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Rev A	Minor amendments to second floor as planning officer comments.	ES	GI
Rev B	Minor amendments as FRA.	ES	GI
Rev C	Minor amendments as planning officer and EA comments.	ES	GI

1.00 Introduction

1.01 Introduction and Summary

This Design and Access Statement, sets out the proposal for a replacement dwelling on the south side of Old Fort Road at Shoreham by Sea.

The client prepared a brief in drawn plans and elevational images which asked for the existing chalet bungalow to be demolished and replaced with a three storey, three/four-bedroom house. Plans suggested a symmetrical plan layout, centred around a three-storey feature staircase and the elevational images suggested a single aspect house with a fully glazed feature elevation set between other dwellings.

Contextually, this beachside site is located at the eastern end of a row of houses on a small corner plot, benefitting from the opportunity to allow views towards the sunrise in the east, views to the sea and horizon on the south and distant views of the South Downs and Lancing College to the north. There is direct access from the garden to the beach with vehicular and pedestrian access from the road to the north.

A public footpath, allowing access to the beach, runs directly along the eastern boundary.

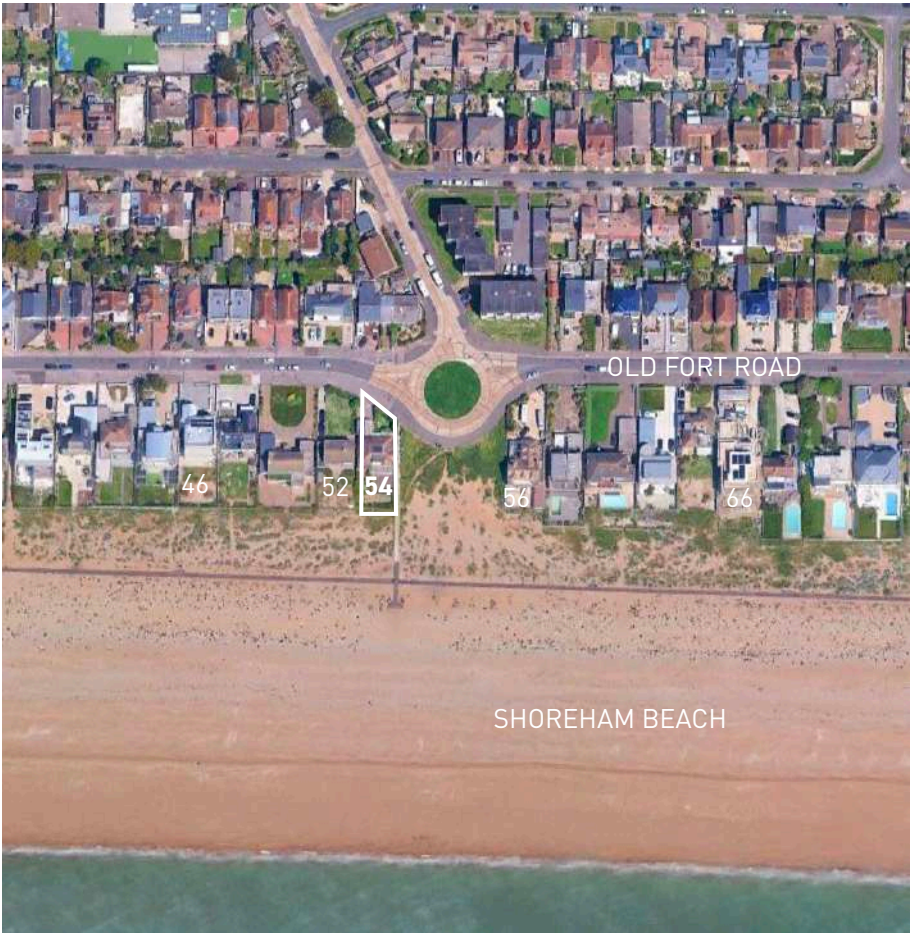
Although unobstructed south facing views of the beach and sea presents an exciting opportunity and allows potential energy generation; solar heat gain, if uncontrolled, can make a home uninhabitable during the summer.

The site sits within a flood zone having a ground level of approximately 5.85m above ordinance datum (AOD). There are several recent new build three storey dwellings along Old Fort Road.

The scheme presented in this document responds to the brief but allows the context, constraints and opportunities to drive the proposals, creating a sensitive solution appropriate for this beachside setting.



