ABIR Architects

2 The Marlinespike, Shoreham by Sea, BN43 5RE



(Source: Google Earth Images)

Design and Access Statement

0661.DAS.001.A / March 2022

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Revision A: Amendments following submission to planning portal.

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1.00 Introduction

1.01 Executive Summary & Brief

This Design and Access Statement, prepared on behalf of the clients Kate and Dan Peers, summarises the design process undertaken and provides a narrative about the site, context, analysis, concept rationale and design for the project at 2 The Marlinespike, Shoreham-by-Sea.

The brief requires;
Existing kitchen to be extended at the rear to the north.

Existing garage to be extended at the front to the south to form a new home study.

The roof over the main body of the bungalow is to be extended to accommodate 3 new bedrooms, a family shower room, ensuite to main bedroom and roof terrace.

At ground floor, the proposal accommodates a new stair, 2 bedrooms, a living room, an open plan kitchen-dining room with open roof, a utility room, boot room and family shower room.

The planning application will take on a collaborative approach with the neighbouring property owners (15 Winterton Way) who also wish to extend their house by increasing the volume of their roof.

2.00 Site Analysis

2.01 Site Description and Overview

The site is located on the east end of The Marlinespike, Shoreham-by-Sea. The area is flanked by The River Adur 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 local properties have been substantially refurbished and/or extended.



2.00 Site Analysis

2.02 Photographic Analysis



Panorama of the street (South) elevation. Neighbouring building No.4 is on the left.
(Source: Google Earth Images)



Rear (North) of property looking South.



East/ side garden. Note the modern extension to neighbouring property.



Souht-East boundary wall with street.



North boundary wall.



North boundary wall with No.15.

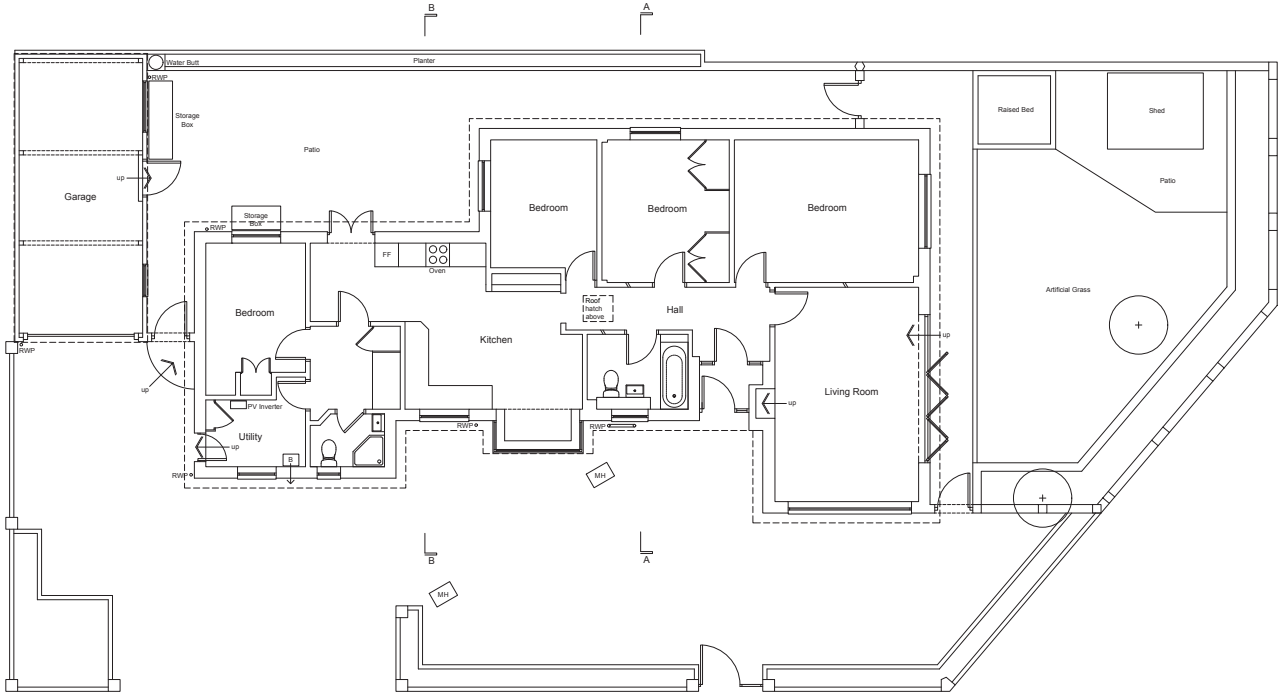


West boundary wall. Neighbouring building No.4 on the left.

