ABIR Architects

Rear single storey extension at 24 Cheal Close, Shoreham-By-Sea, West Sussex, BN43



Design and Access Statement

0617.DAS.001 / January 2021

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1.00 Introduction

1.01 Executive Summary

This Design and Access Statement has been prepared on behalf of the clients, Mrs & Mr Banks. It summarises the design process undertaken and provides a narrative about the site, context, concept and design proposal.

The site is located on the North side of Cheal Close, Shoreham-by-Sea and is occupied by an existing detached single storey dwelling and semi detached garage. In 2011 planning permission was granted for a single storey rear extension to form a lounge and kitchen (ADC/0054/11). The permitted extension has been carried out.

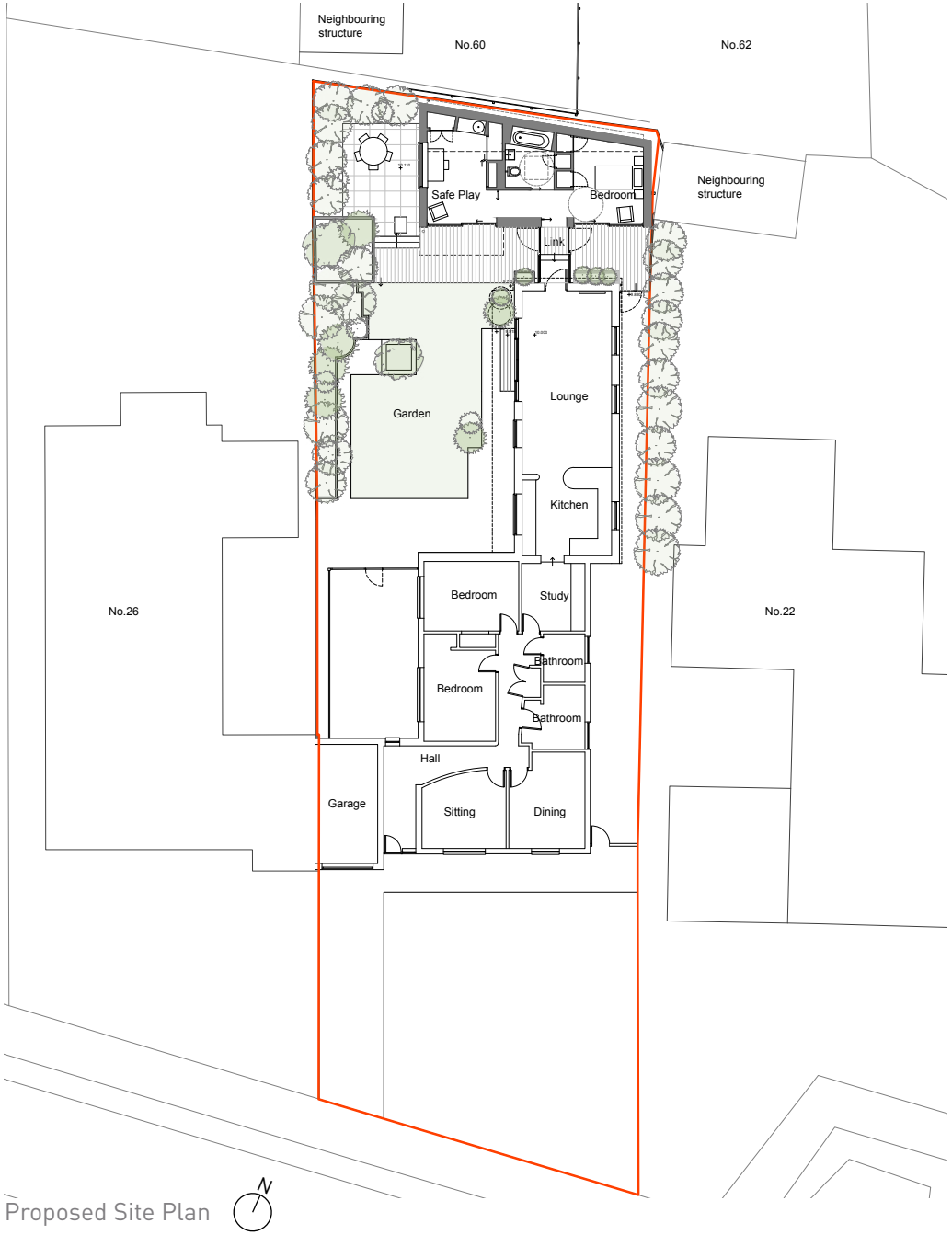
ABIR Architects have been asked to design a new extension on the north boundary which provides a new bedroom, bathroom and safe play and activity space for the clients' son.