Aerial View of Location



Aerial View of Site

2.00 Site Analysis

2.01 Photographic Analysis



South (beach) context view



North view



North east view from roundabout



South view showing public footpath



North west view



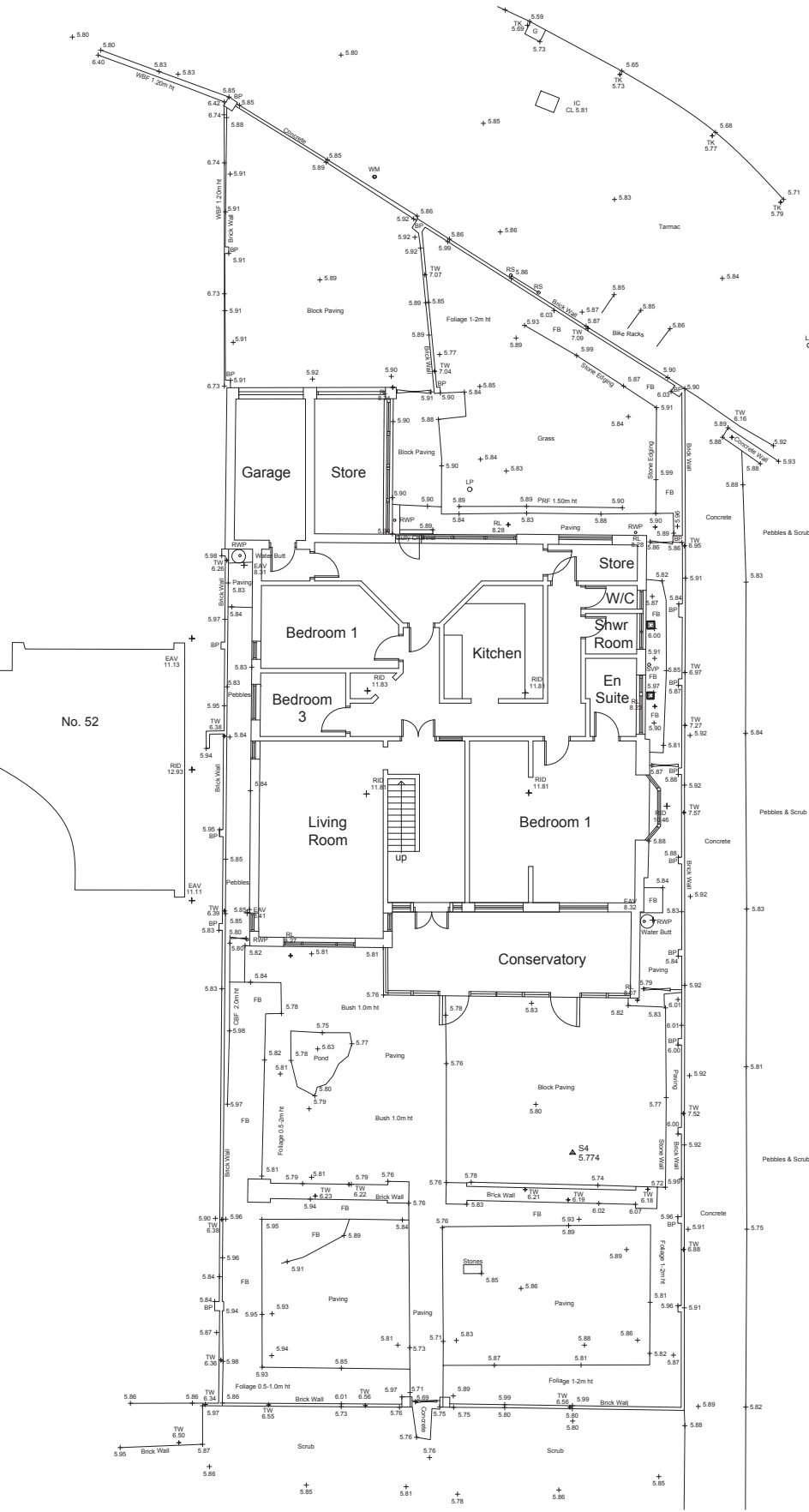
East view



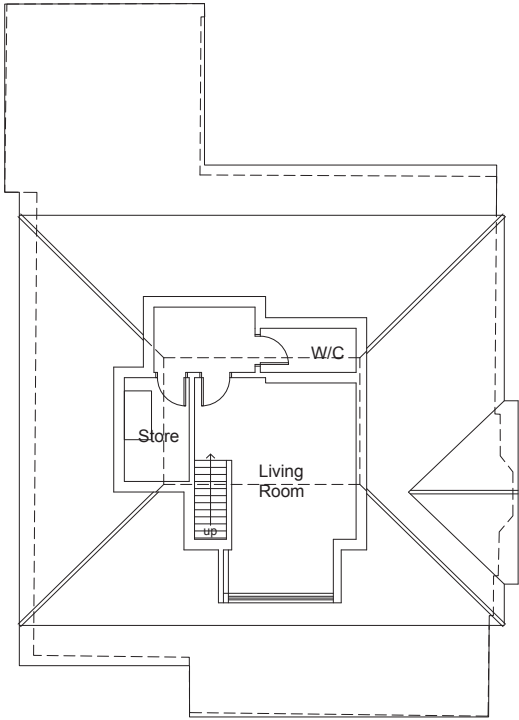
South view of public footpath

2.00 Site Analysis

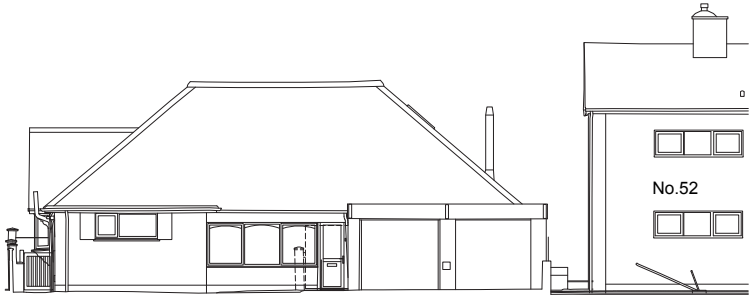
2.02 Existing Site



Existing Site/Ground Floor Plan



