ABIR Architects

15 Winterton Way, Shoreham by Sea, BN43 5RE



Design and Access Statement

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1.00 Introduction

1.01 Executive Summary & Brief

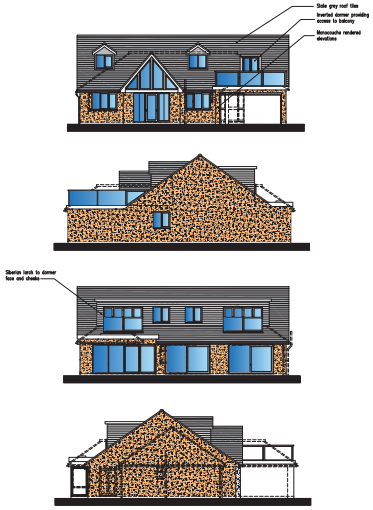
This Design and Access Statement, prepared on behalf of the clients Mr and Mrs Barnes, summarises the design process undertaken and provides a narrative about the site, context, analysis, concept rationale and design for the project at 15 Winterton Way, Shoreham-by-Sea.

The property is located on the west side of Winterton Way, between Harbour Way and The Marlinespike and is a brick built single storey property under a pitched roof. The neighbouring two storey property to the north is, in the main, set back from the boundary, however there is a single storey garage and extension with a roof terrace projecting from the rear of the main house. The neighbouring property to the south is a single storey pitched roof bungalow. There is a high boundary wall between the property and the neighbour to the south.

Previous planning applications;
The planning application **AWDM/0995/21**, submitted in 2021 was withdrawn due to objections from the neighbours and concerns raised by the planning officer.

Since the application was withdrawn, the neighbour at No.2 The Marlinespike has also decided to submit a planning application for a roof extension, and has dropped their objection to the raised south gable end of the previously proposed scheme.

In March 2022 an application for a single storey rear extension; extension to roof,



Proposed Elevations (Withdrawn Application AWDM/0095/21)

including increase in ridge height; proposed dormers to front and rear; first floor terrace to rear; extension to garage at front with raised roof; use of timber boarding throughout was submitted (**AWDM/0527/22**).

In June 2022, the application was withdrawn due to the planning officer Hannah Barker's following concerns:

"The front projection at two storey and as a gable design is too large, bulky and out of scale with the existing building and detrimental to the street scene it also has an adverse impact upon the rear of the neighbouring property in Harbour Way.

The front and rear dormers are large in scale and span most of the rear and front roof slope, these should be reduced in scale, limited to two smaller dormers as a suggestion? However you would need to consider how this works with window positioning also.

The rear terrace will provide an unneighbourly form of development in relation to properties in Harbour Way. Again I note that some of the properties are not objecting however we still need to consider the impact upon their amenities. This site and no. 2 have many constraints due to the relative position and orientation to each other and also the properties in Harbour Way. This combined with the existing cramped development and limited amenity space results in these limitations".

Following this advice, a pre-application discussion document was produced which presented evidence to defend the current proposal's design as well as suggesting an alternative design that we felt went a long way to mitigate the concerns raised by the planning officer.

The alternative proposal presented included:

- Reduced width of both the front and rear dormers with altered window positions to suit.
- Omitting the pitched roof over the garage and replacing with a flat roof.
- Omitting the first floor rear terrace over the kitchen and replacing with a flat roof.

After discussing a new compromised proposal with planning office Hannah Barker, her comments were as follows:

"I feel that the changes to no. 15 are significant and do address the concerns previously set out. However as has always been the case here if submitted in isolation we could not support due to the impact upon the rear/side bedroom window at no. 2, this serves a bedroom which currently has limited light and outlook and the increased ridge height, gable and dormers will result in a loss of light and overbearing impact which would warrant a refusal in this case.

Efforts to address this concern by submitting plans for development at no. 2 give rise to this bedroom being doubled in size with an additional window added set slightly west to the rear of the building therefore giving more light and outlook to this room and also as additional bedrooms have been created this is shown as a guest room. The impact on this proposed ground floor bedroom in relation to the proposals at no. 15 can be supported."

The client now wishes to submit a new application for this proposal for review.