The brief has been developed following detailed advice from the occupational therapist and the pre-application planning advice.

The proposed volume and surrounding landscaping are carefully designed to be visually and physically linked to the main house, but also to create calm and private sleeping/playing space for the clients' son.

The proposed extension height is kept to a minimum and not higher than existing extension. As the external levels rise towards the north boundary, the proposed volume is set into the ground and the eaves level reduced in height to reduce the overall height and minimise the impact on the neighbours.

The proposals are designed to allow the walls and roof structure to be manufactured off site to enable the on site construction period to be kept to a minimum.



Proposed Site Plan

1.00 Introduction

1.02 Occupational therapists recommendations and design brief

General:

- Construct an extension to rear/side of property to provide a bedroom, toilet and washing facilities.
- Construct a secure activity area with secure, level access to the new extension and the existing kitchen.
- The bedroom should be a minimum of 9 Square metres to be able to fit electric profiling beds (2080x1000mm), ceiling track hoists * (ceilings to be built to accommodate hoisting if/when required), wheelchair turning circles and other medical equipment.
- Ensure clear, level ceiling access* between bedrooms and bathroom, which will enable continuous ceiling track hoisting between rooms when required.

Bedroom Area:

- Bedroom should be a minimum of 9 Square metres.
- The size of a specialist adult bed should be accommodated with user and carer access considered. The size of a standard hospital bed is 2080mm by 1000mm.
- A preferred 1000mm area should be accommodated for lateral transfers and sideward carer access at the bed.
- A preferred 1500mm clear area should be accommodated for circulation space.
- Power points location, height and number should be confirmed with the family, but need to be positioned to accommodate an electric profiling bed.
- Additional raised height electrical spurs will be required for future hoist needs.*

Washing facilities:

Wash hand basin

- Install a wash hand basin with individual hot and cold lever style, thermostatic taps.
- Hot water pipes under the wash hand basin should be lagged to prevent potential scalding.
- Wash hand basin is to have a plug.
- Water shut-off valve to be install externally to the room for carers use, minimising the risk of flooding the bathroom.
- The floor in front of the wash hand basin, front and side of the toilet must be level for transfers on/off equipment if required.

Shower over bath

- Waterproof slip-resistant floor covering the whole floor and shower area including 150mm high coving up all walls. Drainage fall minimum 1:25, the last 300mm should be 1:12 into a gully.
- Supply and install full height tiling within the bath area to protect the walls, and windowsills if these are within the shower area.
- Provision of curtain(s) must include coverage of windows where they occur within the bath/shower area either by continuation of main shower curtain or by means of a separate curtain/waterproof blind.
- Supply and install an electrically operated shower unit, minimum 8.5 kW thermostatically controlled with water pressure safety valve and anti-scald device. Shower hand-set should be provided with a 2m flexible hose and 1m length riser rail for height adjustment. The handset must also be accessible to a carer. Shower controls and handset need to be accessible from a standing position. Confirm position prior to installation.
- Supply and fit thermostatically controlled mixer shower with temperature stabilisers and anti-scald device.
- Shower unit controls to be button specific requirement.
- Supply and install (two) 35mm diameter grab rails suitable for a wet area. Positioned (vertically beside the shower unit, horizontally underneath the shower unit). Confirm position prior to installation.
- Supply and install a mechanical extractor fan as appropriate for the room size with a timed 15 minute over run and pull cord override.
- Supply and install appropriate steam proof lighting to comply with current building regulations.

1.00 Introduction

1.02 Occupational therapists recommendations and design brief

Toilet

- The toilet should be positioned 500mm to mid pan from side wall/ nearest obstruction. It should not be close-couple and will need to be 600mm from the front of pan to nearest rear obstruction. This will give the option of shower chair going over toilet if needed in the future
- Avoid a side waste soil pipe as this prevents the use of specialist equipment.
- Supply and fit a substantial toilet seat that does not wobble
- Toilet pan to be no higher than 380mm in height to enable future clearance or use of a wheeled shower chair or commode chair, unless otherwise stated by the Therapy in Schools Occupational Therapist, Caroline Spears. Please confirm height of toilet with Caroline before purchase and installation: carolinespears@nhs.net
- Toilet flush on cistern to be push-button style
- Toilet roll holder must be easily accessible from a seated position
- Walls beside and behind the toilet must be strong enough to allow secure fixing of grab rails if necessary, in the future

Electrical installations

- Additional electrical spurs x2 required in the bathroom/toilet area to enable the future installation of equipment, such as, hoist or automated toilet.