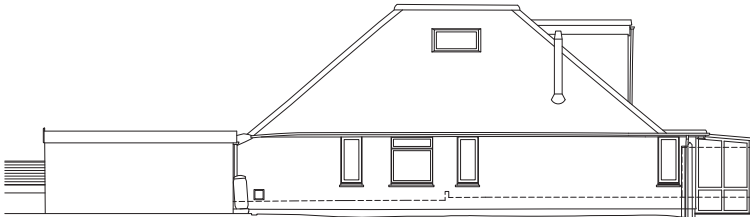
Existing First Floor Plan



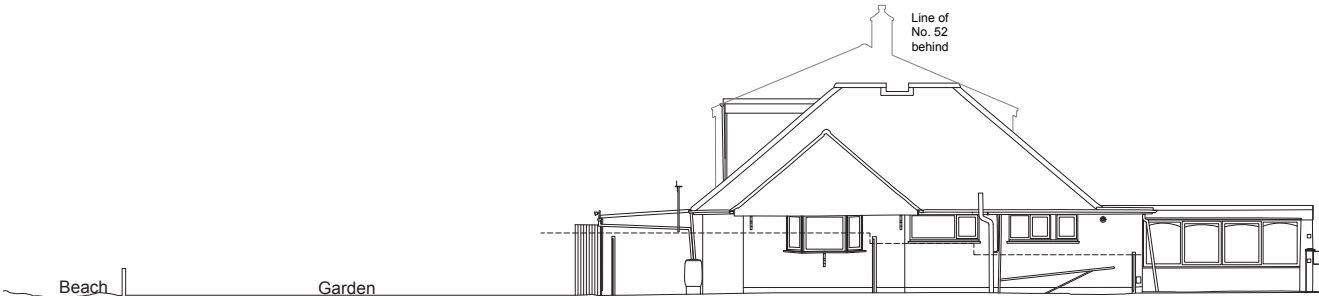
Existing North (Front) Elevation



Existing South (Rear) Elevation



Existing West (Side) Elevation