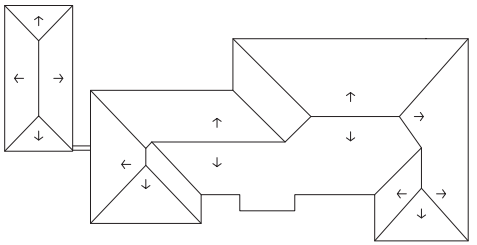


2.00 Site Analysis

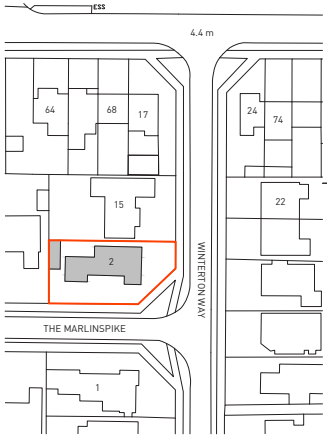
2.03 Existing Plans



Ground Floor Plan



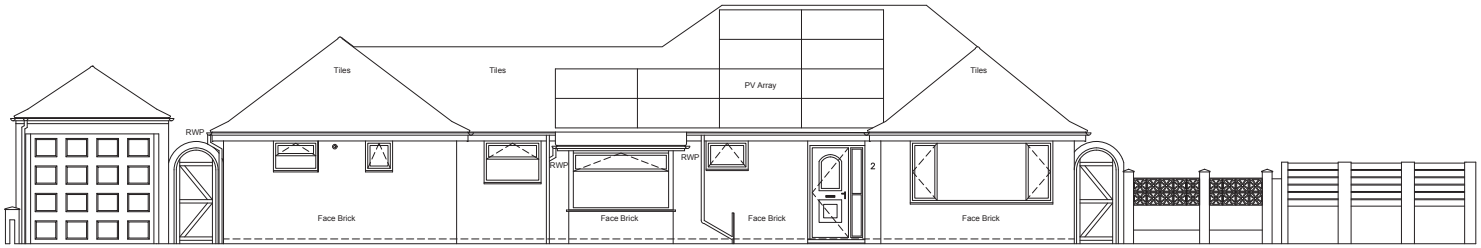
Roof Plan



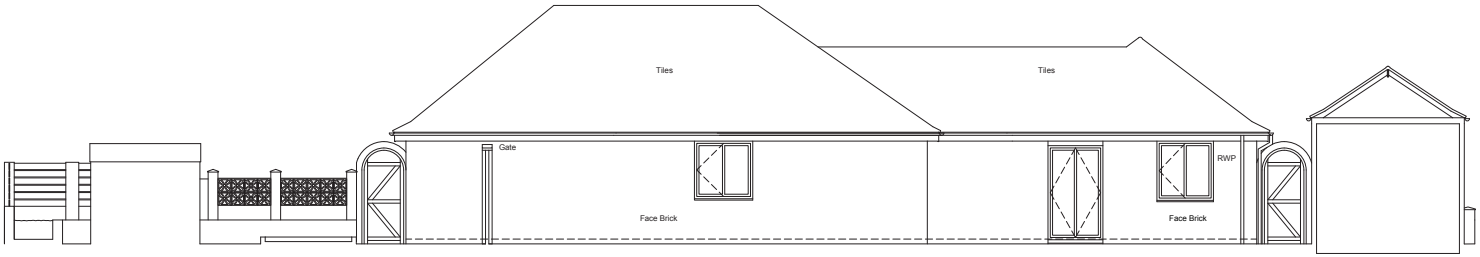
Location Plan

2.00 Site Analysis

