm Drive. The site and the proposed development are described in detail below.

2.0 Existing Site

The site is located to the east of Bognor Regis within the area of Middleton on Sea, with Ancton Way to the north and Manor Way to the south.

The overall site is approximately 582m² (0.582ha) and comprises of a detached bungalow which has a single storey steel framed glazed conservatory on the western end. The bungalow has a footprint of 147m².

Elm Drive and the immediate vicinity is characterised by two storey dwellings and chalet style bungalows. The houses are sited in relatively close proximity to one another. All the houses along Elm Drive are of similar chalet bungalow style but with subtle variations, including those that have been extended and adapted in more recent years. The houses are set back from the road, with varying front boundary treatments including shrubs and low walls within front garden.

The existing bungalow is rendered with white uPVC windows and rainwater goods with interlocking concrete tiles on the roof.

The site has been identified by the Environment Agency as being located in a designated flood plain. Flood Zone 3. A flood risk assessment is not submitted with this application due to the fact that there are substantial flood defences along the sea front and floor height will remain the same height as the existing.



Image above: illustrative extent of the site (n.t.s.)
Image courtesy of Google Maps - 2020

3.0 Amount of Development

The proposed development is the demolition of the existing house to allow the construction of a replacement dwelling on the site. Therefore there is no net loss or gain of dwellings on the site and therefore no increase in housing density.

The proposal is considered to be in line with existing dwelling types situated in the immediate area and as having no demonstrative impact on the site, adjoining properties or setting of the existing residential development along Elm Drive.

The gross internal floor area of the proposed dwelling is 245m², which exceeds the Council's minimum standard for a 4 bedroom dwelling at 124m²

The replacement dwelling is located wholly within the existing residential curtilage and based on the principal of development has been established, i.e. on a one-for-one basis.

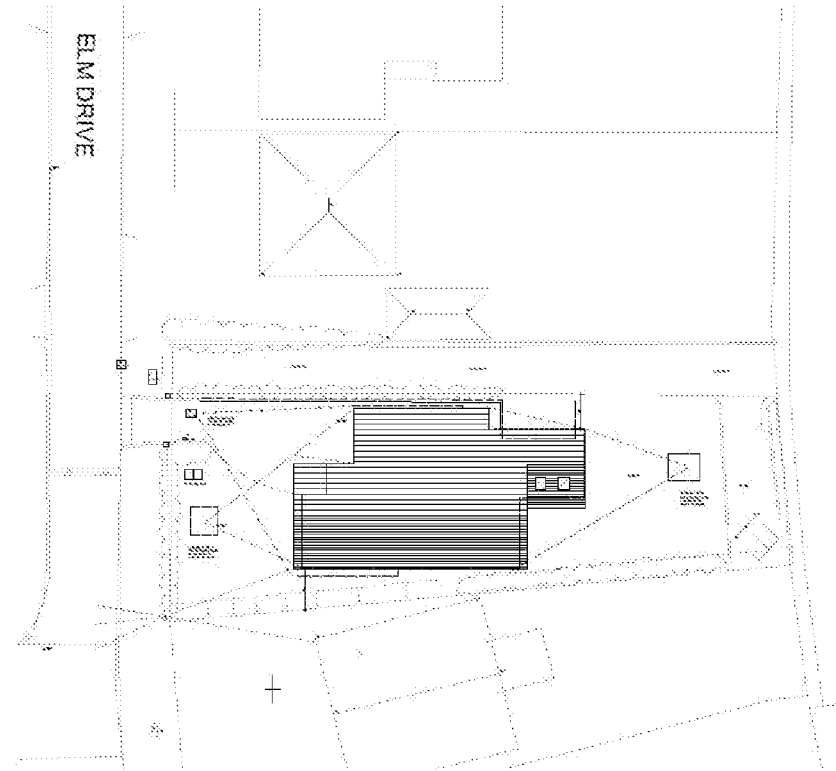


Image above: site layout (n.t.s.)