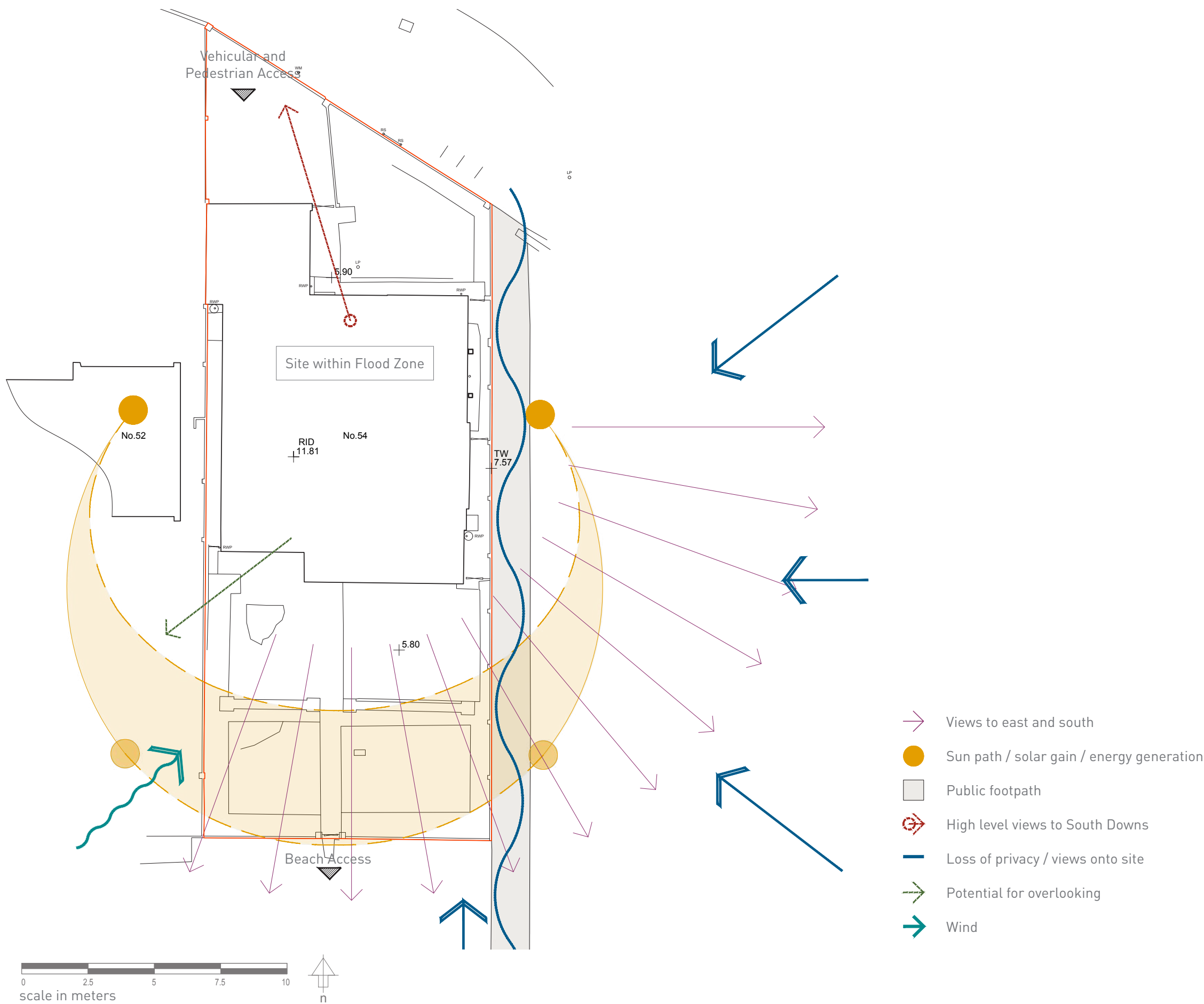
Existing East (Side) Elevation



scale in meters

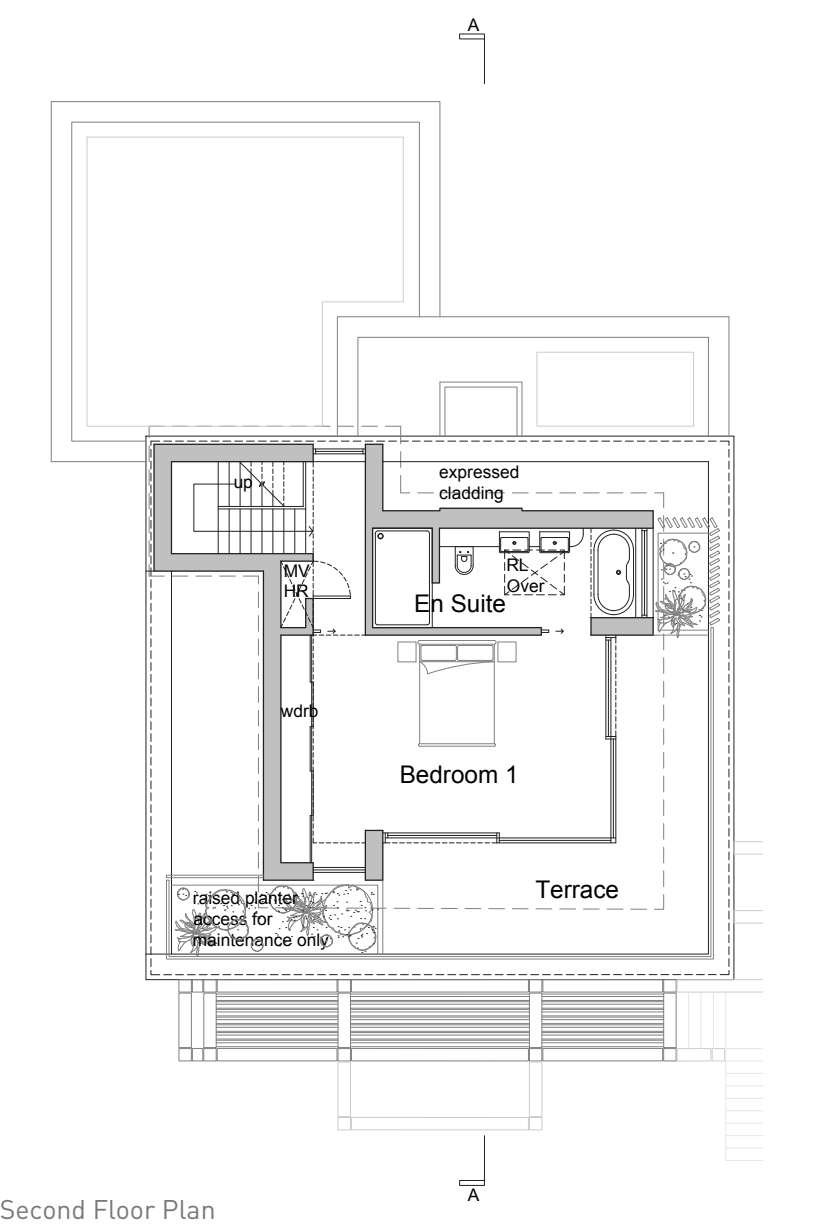
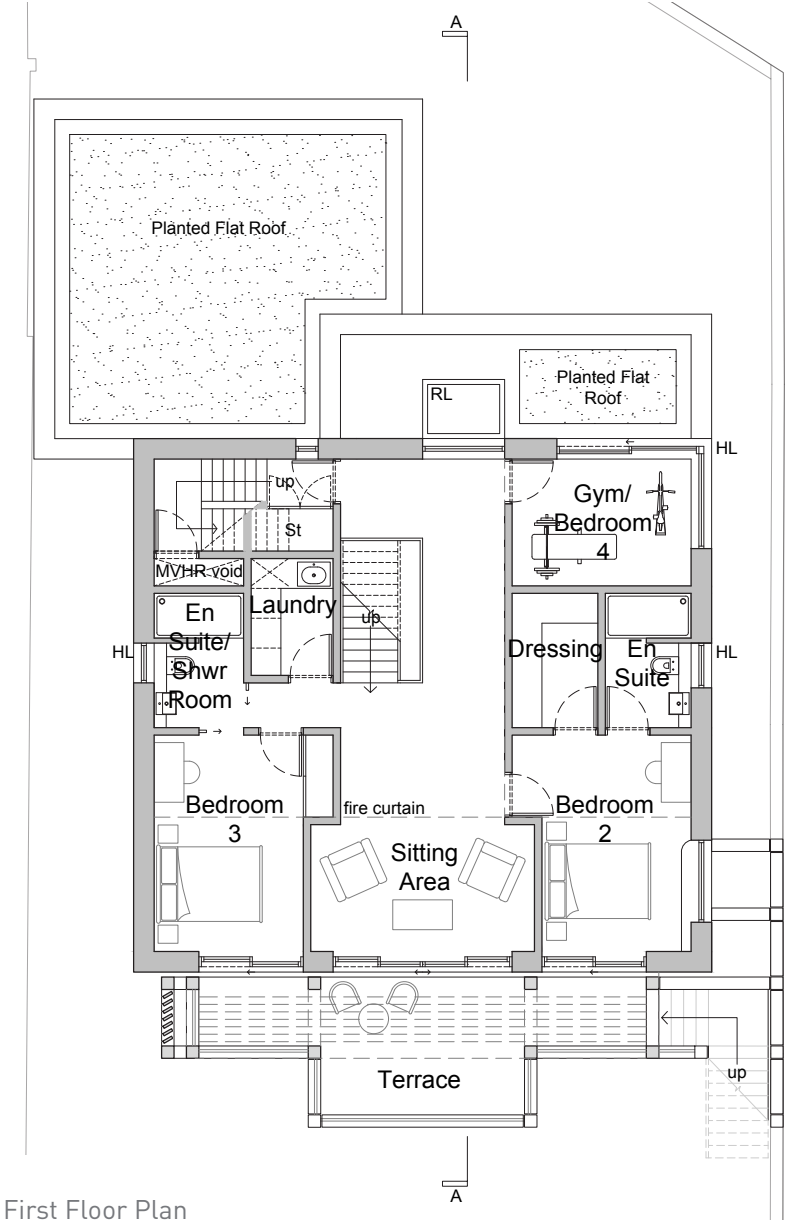
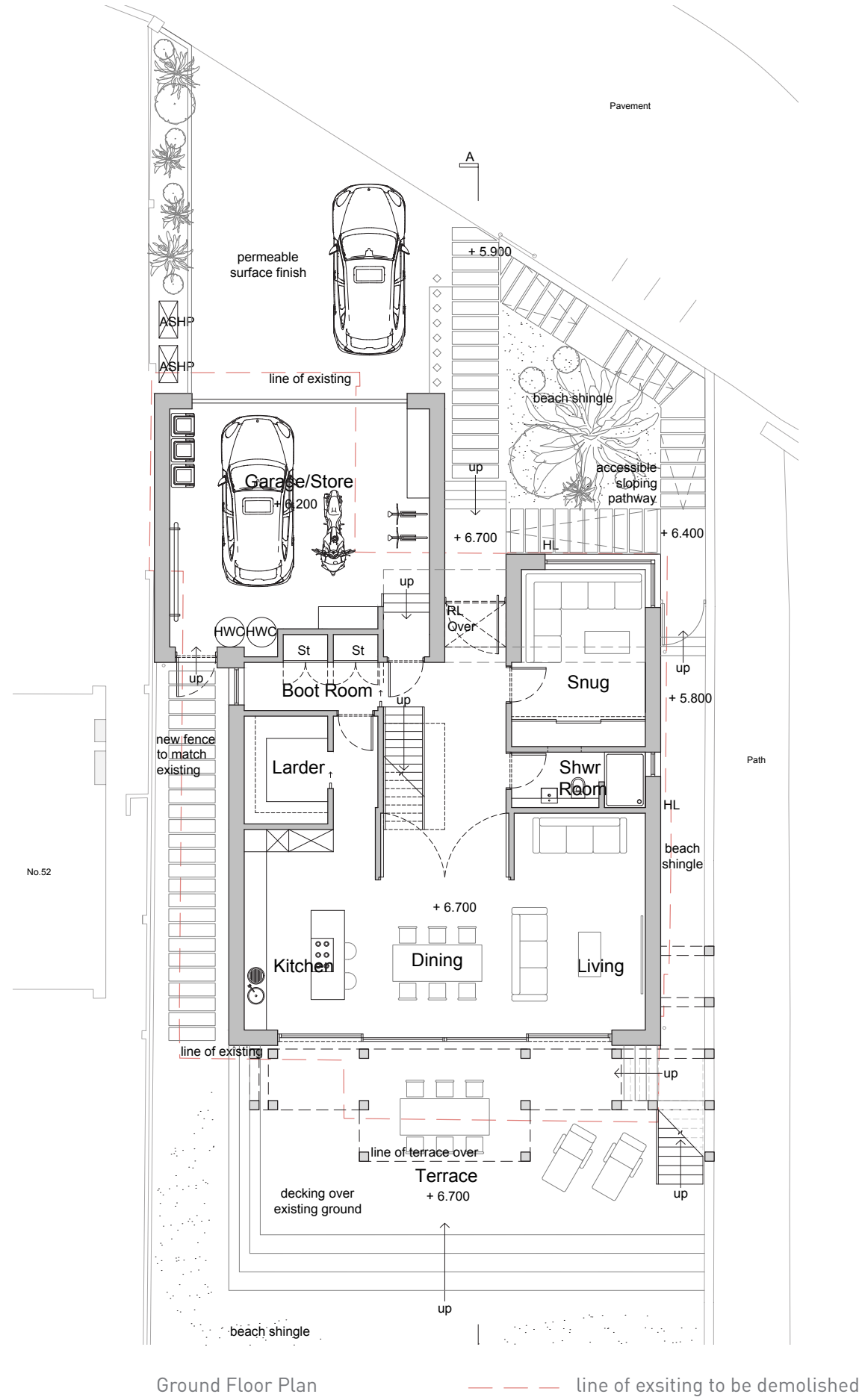
2.00 Site Analysis

