Liam Russell Architects
architecture and development

DESIGN AND ACCESS STATEMENT

(INCLUDING WASTE MINIMISATION STATEMENT)

FOR

273 UPPER SHOREHAM ROAD
SHOREHAM-BY-SEA
WEST SUSSEX
BN43 6BB

ADUR & WORTHING
PLANNING SERVICES

PLAN	AWDM/ 1534/13
DATE VALID	06 DEC 2013



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1.0 INTRODUCTION

LRA are pleased to submit proposals for the rear extension of 273 Upper Shoreham Road. This family home is a semi-detached house in need of repair and modernisation. LRA propose to extend the property to the rear, creating a larger kitchen and dining area that has a strong connection with the garden.

A previous planning application (AWDM/0218/13) has recently been approved at this address.

**LRA has been guided by the Adur and Worthing Planning Department on a submitted planning application similar to this and was advised to submit for permitted development. We were subsequently forced to withdraw this application due to 'legalities'. This was a case of misinterpretation of the planning laws and following a meeting with Peter Barnett, where it was established that we could achieve the clients brief via implementing the existing approval in conjunction with the new Permitted Development rights (as confirmed by his Superiors), we have been advised to submit a scheme in its entirety. 'Common sense', as discussed with Mr Barnett, as opposed to conflicting Planning Policies alone is then to be applied resulting in a planning approval.*

2.0 USE

The existing use is residential – C3.

The proposed use is residential – C3.

3.0 AMOUNT

The overall footprint of the site is 646 Square metres. The building will be extended to provide more space for a growing family; our focus being on the kitchen and dining areas that are the most heavily used every day and when entertaining. The existing garden will become better connected and landscaped to become a well-used garden, as an extension to the internal space.

The rear extension does not extend past the extension line of the neighbours to the east and the design is in-keeping with the existing and neighbouring properties.

4.0 LAYOUT

The ground floor of the existing property accommodates a dining room at the front of the house which does not connect directly with the kitchen. To the rear of the ground floor is a separate small galley kitchen, in need of modernisation and a living room, leading through patio doors into the large garden. The ground floor layout is dated and does not meet the requirements of a modern-day family.

On the first floor there are two large bedrooms and a smaller bedroom at the rear of the property, as well as a family bathroom. The loft is un-used with exposed insulation and blockwork walls.

The proposed layout of the ground floor looks to extend to the rear, creating a large open plan kitchen/dining room with full width bi-folding doors leading onto a decked terrace. This will enable the space to be opened-up in the warmer months and the terrace utilised, uniting it with the inside. This space will connect to an informal living room, opening up the living spaces, ideal for family living.

5.0 SCALE

The extension is the full width of the building at ground floor only and lines through with the extension of the easterly neighbours, posing no threat of overbearing (see drawing 0911-PA-010).

Our neighbours to the west will not be heavily affected by our proposal; there is already a 1.8m high fence along the boundary between the two plots. On most days throughout the year the sun is due south at 12:00pm / midday.

6.0 LANDSCAPING

The large garden at the rear of the property will be landscaped in order to provide a hierarchy of spaces from the decked terrace, leading out from the kitchen/dining space to the lawn (as existing), leading to a paved pathway with integrated planters for vegetable patches and two green houses, along with an area for composting and rainwater harvesting.

7.0 APPEARANCE

The rear extension has a modern, minimal aesthetic with a white rendered finish (see drawing 0911-PA-010). The ground floor facade comprises a rendered frame with aluminium framed bi-folding doors sitting back from the front plane of the building. All windows will be replaced on the rear facade of the property and will be VELFAC composite aluminium windows with a wooden interior.

8.0 ACCESS

Access to the site will remain as existing. The access remains off 273 Upper Shoreham Road and access down the eastern side of the property to the rear garden is retained (see photo 6). Access to the house will remain from the drive.

9.0 SUSTAINABILITY

- All materials used in the renovation and extension of the property will be locally sourced where possible. Any waste material will be disposed of in a sensitive manner.
- The build of the extension will be constructed with a high level of insulation to minimise heat loss in the building, being especially important in the roof.
- All new windows will be low u-value windows incorporating double-glazing units with argon cavity fill and low energy coated glass
- All new taps will be water saving taps and include aerators which can contribute to water savings by up to 80%.
- All new light bulbs will be low energy throughout, using 20% less energy than a conventional bulb and lasting up to 15 times longer.

10.0 WASTE MANAGEMENT

The proposal looks to demonstrate how regard has been given to the minimisation and reuse of construction waste by:

- Using construction methods that are commensurate with the scale of the proposal to minimise the use of raw materials and maximise the use of secondary aggregates, recyclable and recycled materials; very little work on this project will be undertaken that does not involve a localised application of skills, manpower, and materials. In turn this reduces the embodied energy 'in' the project.
- Any construction waste will be used as much as possible on site and into the design of the development. On site sorting and recovery of waste materials will be carried out where applicable.

The Principal Contractor follows the Site Waste Management Plans – Guidance for Construction Contractors and Clients – Voluntary Code of Practice Date Issued: 8th July 2004.