2.00 Site Analysis

2.01 Site Description and Overview

The site, approx. 538m^2, is located on the west side of Winterton Way, Shoreham-by-Sea. The area is flanked by 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, the area is mainly occupied by detached single and two storey properties with pitched roofs and dormer extensions. Over recent years a number of properties have been substantially refurbished and/or extended.



2.00 Site Analysis

2.02 Photographic Analysis



The panorama of the street (East) elevation. Neighbouring building No.2 is on the left and No.17 Garage on the right

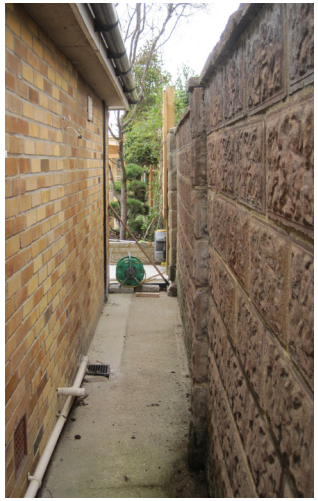


Boundary wall between No.2 and No.15



The panorama of the rear (West) elevation. Neighbouring building No.2 on the right

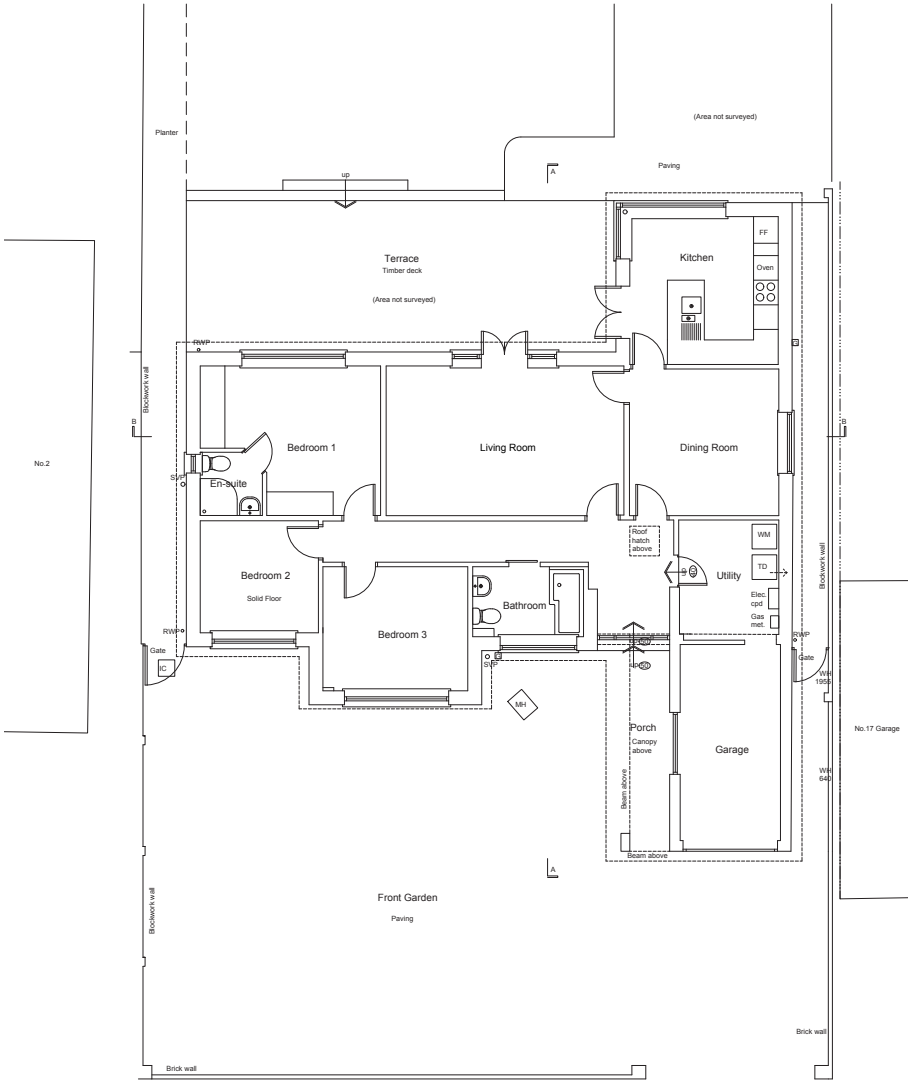




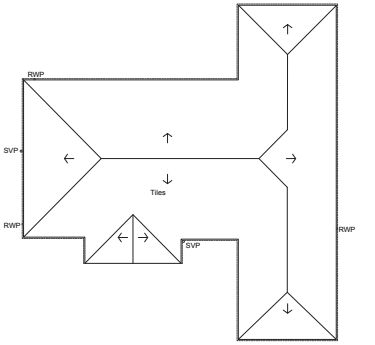
North boundary wall

2.00 Site Analysis

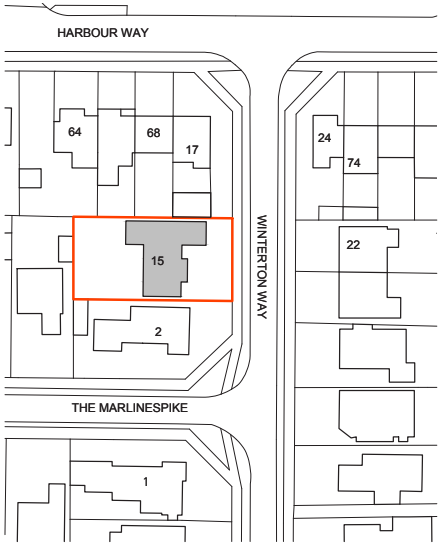
2.03 Existing Plans



Ground Floor Plan



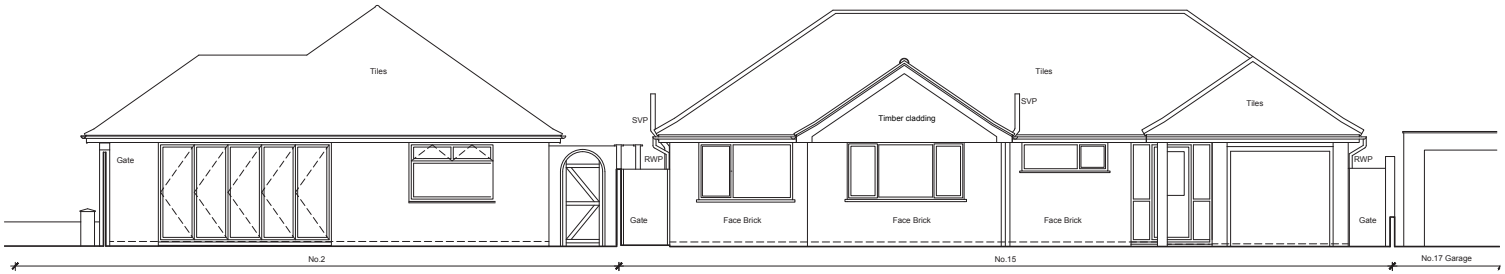
Roof Plan



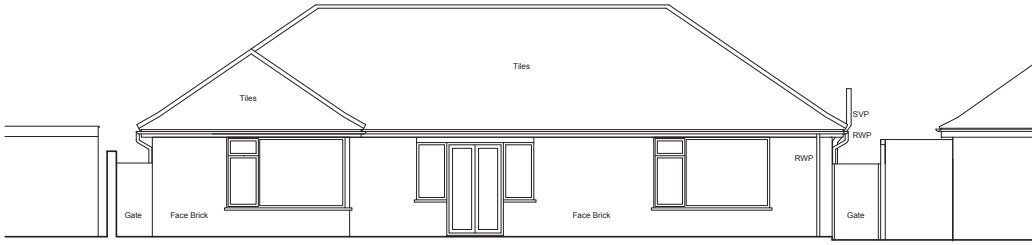
Location Plan

2.00 Site Analysis

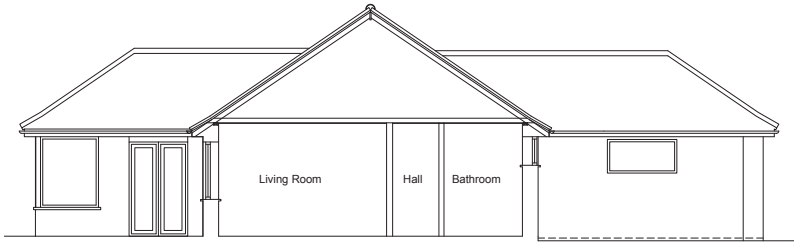
