

B59051 - 8 Manor Way, PO22 6LA // Design & Access Statement

5th November 2020

Demolition of existing 2 storey dwelling and construction of new 2 storey 4 bedroom dwelling with habitable loft and all associated works.



Purpose of this design and access statement

This Design and Access Statement has been prepared by Resi Design LTD as part of a Full Planning submission to Arun Council. This statement is in support of the demolition of the existing dwelling due to the building not being in suitable structural condition and redevelopment of a new 4 bedroom family dwelling on the same footprint.

Character of Local Area

Elmer is a coastal village in Arun, the site is surrounded by similarly scaled houses with no apparent consistent architectural appearance or form. The buildings in the area have a diverse palette of materials with no consistent building line.

The site is accessed by a private road .

The site and existing property

The client's mother lives in 10 Manor Way Elmer, the clients family home. The client has purchased the property next door to move closer to her.

The existing property is currently in poor structural condition with unsuitable foundations, underpinning required and cracks evident in the building. See structural report for initial findings.

The materiality of the existing property is two tone with white render and off white timber clapper board. This is detailed with brown uPVC guttering.

The existing property has been built in two phases, the ground floor bungalow (1960s) and the front, first floor and pitched roof design (2007). (See planning History)

Planning History

The original dwelling was constructed pre 1977. There were two subsequent planning applications.

M-8-77 - GF Extension to the original bungalow

M/19/07 -GF, 1F and pitched roof extension to the original building.

Structural Survey

The client has instructed a structural survey as part of the submission.

Design Proposal

The proposed development intends to make an efficient use of the existing building footprint, ridge height, orientation, two tone materiality and 95% of the volume.

However, this design is prioritising the views out towards the English Channel over all else.

The main hub of the family kitchen, living, dining space is on the upper level with wide angled uninterrupted views out. Each of the bedrooms on the first floor are prioritising the views out, with circulation space and bathrooms positioned to the front of the building.

The openings to the rear of the building are designed in order to cut back into the building's volume, not protrude past in dormer form.

The proposed building volume is mirror fit of the existing volume in all but three locations.

1. The chamfered corners on the top right and left of the ridgeline have been straightened out to provide a regular form. See below Image_1.0 the proposed scheme and red line of the existing elevation perimeter.

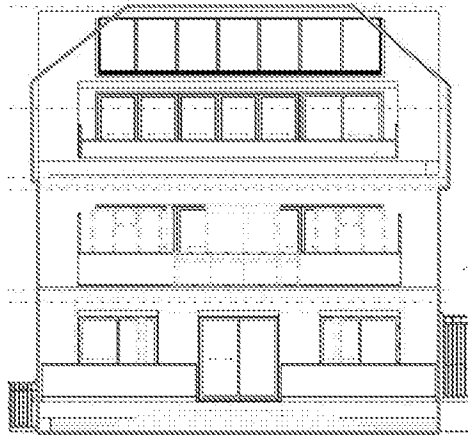


Image 1.0 _ Proposed elevation and red line of existing elevation

2. The rear ground floor plan has two bay windows. We have regularised the corners of these and removed the inverted area. See below Image_2.0 the proposed scheme and red line of the existing ground floor plan

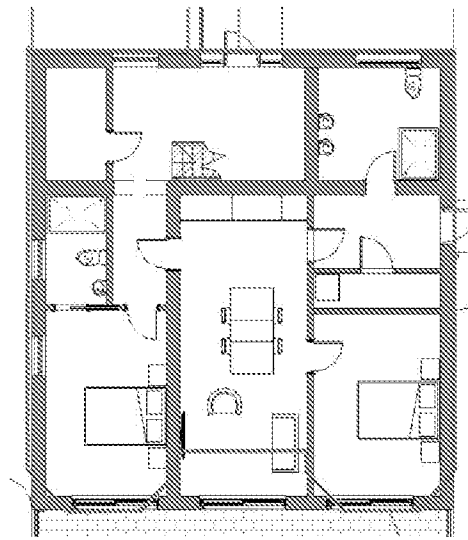


Image 2.0 _ Proposed ground floor plan and red line of existing elevation

3. The section of the existing and proposed has been coordinated closely with the only minor extension past the existing building section line being the glass handrails of the external balconies and the 1.8m tall privacy screens to boundaries of the external balconies.

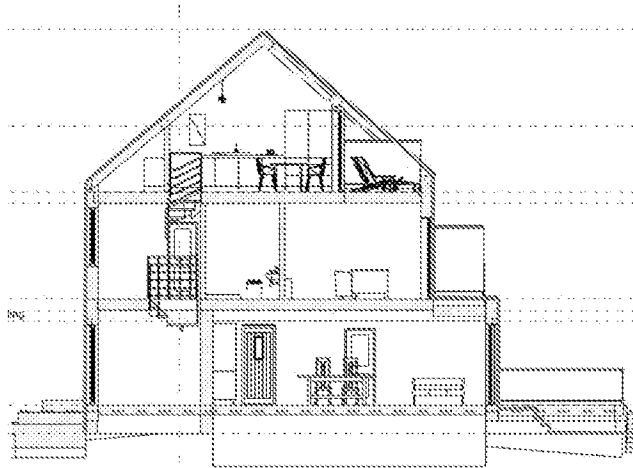


Image 3.0 _ Proposed section and red line of existing elevation

Materiality

There is no specific style or character of the plots in the immediate area with a range from timber clad new england coastal village, to art deco flat roof rendered buildings and more modern chalets. The materials palette in the area consists of:

- Roofs constructed of concrete tiles, lead, zinc, and PVCu.
- Walls constructed of timber weatherboard, interlocking tiles, render
- Windows constructed from PVCu, timber or powder coated aluminum

The variation of materials in the area has resulted in no historical precedent but more importantly an eclectic mix of homes with varying scales, heights and masses.