2.03 Opportunities and Constraints



3.00 Proposals

3.01 Proposed Floor Plans



3.00 Proposals

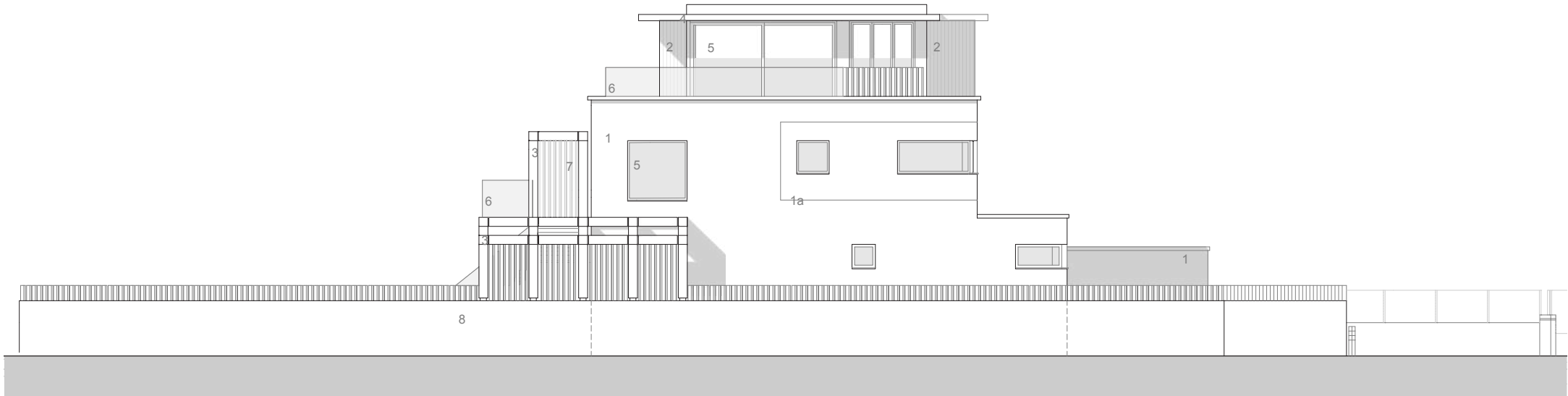
3.02 Proposed Elevations



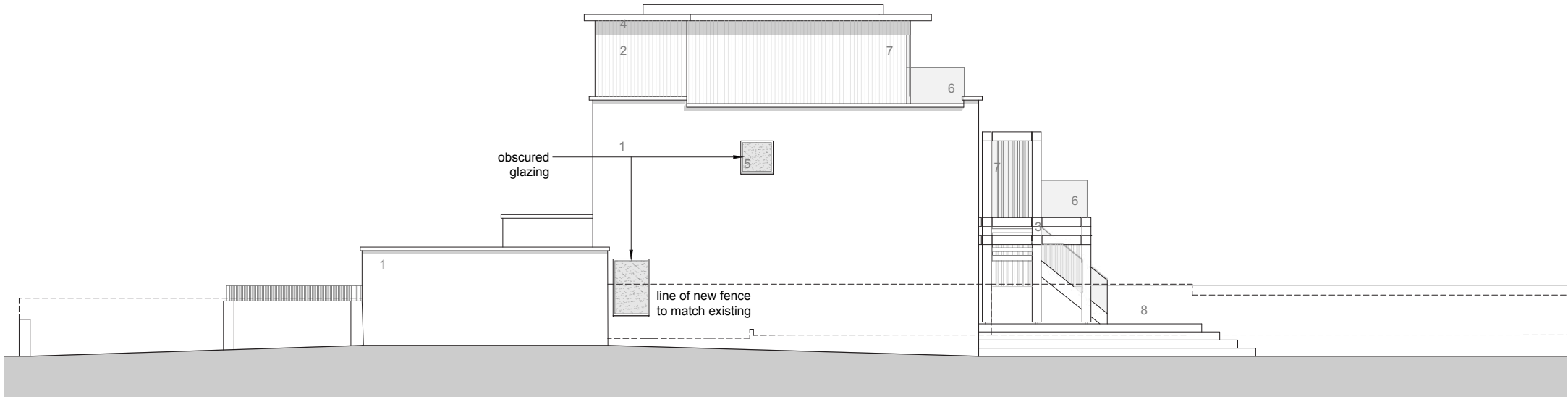
Proposed North (Front) Elevation



Proposed South (Rear) Elevation



Proposed East (Side) Elevation



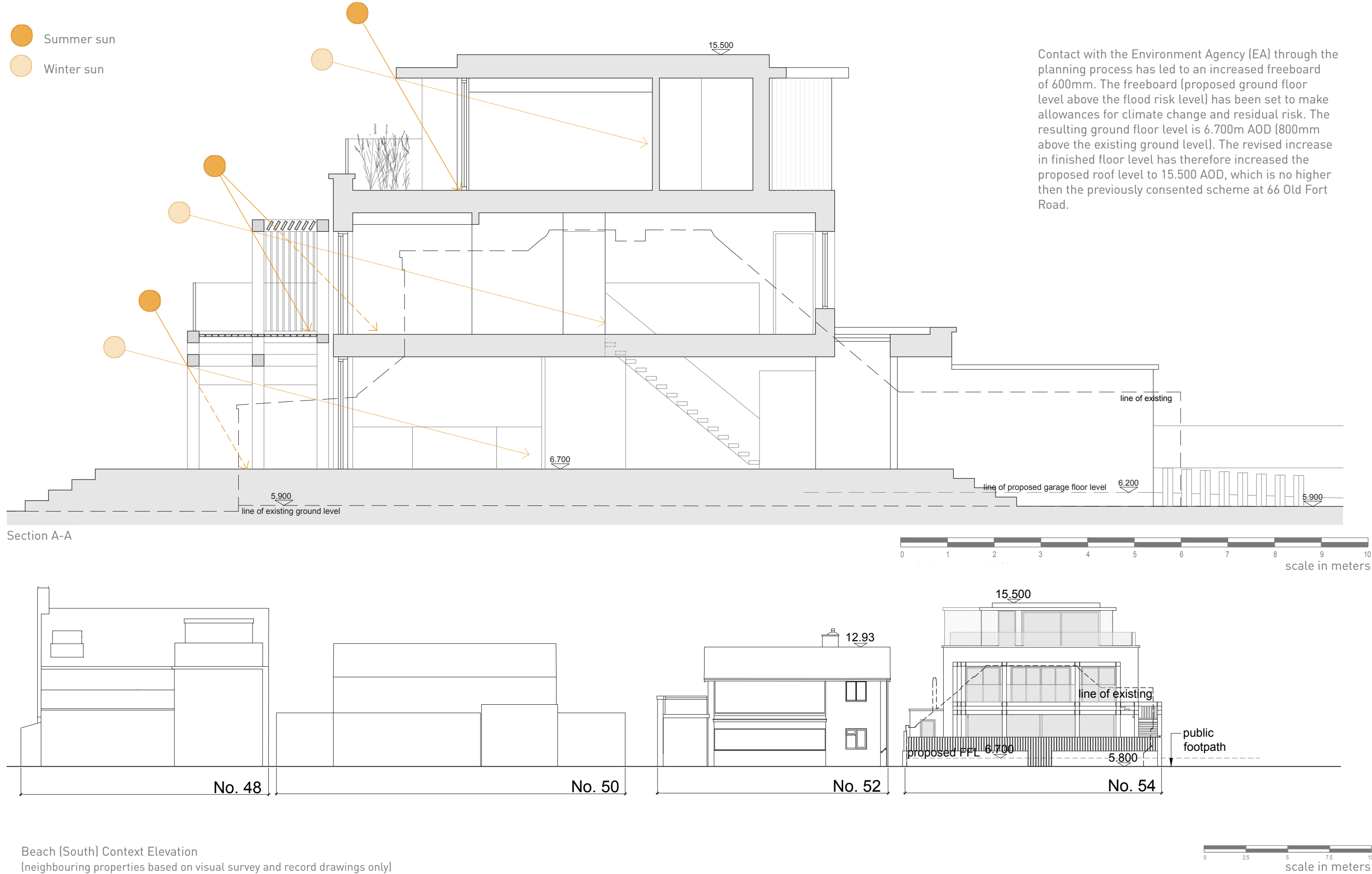
Proposed West (Side) Elevation

- 1 buff facing brickwork (vertically arranged where 1a)
- 2 vertical natural timber cladding
- 3 oak frame forming terrace and brise soleil
- 4 Catnic SolarSeam roof (integrated PV)
- 5 high performance glazing (Origin)
- 6 glazed balustrade
- 7 natural timber screening
- 8 buff brickwork boundary wall with timber posts to top



