

Design and Access Statement

SITE: Pemba
18 Old Point
Middleton-on-Sea
Bognor Regis
PO22 7RY

PROPOSAL: Replacement dwelling house.

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Introduction

This Design and Access Statement has been prepared using the format set out in the CABE guidance and accompanies the planning application for a replacement detached dwelling house at the aforementioned address.

We request that any planning permission issues arising with the current design can be dealt with during the planning consultation period. (relating to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, which states the planning authority is to work 'with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with a planning application').

The existing house is located on Old Point, A beach side private road in Middleton on Sea. The Arun 'Areas of Special Character' SPD describes the road as 'This is an informal road, comprising a mixture of building styles. Properties are either 1.5 or 2 stories. Grass verges also add to the character of the area. This road is characterised by the well set back properties of 2 storeys, screened by hedging and boundary walls. There is a distinctive seaside character to the road. A visual focus of this is the curved linear properties at the end of the road'

This application seeks to increase the size at the rear, from the proposal approved in application ref number M/57/20/PL. The proposed design adjusts the internal layout slightly and increases the internal floor area by 27 sq m on the ground floor and 5.3 sq m on the first floor and extends the balcony by 2.9m. The extended ground floor replaces the approved roof overhang with a flat roof element and improves the appearance and visual balance of the rear of the property facing the beach. At the rear, the chimney position has been adjusted to align with the new fireplace and chimney layout internally. The front of the house facing the road is largely unchanged with only the TV room door and sauna window being moved slightly.

1 Use

The existing house is a detached five bedroom dwelling of 1.5 to 2 storeys. It has a number of reception rooms on the ground floor, some of which are open plan.

The proposed house is a six bedroom family dwelling of 1.5 to 2 storeys, with an open plan living space, additional reception room, playroom, study, gym area and nanny accommodation, it has been developed to accommodate the needs and lifestyle of the family.

2 Amount:

Existing Site:

The existing site area: 1590 sq m

Existing Footprint:

Existing building external footprint: 194 sq m (including integrated garage but not including entrance porch)

Existing Internal areas:

Existing building internal area: 174 sq m (Ground floor including integrated garage) 156 sq m First Floor (including loft storage areas) Total = 315 sq m.

Plus 15 sq m integrated garage area with direct access from house.

Proposed Footprint:

Proposed external footprint of living spaces only: 321 sq m.

Proposed external footprint (including all integrated external side storage spaces, but but not including overhanging porches): 353 sq m (outside storage areas equate to 32 sq m)

Increase in footprint (including all external integrated storage spaces): 159 sq m.

Proposed Internal Areas:

Proposed Internal living area: 286 sq m ground floor, 209.3 sq m first floor (including loft storage areas). Total = 495.3 sq m.

Plus 29 sq m external storage areas (no access direct from house).

Increase in internal living space: 165.3 sq m (if existing garage with access form house is included)

(180.3 sq m. if existing garage and proposed external storage not included)

(194.3 sq m if proposed external storage is included)

(An increase of 32.3 sq m from approved application ref number M/57/20/PL)

3 Layout:

The layout can be shown on the plan drawing sheets 201 - 204. The proposed house is a six bedroom family dwelling of 1.5 to 2 storeys, with an open plan living space, additional reception room, playroom, study, gym area and nanny accommodation, it has been developed to accommodate the needs and lifestyle of the family.

The footprint of the dwelling is determined and developed from the existing building lines of the adjacent houses (see comparative plans) and existing house footprint. The plan layout orientation shifts to recognise the building lines of each of the adjacent houses, enabling the building to naturally fit in to its immediate context.

The existing dwelling footprint is also shown on the comparative plans. This shows how the staggering of the proposed building line at the rear is similar to the existing (staggered) building line .

At the front (road side) the proposed single storey element housing the proposed gym and sauna, lines up with the building line of the neighbour's (right) single storey annex garage element. This front single storey element is common amongst the properties on Old Point and other private beach front roads in Middleton-on-Sea.

The front entrance gate, vehicular and pedestrian access is unchanged, with the main door entrance to the proposed house directly in line with the gate.

The design element of the 'feature wall' creates a strong architectural feature and helps identify the main entrance. It continues through the building as a strong architectural form, leading the occupier from the front through to the main open plan living space and fireplace at the heart of the house.

All other ground floor living spaces and stairs to the bedrooms are accessed from this main central living area. The stairs access a gallery on the first floor which overlooks the double height dining room space.

Orientation of the rooms is either north to the road side or to the south overlooking the sea. There are no sideways facing upstairs windows to retain privacy for the occupiers and neighbours.