Other considerations:

- Ensure adequate heating to maintain a constant temperature between rooms. Assess the current boiler to confirm its capacity to extend the current heating system, and/or consider the installation of a wall fixed heater.
- Doors installed with a minimum of 900mm clear opening width is recommended.

Flooring:

- Flooring in the bedroom and bathroom is important to support functional needs, such as managing hygiene. Due to the customer's age and current level of functional mobility, falls are possible. Therefore, soft forgiving flooring which is waterproof and washable is recommended.

Occupational Therapists comments to the proposals subject to this planning application:

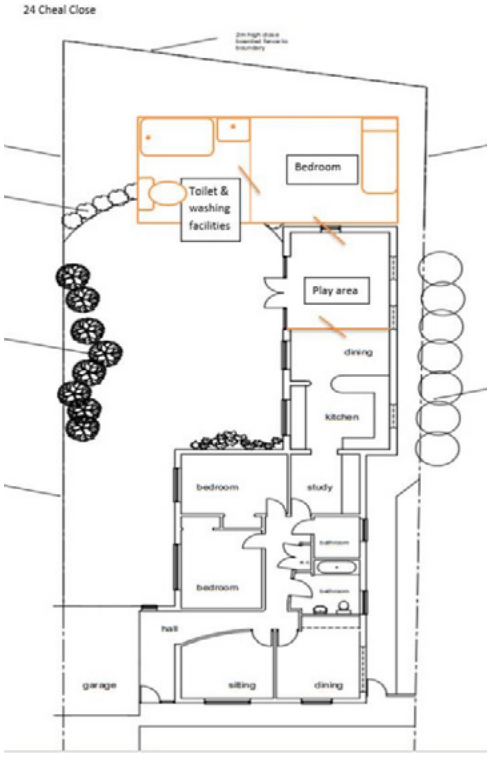
The Occupational Therapist has approved the proposals.

2.00 Pre-app

2.01 Pre-app response

0221/20 22nd October 2020
Officer: Eve Hearsey
General:

- No. 24 Cheal Close has been much extended, with the last approval (ADC/0054/11) being in 2011for a single storey rear extension (amendment to ADC/0182/10 showing an increase in height and length of extension) (retrospective).
- The existing rear extension is quite extensive, being over 7m in length, and takes up a large section of the rear garden, it also caused problems with the property at the rear who objected to the proposal, as the resultant building proved to be higher than shown on the plans. This was due, amongst other things, to be because of land levels.
- A lot of the Shoreham area have raised or lowered land levels within the curtilage of the properties. Therefore, this is an important factor with the granting of any permission. This would also apply to the levels on the neighbouring/contiguous sites, as the proposals will be a large addition to an already large extension, leaving little amenity area.
- Submitted sketch indicates that land is level at the rear.
- While I am concerned at the amount of garden being taken up overall, it is noted that there is a particular need for the type of accommodation proposed.
- Therefore, the provision of a mobile 'pod' for the required accommodation would be acceptable as it could be removed when it is no longer required, and it is likely that any permission given would have such a condition as part of its approval.



Submitted plan proposal for pre-app

2.02 ABIR comments for the pre-app response

Following a positive overall response from the planning officer at pre-application stage, the brief has been developed to address the remaining concerns.

The proposed extension height is kept to a minimum and not higher than existing extension. As the external levels rise towards the north boundary, the proposed volume is set into the ground and the eaves level reduced in height to reduce the overall height and minimise the impact on the neighbours.

The prefabricated mobile 'pod' has been considered. However, the 'pod' type construction must sit on a solid base and the floor construction is normally raised slightly above that base. This would increase the height of the building, going against the intent to keep the volume low. In addition, bringing the pod onto site would require a 35m craneage reach from the street, which makes this approach unviable. Instead the proposal is designed to have wall and roof panels manufactured off-site and assembled on site.