2.04 Existing Elevations and Sections



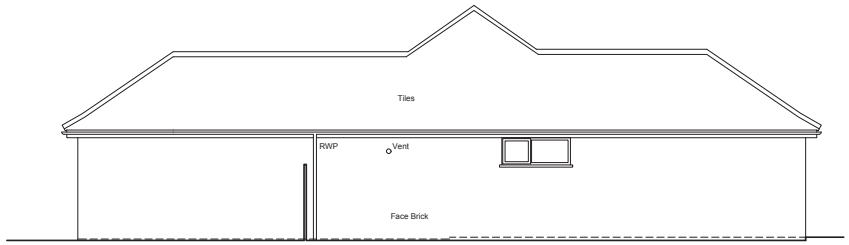
Front (East) Elevation



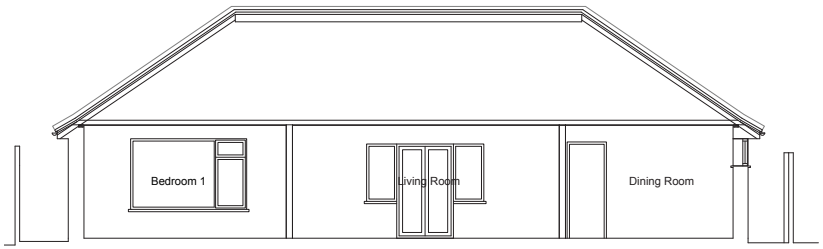
Rear (West) Elevation



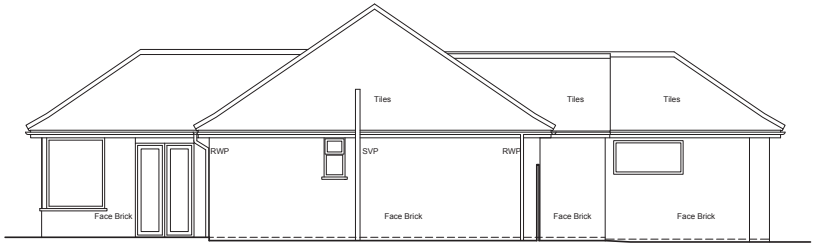
Section A-A



Side (North) Elevation



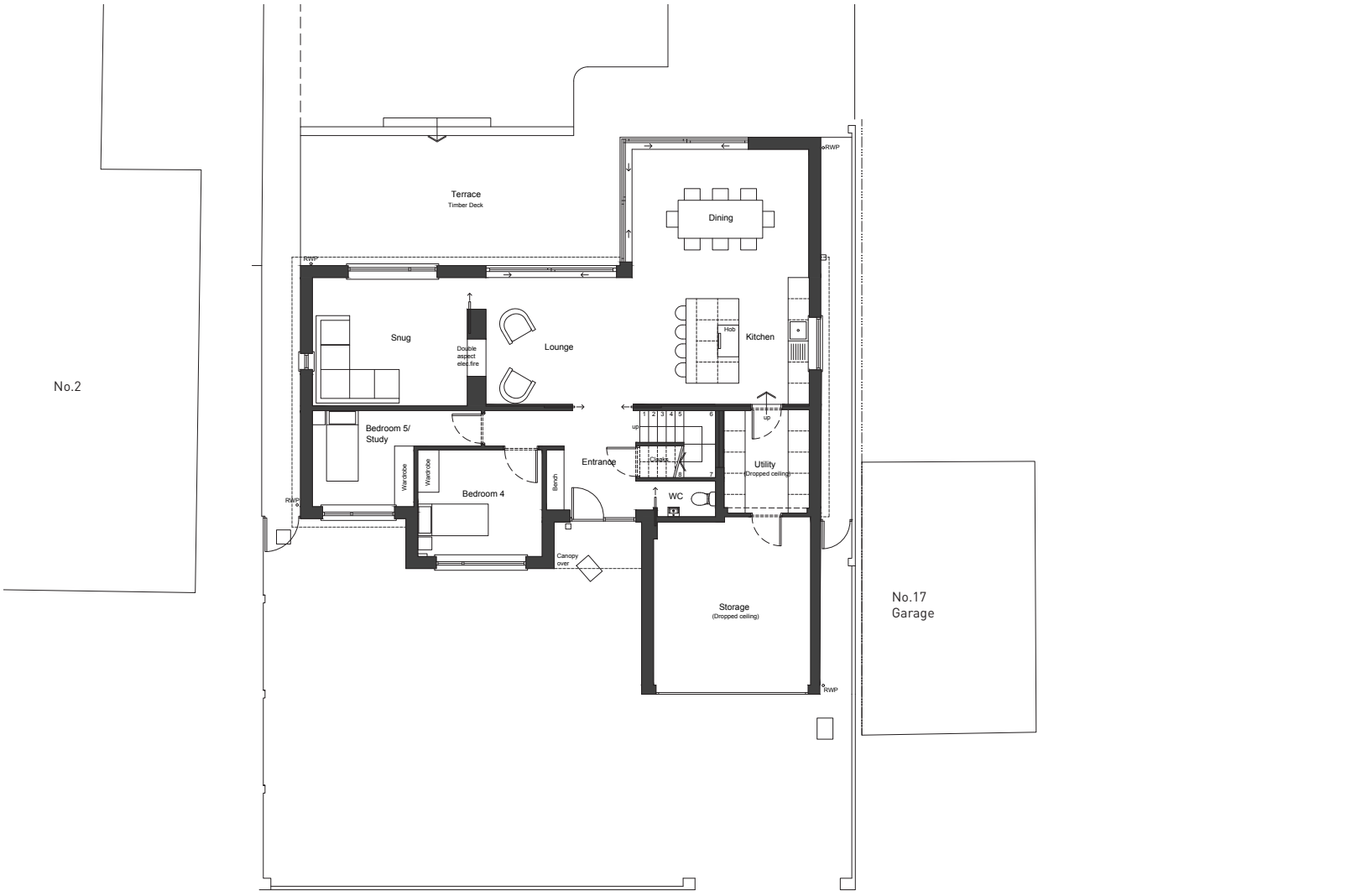
Section B-B



Side (South) Elevation

3.00 Proposed

