Design and Access Statement

January 2025



Existing rear elevation

1.0 Introduction:

12 Fowey Close is a semi-detached chalet bungalow within a cul-de-sac of 20 similar semi-detached bungalows where 14 of the bungalows have had extensive alterations.

The close was built in the 1960's. Some of the bungalows retain original features but most have had roof extensions, rear extensions, remodelled elevations and landscaping.

Whilst many of the bungalows have had extensions that are as high as the ridge line, none of the alterations have been built above the ridge line. In terms of character, the close remains one of chalet bungalows.

Fowey Close is well kept where owners take pride in their houses and gardens. It is a pleasant place to live. It is close to the beach with good transport links. Local Schools are excellent and there are local shops within walking distance to the application site.

2.0 Design Brief:

The design brief is to provide an additional bedroom and living space. The applicant is willing to demolish the existing garage, so long as there is a place for the storage of bicycles. The new garage does not have to be big enough to park a car.

At first, the hope was that the new bedroom would be on the 1st floor. But considering how this might unbalance the front elevation in relation to the semi-detached neighbour, a 2-storey design was ruled out.

A 2-storey design was presented to the applicant but, on balance, we all considered that it would be too ambitious, and a single storey rear extension would meet the design brief as well as remain subservient to the parent building and barley visible from Fowey close and the neighbouring property because of the location of the neighbours garage.

3.0 Amount of Development:

Existing building:

Ground floor area = 97.9m.sq (including the garage and shed to be demolished)
First floor area = 47.3m.sq

TOTAL = 145.2m.sq

Proposed building:

Ground floor area = 147.7m.sq
First floor area = 47.3m.sq
No Sheds
TOTAL = 195m.sq

Total Increase in floor area = 49.8m.sq which represents a 34% increase in floor area.

On a site area of 0.156 acres, the ratio of built area to garden is very low.

4.0 Refuse/ Recycling Collection:

There is no change to the refuse and recycling arrangements. This is stored at the front of the bungalow and is collected by the Local Authority collection services on collection day.

5.0 Layout and Scale:

The scale of the existing chalet bungalow is perceived by the existing ridge height which is 7.1m high. The proposed extension is 4.2m high and this is only in a small section of the extension where the design of it has a mono-pitch roof to allow southern sunlight to enter the ground floor via high level windows.

The proposed extension is 2.9m lower than the existing roof and therefore the existing ridge and rear dormer window remain the import characteristics in terms of scale.

The layout of the extension has been designed to bring a useful purpose to the south-west area of the garden which is not used.

When looking at the new rear elevation, the single storey extension would have a mono-pitched roof that is built in the same materials as the existing house roof and therefore the character of the extension will match the architecture of the existing chalet bungalow.

6.0 Landscaping:

There are no landscape proposals that need consideration as part of this application. There is an existing patio and this will be extended slightly in matching material.

7.0 Appearance:

We hope that the Local Authority planning department, and any other parties concerned to this application would agree that the design has been approached in a way that the resulting extension is attractive in its architectural form and complimentary to the existing house.

The applicants and architect are very pleased with the layout and its appearance. It will be very difficult to see the extension from the public realm (Fowey Close) or neighbouring properties. It will have an attractive presence from the applicants' own garden. The materials are chosen so that the extension blends in with the architecture of the existing house.

8.0 Materials:

Walls – at low level, the walls will be a blue engineering brick.
Walls – at high level, the walls will be rendered and painted white to blend in with the existing ground floor.
Windows – UPVC double glazed windows with a dark grey frame.
Roof – Concrete interlocking tiles to match the existing roof.

9.0 Use:

There is no change of use to the bungalow. It is a residential domestic dwelling.

10.0 Access:

There is a modest change to the front entrance in the form of a new porch. This extension is modest and is just to provide a better entrance sequence. A level threshold will be provided for disabled access at the front door.

11.0 Suggested Planning Conditions:

Materials.
Hours of working on site.

12: Parking:

At the front of the property there is ample space for parking. 2 vehicles are easily accommodated (although the family only own one vehicle). There are no design proposals for the front drive and the application site already has an electrical supply for the charging of an electric vehicle.

12. Flood Risk:

Fowey Close is in Flood zone 1 where there is a very low risk of flooding.

In terms of surface water (rainwater) there is a very low risk of flooding.
Between 2040 and 2060 there is a very low risk of flooding.

In terms of river and sea, there is a very low risk of flooding.
Between 2036 and 2069 there is a very low risk of flooding from the river or sea.

All the above information in relation to flooding is from the Environment Agency Flood Map on the Government website.

13.0 Summary:

The applicant of this application are a young family with young children. The purpose of the design proposals is to enable the existing house to be extended in a way that will enable them to grow into the house and live there, possibly for the rest of there lives.

This is very positive for the Shoreham Beach community.

It is also positive for the local economy where the entire build cost will be invested into the local economy through the employment of local builders, carpenters, plumbers, bricklayers and other trades people.

The design is very attractive and has no effect on neighbouring houses.

We hope to start the works on site in the Summer of 2025.

Design and Access Statement written by

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Winner of the Shoreham Society Award for Architecture 2015
Distinction in Design Award (Adur District Council) 2016
Sussex Heritage Award for Housing
LABC Award for Housing
Shortlisted for LABC Award 2016