3.00 Site Analysis

3.01 Site Description and Overview

The site is located on the North side of Cheal Close, Shoreham-by-Sea. The area is flanked by River Adur and the South Downs National Park to the north and a large expanse of rare beach shingle habitat to the south, resulting in a dynamic and changeable environment.

In a predominantly residential area with single storey houses, the site is currently occupied by a detached single storey dwelling and semi detached garage.



3.02 Photographic Analysis



Panorama of West Elevation



Panorama of West boundary and Garden

3.02 Photographic Analysis



Timber seating area, Neighbouring Structure, North East boundary



Neighbouring Structures, North West boundary



Panorama of North boundary

3.00 Site Analysis

3.02 Photographic Analysis



North Elevation



Side Elevation, East boundary



Side Elevation, East boundary



North West Elevation



Garden, looking South

4.00 Existing

4.01 Block and Site Plan

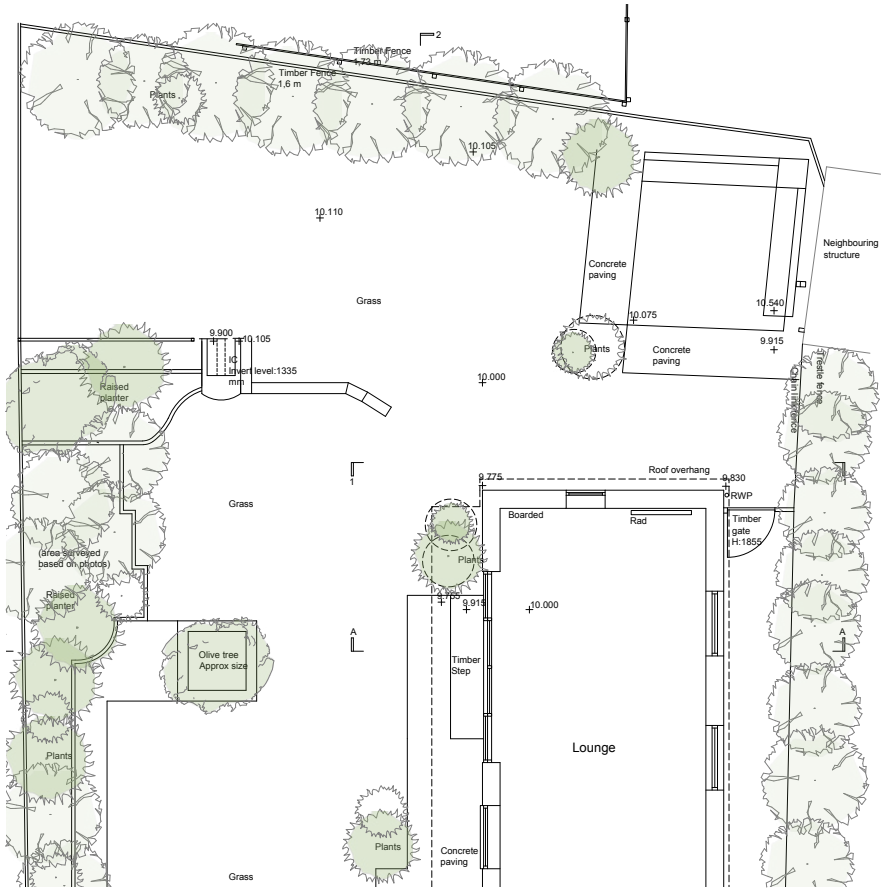


Block Plan

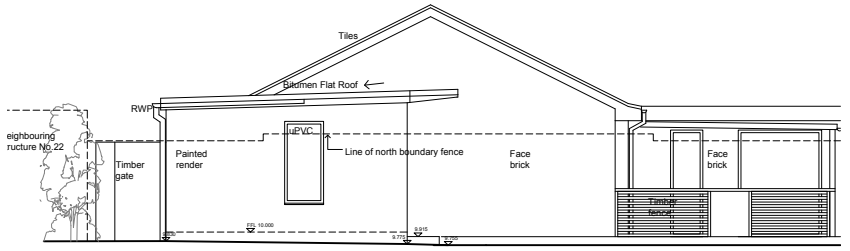


Site Plan

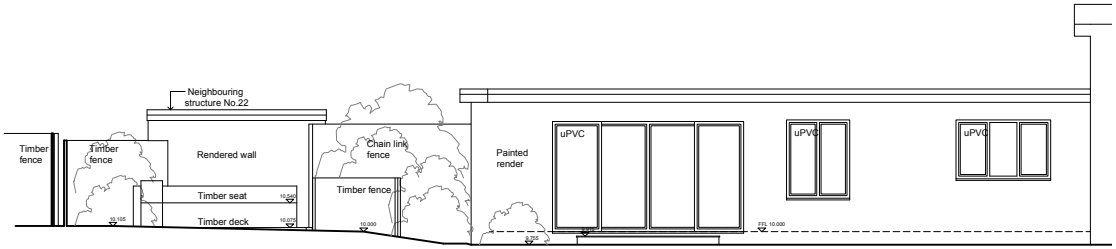
4.02 Plan and Sections



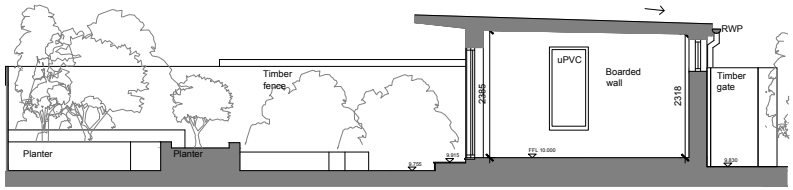
Ground Floor Plan



(North) Elevation 1-1



(West) Elevation 2-2



Section A-A

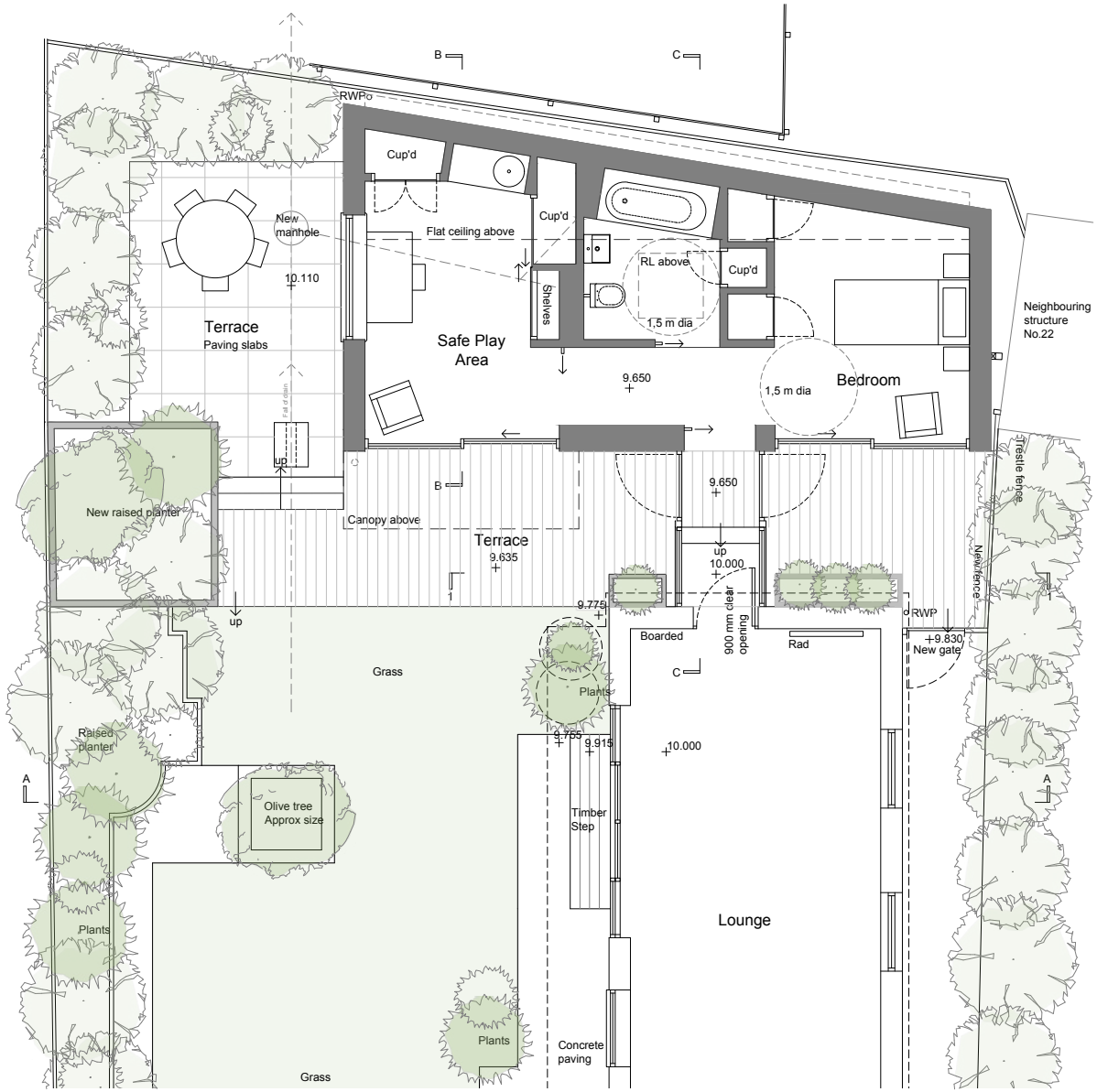
5.00 Proposed

5.01 Plan

The proposals include:

- Stepped access from existing rear extension with level floor throughout proposed spaces.
- Access to the garden from the side gate through the glazed link.
- Glazed link with doors at both ends (sound insulation).
- Bedroom of 11,6m² with glazed doors onto 'private' and secure terrace.
- Storage to bedroom
- High and low level LED controllable lighting to bedroom.
- Fully tiled walls to bathroom with concealed cistern.