The primary goal for the palette of materials for the proposed scheme was two continue with the two tone split along the first and ground floor line. Continue with the white render base seen throughout this local coastline. With reference to the eclectic mix of new housing in the area, we

propose to clad the roofs and first floor walls with Zinc cladding. This is sensible with the level of maintenance required in the exposed seafront area, but also lends the material from the eclectic properties in the immediate area. (M/24/19/PL)

We are carrying through the

Planning Policy

Arun District Design Guide (SPD) April 2020 has been referenced during the initial design phase for the proposal outlined above.

Building Design J.02 Scale & Massing

- "Responds to the existing scale and massing of the surrounding built environment, emulating this scale in the majority of cases"
 - **We propose to maintain the volume of the previous scheme, except for the before mentioned alterations.**

J.04 Building Frontages & Façades

- "Maintains simplicity through alignment of doors and windows."
 - **We have followed regular smart lines throughout the building when lining up doors, windows and rooflights**
- "Contemporary schemes are encouraged to reflect traditional designs and use these as inspiration through the reinterpretation of key aspects such as layout, window to wall ratio, proportions, and window and door placement. Building façades tend to be simply organised and aligned, which should be reflected in new development"
 - **Our contemporary arrangements for windows and palette of materials is sensitively coordinated with the traditional form**

J.05 Roofs, Openings & Articulation

- "Building entrances add animation and activity to streets and spaces, while also contributing to natural surveillance and enabling a feeling of safety."

- **We have prioritised the main entrance with a winder landing to emphasise a previous flat entrance**
- "Reflects the prevailing simple roof structure of the District. "
 - **We retain the simple smart roof structure.**

J.06 Noise & Overshadowing

- "Orientates habitable rooms and amenity space away from potential noise sources."
 - All habitable rooms are facing the rear elevation
- "Incorporates appropriate design features to mitigate noise pollution, which may include recessed balconies, acoustic lobbies, barriers between noise sources and dwellings and noise-absorbing materials"
 - **The balcony on the second floor is recessed to absorb travelling noise**

J.09 Inclusive Design & Adaptability

- "Takes the needs of all into account when designing buildings, streets and spaces. Complies with current Building Regulations with regard to accessibility (Part M)".
 - **The ramp from the front elevation provides this access**
- "Designs all new dwellings to be adaptable to changing needs throughout an individual's lifetime, having the potential to be used by the elderly and infirm or wheelchair users"
 - **The ground floor bedroom, bathroom and living space provides this future proofing**

K.06 Health & Well-Being

- "Encourages and facilitates physical activity and promotes mental wellbeing"
 - **The scheme has been design with the Resi Happy Homes which focuses on mental wellbeing**
 - <https://resi.co.uk/advice/happy-homes>

L.01 Materials & Details

- "The appropriate materials and details to use in development will vary throughout the District and according to the nature of the scheme, but as a general rule should be kept

to a minimum to ensure simplicity of design. These should be robust and weather well over time"

- "This approach prioritises the retention of materials, designing out waste"
 - **The render and zinc materials are both simple in their design and robust with their weather resistance.**

L.02 Maintenance & Management

- "Good design should be built to remain high quality for the long term. Buildings and spaces must be able to withstand the wear and tear that comes with continued use and exposure to the elements without the requirement for frequent, difficult or expensive maintenance. "
 - **The materials are designed to have low maintenance and encourage long life**

Amenity Space

The existing amenity space is fully retained with additional external balconies

Cycle Storage

The existing garage is utilised for cycle storage.

Flood Risk

The site is located within Flood Risk Zone 3.

See attached Flood Risk Assessment.

Storage and Collection of Waste

Although the detailed design of the kitchen areas has not yet been confirmed, there is enough space internally to accommodate for storage of recyclable waste. Bins for recycling, food waste and general refuse will be accommodated in the existing garage which we are retaining.

Accommodation Schedule

	Total
GIA	207 sqm
No. Bedrooms	4
No. Persons	5
Amenity	As Existing

Accessibility

A secure entry system will be provided. BS7950 rated windows and PAS23/24 entrance. Manor Way is a wide road and allows for adequate and immediate access for all emergency and service vehicles. A smoke and fire detection system will be fitted to all common areas.

Conclusion

This house is in poor structural condition, to such a degree that it is not financially viable to underpin all existing foundations and strengthen the skeleton of the house to provide the final scheme the client desires.

We have worked within the parameters of the existing volume, we have prioritised views out to improve the well being of all who live here, we have applied a contemporary palette of materials while ensuring the existing materials also are evident.

This scheme is sensitive yet bold intervention to this property and will provide it with the longevity it deserves and brings a family close to their mother who lives next door.

Resi feel that with all these features the proposal deserves the support of the council in planning terms and will be a great addition to the street.