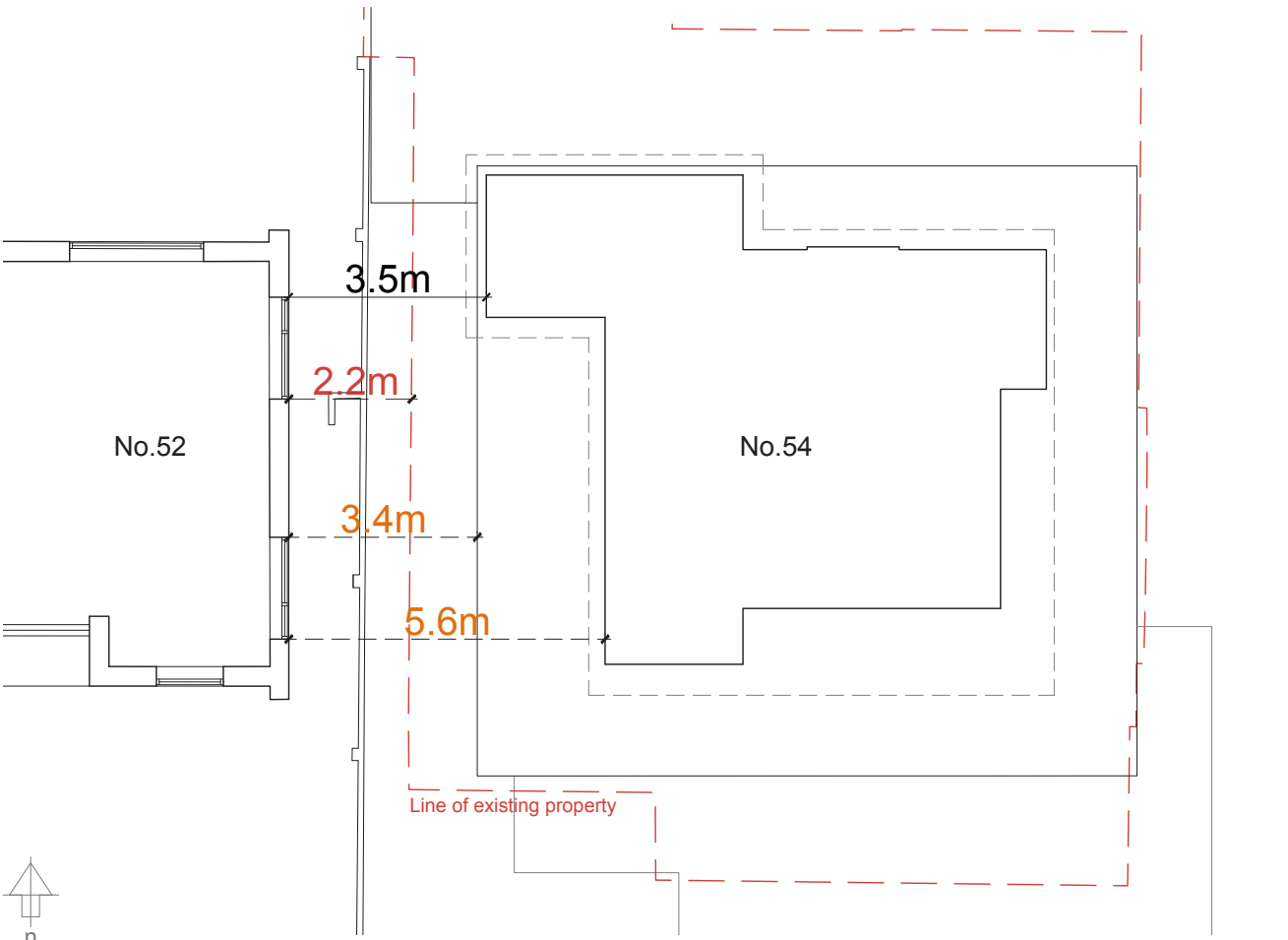
3.00 Proposals

3.03 Proposed Section and Context Elevation

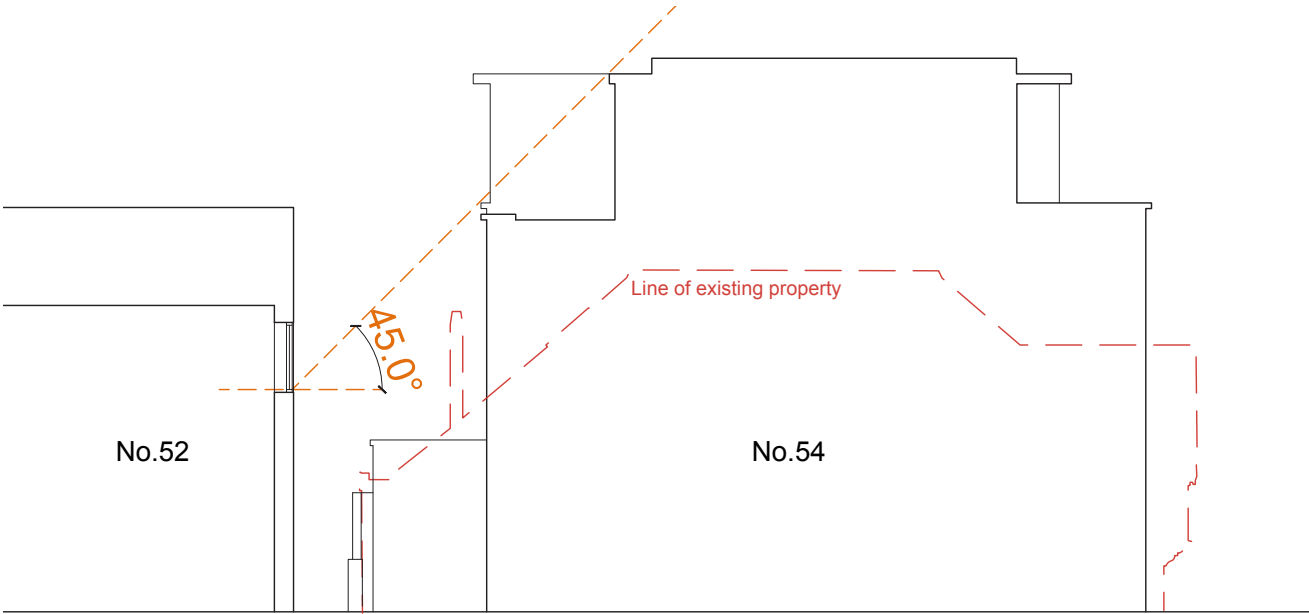


3.00 Proposals

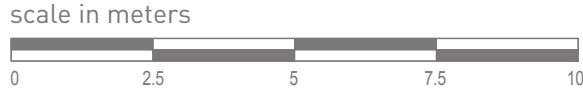
3.04 Daylighting Study



Proposed Plan Diagram



Proposed Section Diagram



This assessment considers the potential impact of the proposed replacement dwelling on daylight to the east-facing side windows of No. 54. These windows provide secondary daylight to the affected rooms, with principal windows located on the north and south elevations that remain unaffected by the proposal.

The proposed dwelling increases the distance from No. 54 by approximately 1 metre, with the second floor stepped back by a further 2 metres. Where the scheme has increased in height due to the revised freeboard the reduced impact of overshadowing has been maintained by stepping the inset area of wall at second floor back by a further 400mm. The increased separation distance and stepped upper floor reduces the potential impact on daylight.

The drawings indicate the 45-degree rule of thumb used as an indicator of daylight impacts. Having regard to the secondary nature of the affected windows, the increased separation distance, and the overall relationship between the buildings, the proposal is not considered to result in an unacceptable loss of daylight or residential amenity.



South view (timber fencing on top of wall omitted for clarity)

Neighbouring buildings are for visual purposes only



South east view at sunset

Neighbouring buildings are for visual purposes only



North east view in the morning after rainfall

Neighbouring buildings are for visual purposes only

3.00 Proposals

3.06 Appearance

The proposed materials use light beachy tones in response to its beach location. The main bulk of the house is clad in buff brickwork, forming a strong mass. A free-standing brise soleil/terrace, constructed/clad in timber softens the form to the south, and wraps around the corner to the east.

In contrast with the main bulk of the building, the lightweight third floor is clad in natural timber with a thin flat roof. A vertical timber motif connects the scheme, from the timber frame to timber privacy screens and vertical timber posts on top of boundary walls.



Vertical natural timber cladding



Buff facing brickwork



RAL 1015

High performance glazing (bespoke colour powder coated aluminium)



Oak frame (shading/terrace)



Catnic SolarSeam flat roof

3.07 Use

The use remains as a single detached dwelling with garage.

3.08 Layout