4.0 Layout

The replacement dwelling has been located over the location of the existing dwelling. The footprint of the new dwelling is larger than the existing however, it is set sufficiently faraway from neighbouring properties to have no detrimental effect on them.

The dwelling has been designed to take advantage of the eastern and western aspect of the site with the building set west to east across the site allowing the living accommodation to take advantage of the eastern morning natural light and the western evening light.

The internal layout has been designed around a double height stairwell which is open to the underside of the roof structure with full height glazing to both the east and west providing a clear view through the dwelling and flooding the central volume with natural light.

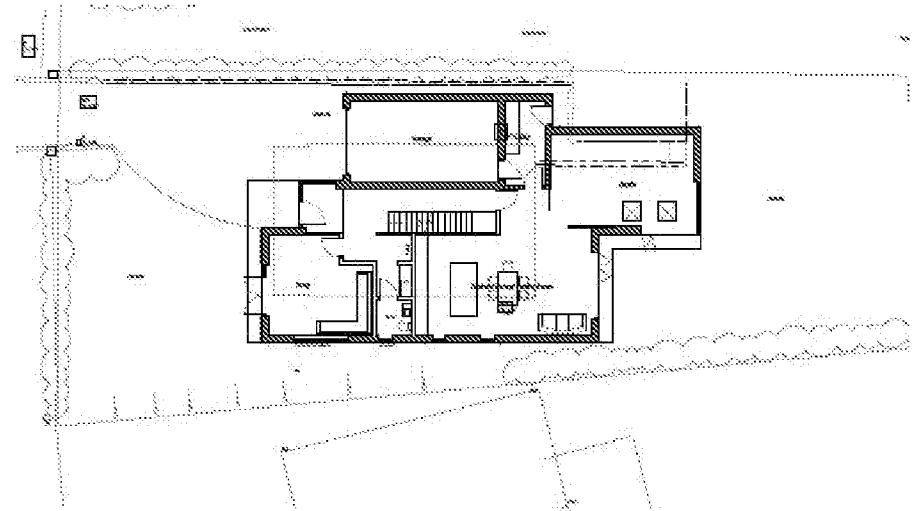


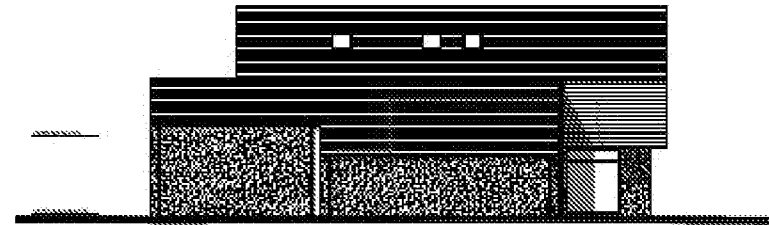
Image above: ground floor plan (n.t.s.)

5.0 Scale & Massing

The proposals have been designed in consideration of the scale of the overall site, boundaries and the neighbouring properties, taking inspiration from the two storey dwellings in the near vicinity in regards to the overall height of the proposals.

The dwelling has been designed to reflect the proportions of a typical two storey house with a traditional roofspace over. In order to break up the massing of the scheme, whilst providing the required accommodation, an asymmetric roof helps reduce the overall visual mass of the scheme.

As the scheme has been designed in a contemporary style, the fenestration has been designed to complement the simple detailing of the elevations and take advantage of the eastern and western aspect by using large areas of glazing to the living accommodation and bedrooms and smaller windows on the southern aspect. The use of tall windows and feature picture windows throughout the design have been incorporated to take advantage of the vertical outlooks across the site. The windows will also allow views from ground level to the sky and increase natural light levels within the dwelling which is an important design feature for the applicants.



Proposed Northern Elevation - n.t.s.



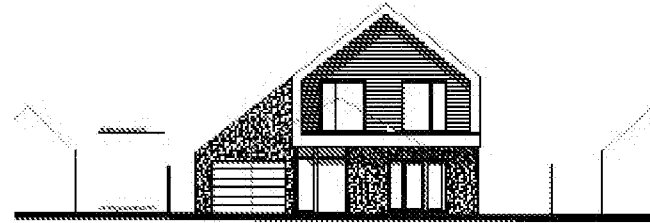
Proposed Eastern Elevation - n.t.s.