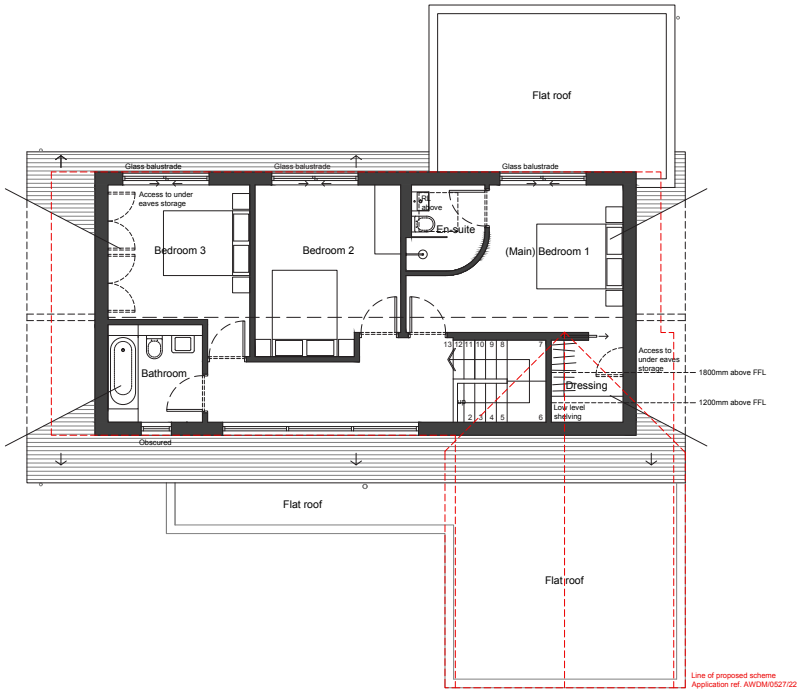
3.01 Proposed Ground Floor Plan



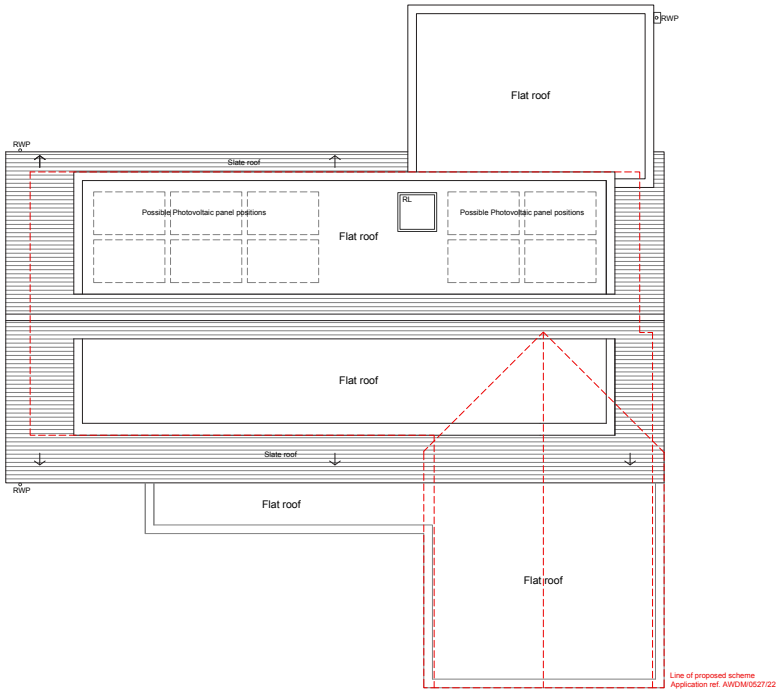
Ground Floor Plan

3.02 Proposed First and Roof Plans

scale in meters



1st Floor Plan



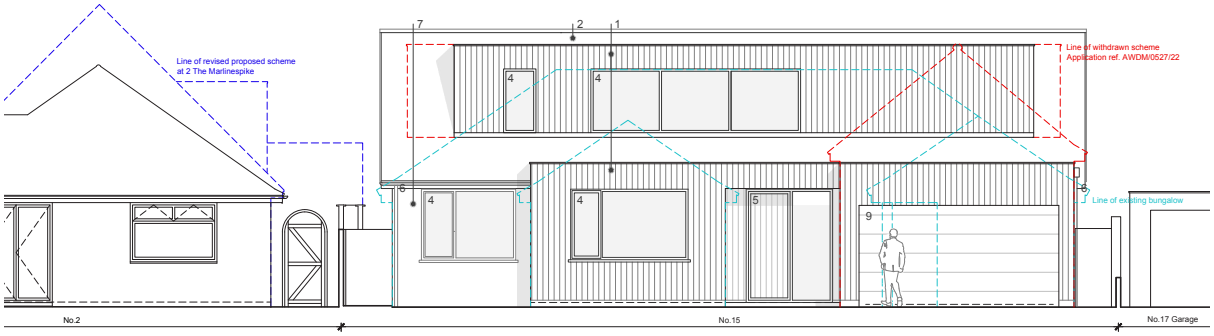
Roof Plan

KEY

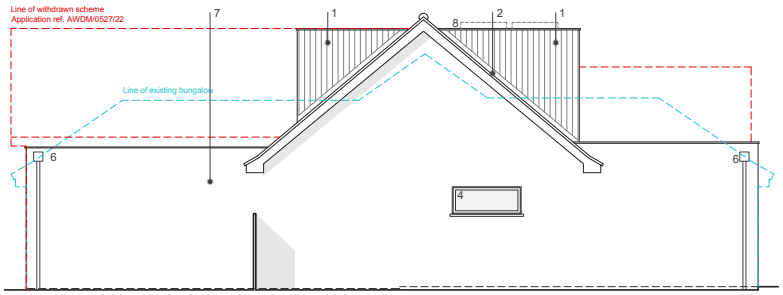
---- Line of withdrawn scheme (No. 15 Winterton Way). Application reference: AWDM/0527/22.