- Marmoleum (coloured with 'soft' underlay) floor finish with underfloor heating.
- Slip resistant Marmoleum with coved skirting to bathroom and safe play area.
- Rooflight over bathroom and storage.
- 900mm clear width pocket doors
- Safe play area with storage and sink, direct access into garden and low level window onto terrace.
- Covered canopy over glazed doors from safe play space.
- Timber framed external walls, beech veneer plywood internally, ribbed vertical timber cladding externally.
- Sedum roof covering.
- 3 external terraces.

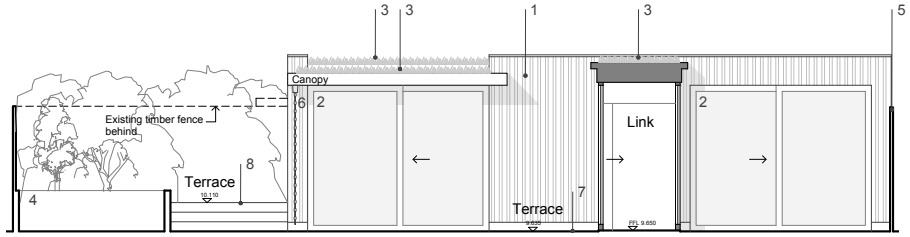
Total GIA for the extension = 40.1 sqm



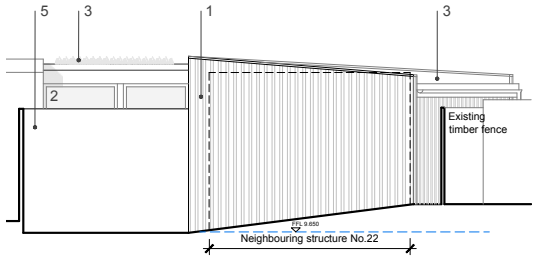
Ground Floor Plan

5.00 Proposed

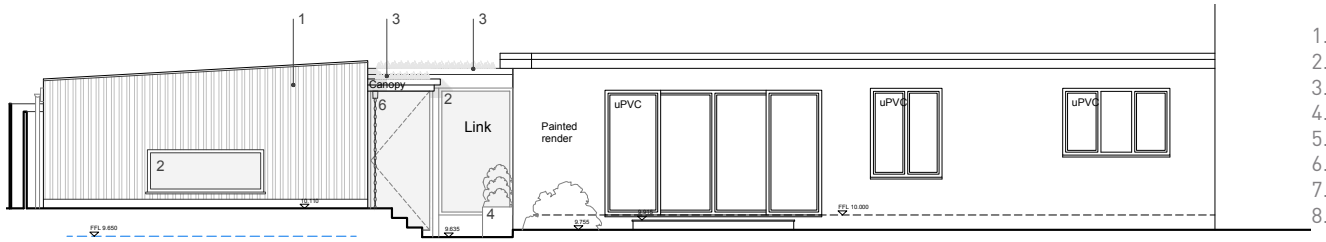
5.02 Sections and Elevations



Front Elevation



Side (East) Elevation



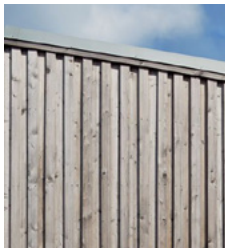
Side (West) Elevation

Key for proposed materials :