The fenestration and orientation of the main living and bedroom spaces has been developed with AECB guidelines mind. The overall glazing and South facing glazing comply with AECB standards for creating carbon efficient homes. The overall glazing to floor area percentage is 23.5% (max 25% guideline), and South facing glazing to floor area percentage is 13.8% (min 10% guideline). This increases solar gains and reduces the carbon footprint of the dwelling. The fenestration is also designed to provide sufficient opening areas for escape egress, light and purge ventilation to each room while minimising heat loss to the North and maximising solar gain to the South. This change in percentages (from approved application M/57/20/PL) improves the sustainability, and reduces carbon emissions from the previously approved dwelling.

The proposed house has a balcony / roof terrace over the living room area. Balconies and roof terraces are very common along Old Point on the beach side of the road. Both the immediate neighbours and many of the houses further along the beach have roof terraces at first floor level facing the beach (It is worth noting that the adjacent houses have wider balconies/ roof terraces that do not have side screening). The roof terrace aesthetic in all of the houses is an integral part of the beach-house style (this can be seen when viewed from the beach).

Changes to approved application ref number M/57/20/PL include extending the playroom area in line with the living room wall. The chimney is also adjusted to a more central position enabling a more balanced living room layout. Upstairs the master bedroom layout has been adjusted to create a better more useable functional space and the balcony has increased in size by 2.9m with a frosted screen added to the west side (as requested in approved application ref number M/57/20/PL conditions). The replacement pool has also been moved slightly towards the beach to accommodate the increase in the playroom footprint.

It is worth noting that although the proposed playroom wall position has been extended further out, it only moves to align with the approved living room wall.

It is also worth noting that the neighbour's single storey extension to the West side (adjacent to the playroom) projects out much further than the new position of the proposed playroom wall.

4 Scale:

The scale of the design has been addressed in detail. The scale of the proposed house can be seen against the existing adjacent houses on the proposed elevation drawings. Particular consideration has been given to improve the existing pitch line against the neighbouring house to the West

Height

The proposed height of the junction between pitched roof and flat roof elements of the main roof matches the height of the adjacent house to the west side (right side when viewed from the road side elevation).

The scale is generally unchanged from approved application ref number M/57/20/PL

Massing:

The massing is primarily broken up by the staggering in the building line of each side of the house, this has the effect of reducing the visual overall mass into smaller sections, this has been developed on both North and South facades.

The pitched roof extends create a low eaves level on the East and West sides, this reduces the visual mass. It also references the existing house roof and the traditional low eaves styles found in many of the nearby houses. It also helps retain a level of separation to the adjacent dwellings and increases the visual gap to the adjacent house on the West (see front and rear elevations sheet 301).

The architectural design element of the 'feature wall' continues the roof line and creates a visual link from eaves to ground level, helping to 'ground' the building and reduce its perceived scale.

An additional ground floor level roof overhang is introduced along the front (to create a porch area). This helps break up facade and bring the visual height of the roof and eaves nearer the ground, helping to reduce the visual scale.

Spacing between buildings and scale of existing buildings:

The spacing and scale of the houses on Old Point varies. However, on the beach side of the road most of the houses are large scale and have been extended or rebuilt to increase the footprint close to the side boundaries.

The existing houses to the West spread almost across the full width of the sites they occupy leaving only access paths along the the sides. The proposed house behaves in a similar manner to retain access between the front and rear gardens.

The aerial view (on sheet 204) illustrates the site context, existing spacing and large scale of the nearby houses to the West.

5 Landscaping:

The landscaping will remain largely unchanged in layout, with driveway and lawn at the front (road side) of the property and lawn and new swimming pool and patio (replacing the old pool and patio) at the rear.

The main access through the large hedge at the front will be retained. Some sections of smaller privet side hedges will be removed to allow for building works.

New garden wall to adjacent house to the West:

The new wall can be seen on the proposed plans, elevations and 3d views. This wall is proposed to cover the unsightly wall of the neighbours rear and side extension.

The proposed wall is the same height as the existing garden wall (with a lean-to roof) which will be demolished. The wall height drops down in height to the existing garden fence level where the neighbours extension terminates.

Because this wall replaces this existing lean-to wall, it does not reduce any light to the neighbours house. The wall is also designed with curved elements and contains wood panels to soften its impact and to reflect the curved elements and materials in the proposed dwelling.

The replacement pool has also been moved slightly towards the beach from approved application ref number M/57/20/PL, to accommodate the increase in the playroom footprint.

6 Appearance:

The style of the proposed dwelling is a mix of contemporary and traditional, with a sensitivity to local character, forms and styles.

Horizontal banding, the overhanging porch roof, low eaves and smaller windows characterise the north facing road side, The strong architectural design element of the 'feature wall' helps accentuate the roof line and identify the main entrance. It continues through the building linking the inside and outside spaces together. The feature wall helps create the dwelling's individual character.

