Design and Access Statement

New House, Overstrand, Shopsdam Road, Lancing

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Design Statement

The proposal is for a new house in an established residential area that is defined by an eclectic and varied vernacular ion the surrounding area. Oft-extended standalone houses or 'semis' jostle with bungalows and blocks of flats all with different roof forms, and finished in different materials and colours.

The external strategy provides separate side access with steps (the ground floor is raised up 700mm above the road level to allow for flood risk) to be easily negotiated with cycles or bins etc. The internal strategy puts bedrooms on the ground floor with kitchen dining and living areas on the first floor to take advantage of the sea views.

The house has the beach frontage and has been designed to take full advantage of panoramic sea views at first floor level with lots of glazing on its south and west elevations. The glazing will be modulated by external timber shutters which can be extended fully along both these elevations, important to guard against excessive solar gain in high summer, and the worst sea storms (all this glazing will be toughened).

The unusual stepped form is derived from the need to provide covered parking at ground floor level with a balcony at first floor level away from the road. Shifting the first floor accommodation achieves this with dramatic simplicity. The sturdy simplicity of Lancing Sailing Club is echoed in the simple massing of this house. Ostensibly a flat roofed building, the house gives the impression of a similar mono-pitch to the sailing club building, the feature solar panels highlighted not only as a foil to the rear mono-pitch of the sailing club, but to provide a shade in high summer and emphasise the buildings green credentials.

Materials and colours are inspired by the varied mix on the surrounding houses, flats and other buildings. Off-white render is modulated with natural timber panels and dark metal framed glazing

The proposal provides 115 sq.m of external outdoor amenity space on the roof terrace and deck. The external ground floor landscaping is finished via brick pavers with 2 no. new specimen trees as shown on the drawings.

The previous planning permission for 3 no. houses was accompanied by a detailed highways statement, which has been re-submitted due to the lesser nature of this proposal. This document deals with access issues from Shopsdam Road onto the A-259.

As well as adhering to the current strict building regulations, this house will further reduce its impact on resources by giving the householder the opportunity to generate electricity or hot water from integrated solar panel frames.

Access Statement

This access statement intends to demonstrate the applicant's approach to inclusion, and show how people, regardless of disability, age or gender, can access and enter the houses. The following should be read in conjunction with the application drawings.

Allowing for people's diversity and aiming to minimise unnecessary barriers and exclusions, also benefits society as a whole. It addresses the fact that many people currently remain unnecessarily 'disabled' by the design and management of existing environments.

The proposed house has been designed to create an adaptable and sustainable home and will exceed the current building regulation requirements in certain areas, allowing for choice, flexibility and independence in our increasingly diverse population.

The site enjoys excellent bus links along the coast that serve Lancing between Worthing and Shoreham. Lancing Railway Station is approx. 1km away. The development is well placed to encourage a sustainable approach to transport by reducing car use and encouraging the use of public transport, by people of all mobility capabilities.

To prevent the risk of flooding, the ground level is raised above the external floor level, which requires stepped access, however the steps can be served by retro-fitted wheelchair platforms, which would allow wheelchair access throughout. All doorway and hallway widths meet or exceed the required minimum dimensions and wheelchair circulation within the ground floor of the unit has been designed to meet or exceed the required minimum requirements. All doors will have flush thresholds.

The ground floor has been designed so that the large master bedroom can be utilised as a living room. The main bathroom / toilet can be simply re-configured to allow a shower to be fitted (either in the bath, or instead of the bath), along with the ability to fix handrails where required.

There is potential for a hoist to be fitted within the bathroom if required, alternatively a hoist can run from one of the bedrooms into an adjacent bathroom.
The main bathroom is sized to allow full and easy internal circulation for wheelchair users (should the wheelchair platform be installed) and the ambulant disabled.

The master bedroom and living room windows have the glazing designed to allow seated occupants to benefit from maximum natural lighting and views.
All units will have accessible switches, sockets, controls and door furniture, as per the stated requirements.

Consultations were undertaken with an access consultant in the preparation of this scheme, and the design has been developed using the following references and guidance documents.

The Approved Document to Part M (2004); BS 8300:2001; Building Sight (RNIB); The DRC Codes of Practice; Guidance on Access Statements (DRC); Inclusive Projects (DPTAC); Planning and Access for Disabled People – A Good Practice Guide (ODPM); Inclusive Mobility (Department for Transport); The New Metric Handbook: Planning and Design Data (Tutt and Adler)

We intend that this Access Statement, read along side the current drawings, demonstrates that the proposed development will be reasonably accessible to all visitors.