The layout is loosely set out on a 0.9m grid and creates a symmetry about the centre line that runs north to south. The living accommodation is located on the ground floor, with of a gym and seating area at first floor, positioned to maximise the views to the south downs to the north and the sea to the south. All sleeping accommodation is located on the first and second floor, maximising views to the south and the rare opportunity for eastern views.

3.09 Amount

Gross Internal Floor Areas:

Existing	Proposed GIFA:
GF - c. 200m ²	GF - 167m ²
1F - c. 41m ²	1F - 107m ²
	2F - 57m ²
TOTAL - c. 241m²	TOTAL - c.331m²

Total increase of c.90m²

3.10 Scale

The proposed scheme reduces the building footprint by 26m² and increases the distance between the proposal and no.25 in consideration of daylighting and privacy.

The rear terrace/brise soleil wraps around the eastern corner to give a sense of a stepped, reduced scale to the boundary. Additionally, the second floor is significantly stepped in to the east and to the west in order to reduce the scale of the top floor.

The proposed roof level is 15.500 AOD which is no more than the height of surrounding, recently completed three storey developments.

3.11 Access

The garage is located in the same position as the existing to utilise the existing driveway and crossover. A new ramped access will be landscaped into the front garden providing level access to the garage and front door.

3.12 Sustainability

In order to exceed the new Building Regulation standards the proposal adopts passive environmental design principles and follows the ‘tea-cosy affect’ – high levels of insulation and internal thermal mass.

The scheme also proposes the use of renewable energy systems; air source heat pumps (ASHP) and a metal flat roof system incorporating photovoltaic cells (by Catnic) with battery storage providing hot water and underfloor space heating.

The construction uses high levels of insulation to the ground floor, external walls and roofs with low air permeability detailing to reduce heating and cooling demands. A mechanical ventilation with heat recovery (MVHR) system will be specified and together with openable windows, doors and rooflights will provide flexibility in the ventilation and cooling throughout the year.

The use of high-performance treble glazing specified with a solar reflective coating and an external shading system (combined terrace and brise soleil) on the south facade reduces solar heat gain in the summer, whilst allowing sunlight and solar gain throughout the winter months.

3.13 Conclusion

This Design and Access Statement proposes the replacement of a tired chalet bungalow with a contextually appropriate, sensitive and sustainable three storey contemporary home that responds positively to the brief.

The proposal considers and responds to its location at the end of a line of houses, respecting neighbours and its adjacency to the public footpath and open space beyond.