The South side is treated in a similar manner but with a larger expanse of glazing. The materials arranged in a more contemporary manner to help break up the facade and give a contemporary edge to the design. The roofing material continues down to the ground in part to help break up the scale of the wall materials. The proposed house has a balcony / roof terrace over the living room area. Balconies and roof terraces are very common along Old Point on the beach side of the road (facing the beach). The roof terrace aesthetic in all of the houses is an integral part of the beach-house style.

Curved elements are introduced on some corners and also on the 'feature wall'. They reference more organic traditional forms found in curved walls and curved hatched roof forms around the village, but work them in a more contemporary manner, with different materials, helping to 'soften' the design, give the building an individual character.

The 'Middleton-on-Sea Village Design Statement' lists a number of building elements which it recommends as part of new development to help retain the character of the area. The following are incorporated into the design:

- Low overhanging eaves and larger roof elements, bringing the scale of the building down.
- Timber weather boarding. (though vertical not horizontal)
- Smaller horizontal windows of traditional materials, Crittall style with detailed glazing bars (facing the road side).
- Overhanging porch element.
- Chimney. (and feature wall extending chimney element at front)
- Low aspect ratio.
- In keeping with the scale of existing developments and be well related to adjacent buildings and space.
- Orientation retaining privacy to neighbours.
- Make use of existing vehicular access.
- High quality development.
- Individual architectural elements.

Materials:

There are a number of newer houses along the nearby private roads and other older buildings with slate roofs. The proposed dwelling also has a slate roof.

Proposed wall materials are a mix of natural stone, slate and vertical timber weatherboarding.

As the site is in a very exposed location, the natural hard wearing stone is proposed to provide additional protection against the elements, It also highlights the buildings individual contemporary nature (while retaining its more traditional form and roof line).

The vertical weatherboarding references the more traditional horizontal weatherboarding but uses it in a more individual manner. (note most current nearby 'weatherboarding' is not timber but is a composite man-made material with printed grain effect)

There are a vast variation of materials on nearby buildings: flint, brick, slate, clay tile, weatherboarding, man-made composite weatherboarding, thatch, render, tile hanging, render between timber framing.

Styles:

Building styles nearby vary from the very traditional to a nearby very contemporary / modernist new build house with a flat roof (East along the beach). The Arun SPD describes the road as 'this is an informal road, comprising a mixture of building styles'. However some nearby newer houses have little design character.

Sustainable Design:

The fenestration and orientation of the main living and bedroom spaces has been developed with AECB guidelines mind. The overall glazing and South facing glazing comply with AECB standards for creating carbon efficient homes. The overall glazing to floor area percentage is 23.5% (max 25% guideline), and South facing glazing to floor area percentage is 13.8% (min 10% guideline). This increases solar gains and reduces the carbon footprint of the dwelling. The fenestration is also designed to provide sufficient opening areas for escape egress, light and purge ventilation to each room while minimising heat loss to the North and maximising solar gain to the South. This change in percentages (from approved application M/57/20/PL) improves the sustainability, and reduces carbon emissions from the previously approved dwelling.

Air source heat pumps are proposed as the main source of central heating for the house and new pool, with underfloor heating installed throughout the house (these are located on the ground floor plan sheet 202)

A Mechanical Ventilation with Heat Recovery (MVHR) system will be installed throughout, though this does not effect the visual appearance.

Summary:

It is the mixture of styles that create the character of the local area, no two houses are alike. Some well designed existing houses have architectural features that give the individuality. The proposed design is similar in that it references traditional forms and materials, the surrounding context, massing and building spacing, but adds individual architectural elements to make it unique.

Changes from approved application ref number M/57/20/PL

The main change from approved application ref number M/57/20/PL improves the appearance and visual balance of the rear of the property facing the beach. By extending the line of the living room wall a more consistent ground floor form is achievable. The materials have also been adjusted (from approved application ref number M/57/20/PL) to create more balance (see 3d visualisations).

The chimney position has also been adjusted (from approved application ref number M/57/20/PL) to align with the new fireplace and chimney layout. Internally.

It is worth noting that the neighbour's single storey extension to the West side (adjacent to the playroom) projects out much further than the new position of the proposed playroom wall.

The front of the house facing the road is largely unchanged (from approved application ref number M/57/20/PL) with only the TV room door and sauna window being moved slightly.

7 Access:

Vehicle and pedestrian access is retained as existing.

The downstairs layout would be disabled accessible with a level threshold at the main entrance door, the external rear patio would also have a level threshold.

This is unchanged from approved application ref number M/57/20/PL

8 Conservation:

The site is not in a conservation area, but listed as an area of special character.