6.0 Landscaping

Not considered to be a relevant issue given the site is a well-established garden and will be covered by an appropriate condition under any consent granted by Arun District Council. The proposal seeks to retain the existing soft landscaping to the perimeter of the site.

7.0 Access

Vehicular access to the remain as existing. The dwelling has been designed to comply with Approved Document M - access to and use of buildings - Volume 1: Dwellings - M4(1) Category 1: Visitable Dwellings, with level thresholds throughout and a ground floor w.c. which exceeds the regulations.



Proposed Eastern Elevation - n.t.s.



Proposed Southern Elevation - n.t.s

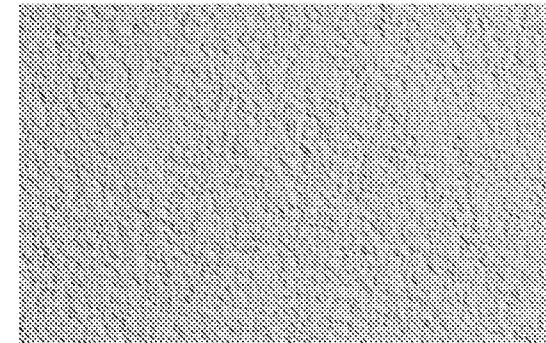
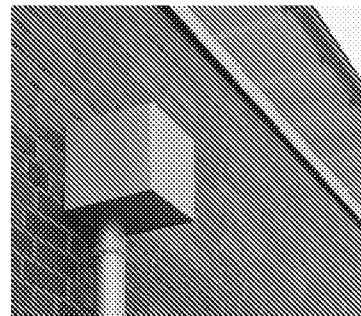
8.0 Appearance

The design philosophy has been largely generated by the client's desire to create a contemporary style with simple, minimal detailing whilst retaining the form of a typical domestic property that has character and enhances the quality of the immediate area and street scene.

The applicants are keen to use as many natural products where possible within the scheme to minimise the environmental impact of the scheme.

Natural materials have been chosen for the roof finish with natural slate roofing slates which create clean, barge boardless verges and overhangs to the eaves, which are to be expressed through self-finished zinc box gutters.

The external walls of the first floor are to be clad with composite horizontal cladding to create a long lasting finish to the structures, which is to contrast the rendered walls to the ground floor.



9.0 Sustainability Statement

Our proposals have been designed to conform to and where possible exceed current Building Regulations and Environmental criteria in terms of insulation, cold bridging and glazing. In addition to this, the development Will include other sustainability features including, but are not limited to:

- a) Large areas of glazing, particularly on the south-facing elevation, to take maximum advantage of solar gain and provide natural light, thus helping to reduce heating demand in the winter months and the use of artificial lighting.
- b) The dwelling will have insulation standards in excess of those required to comply with the current Building Regulations.
- c) The WCs will incorporate low-flush cisterns and aerated taps will be fitted to the sinks, baths & wash hand basins, with the aim being to reduce water consumption.
- d) Low voltage lighting will be included throughout the dwelling to reduce electricity consumption.
- e) Demolition waste will either be retained for re-use on site as hardcore, or recycled, with any new materials being sourced locally where possible. It is intended that local contractors and tradespersons will be used during the construction phase.

10.0 Summary Statement

We believe our proposals form a scheme which will act to enhance the site and that they fully conform to the Arun District Plan (ADP) and the Bognor Regis Neighbourhood development Plan (BRNDP) as well as the National Planning Policy Framework (NPPF) as well as meeting National Government Policy Guidance regarding development.

Overall, it seems that the proposal would not be out of scale or out of character for this area. Indeed the proposed property is smaller than several other properties in the immediate area. The proposed works seek to provide the increased habitable space required reflecting the needs of a family with accommodation suitable for modern day living whilst simultaneously respecting the inherent character of the area.