3.00 Proposed

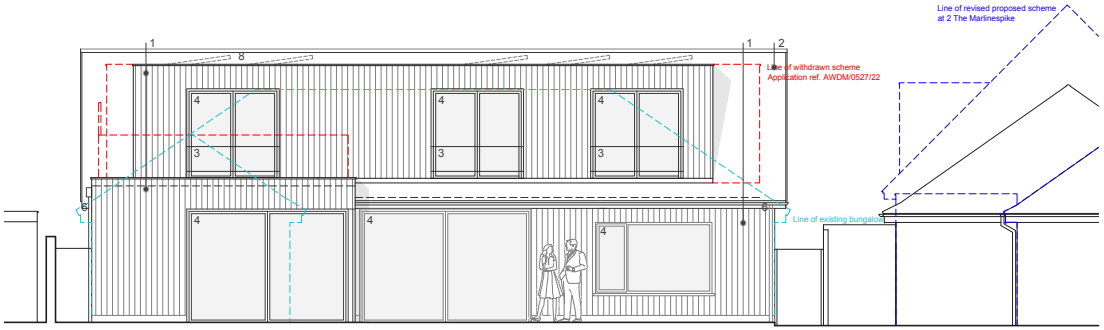
3.03 Proposed Elevations and Sections



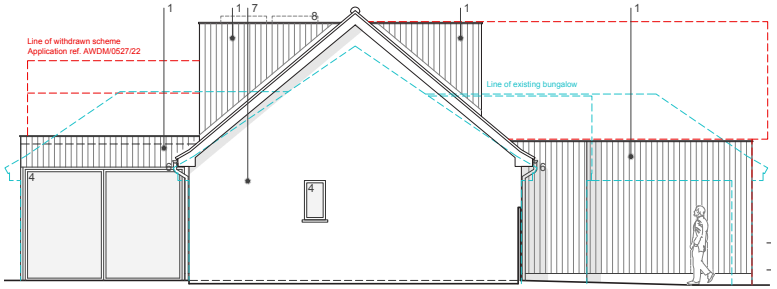
Front (East) Elevation



Side (North) Elevation



Rear (West) Elevation



Side (South) Elevation

KEY

1. Vertical timber cladding
2. Slate roofing
3. Glass balustrade
4. Double glazed composite frame windows/doors/rooflights
5. Timber entrance door with side light
6. Metal gutters. downpipes and fascias
7. White rendered walls
8. PVs
9. Garage/ storage door

- Line of existing bungalow (No. 15 Winterton Way).
- Line of withdrawn scheme (No. 15 Winterton Way). Application reference: AWDM/0527/22.
- Line of revised proposed scheme (No. 2 The Marlinespike).

3.00 Proposed

3.04 Context Elevation & Front Boundary Wall Treatment

The existing front,rear and side boundary walls and vehicular and pedestrian access are to remain as existing.

3.05 Use

The site is currently occupied by a detached single storey property under a pitched roof. No change of use is proposed.

3.06 Amount

Existing approx. GIA: 123.04 m^2
Proposed approx. GIA: 200.15 m^2

3.07 Proposed Materiality

For the external cladding a combination of 3 materials is proposed:

1. **Timber cladding:** Proposed new loft and ground floor walls.
2. **Slates:** Proposed new roof.
3. **White painted rendered wall:** To side elevations and south-east corner of the ground floor.

All the existing windows and doors are to be upgraded with replacement high performance composite powder coated aluminium and timber. New windows and doors to match.

3.08 Drainage

The proposal will connect into existing public foul drainage systems located within the site boundary that currently serve the existing property.

Surface water will be discharged into existing soakaways.

3.09 Crime Prevention

The proposed window and door-sets will be in full compliance with Part Q of the building regulations and in accordance with PAS 24 standards.

4.00 Conclusion

The proposals are designed in response to concerns raised about the previous applications and to achieve the clients' brief.

The proposed scheme includes front and rear extensions at ground floor, with 'dormer extensions' to the front and rear and new external cladding to the existing external walls.

The existing ridge height is too low to achieve acceptable accommodation within an extended roof space, so it is proposed to increase the overall roof height (eaves and ridge height) and roof pitch.