1. Timber cladding
2. Gray aluminium composite frame windows/doors/rooflights
3. Sedum roof
4. Timber raised planter
5. Timber fence , Timber gate
6. Chain gutter
7. Timber deck
8. Paving slabs



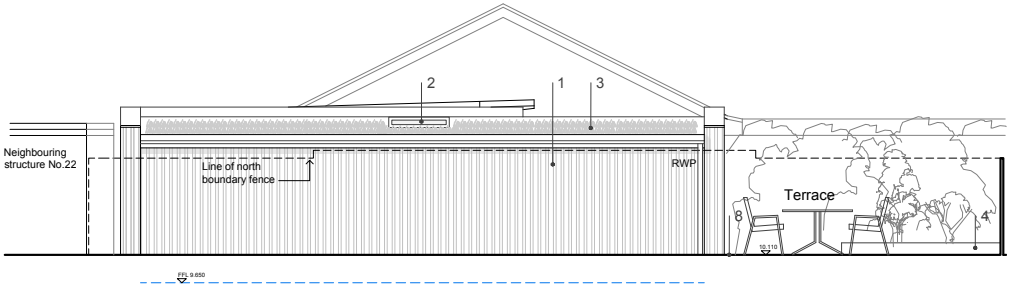
Aluminium composite glazing



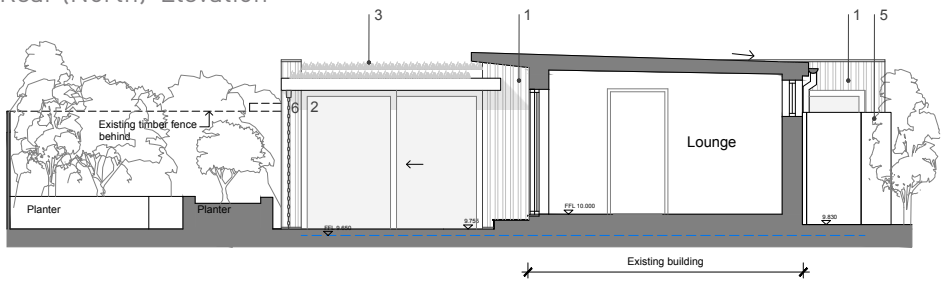
Timber Cladding



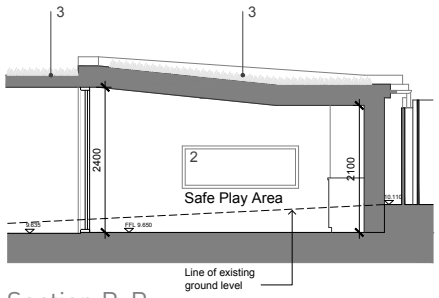
Sedum Roof



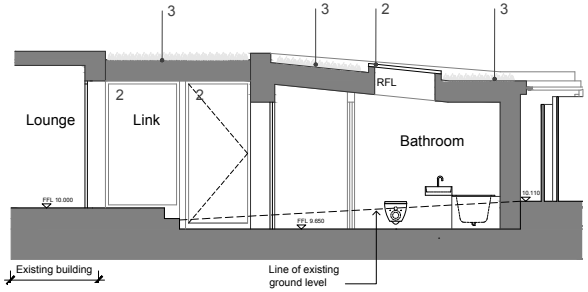
Rear (North) Elevation



Section A-A



Section B-B



Section C-C

5.00 Proposed

5.03 Appearance



The view shows the timber clad single storey extension with a sedum roof covering that is linked to the property with a glazed structure.

6.00 Conclusion

The proposal comprises a small timber clad single storey extension with a sedum roof covering that is linked to the existing property with a glazed structure.

The safe-play,bathroom and bedroom areas are carefully designed to meet the criteria of the occupational therapist and the clients requirements.

The 'flat' roof slopes up from the rear boundary. The internal height at the back of the space is 2.1m. At the front the internal height is 2.4m. The overall volume is not higher than the existing extension. The proposed volume is linked with stepped access to the main house and set into the ground to minimise the impact on the neighbours.

The external wall and roof panel construction can be manufactured off site to reduce the construction period on site.