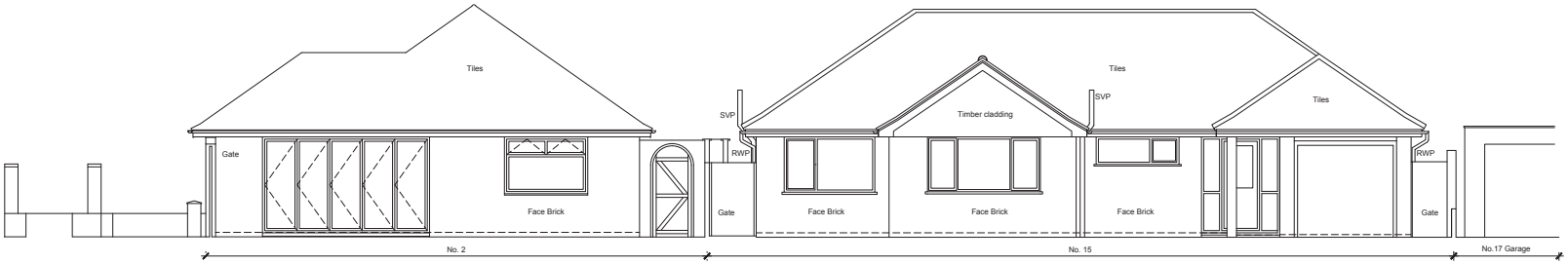
2.04 Existing Elevations



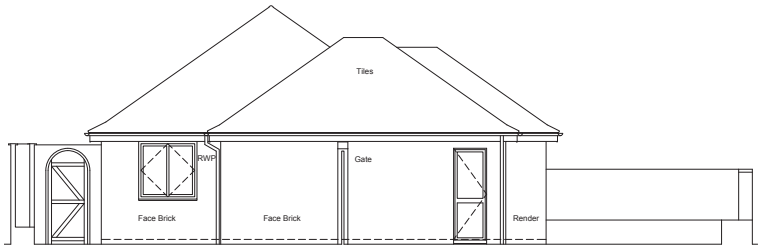
Front (South) Elevation



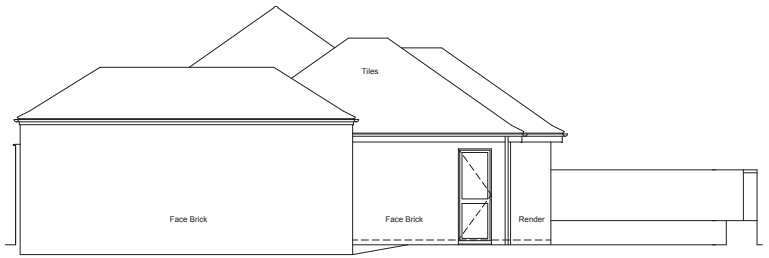
Rear (North) Elevation



Side (East) Elevation



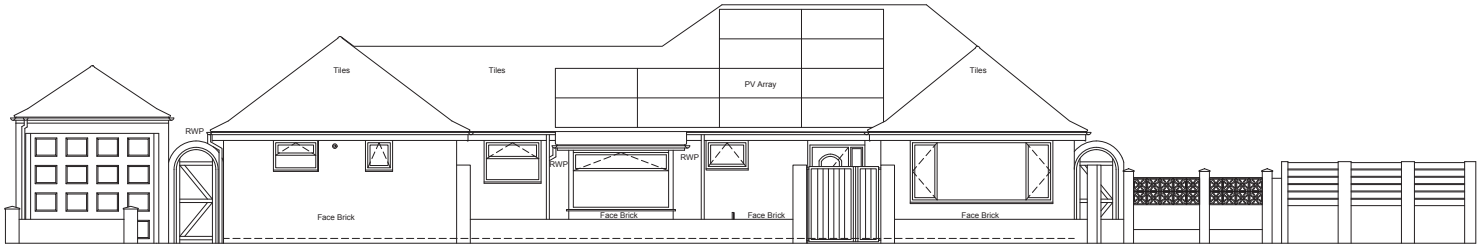
Side (West) Elevation | House



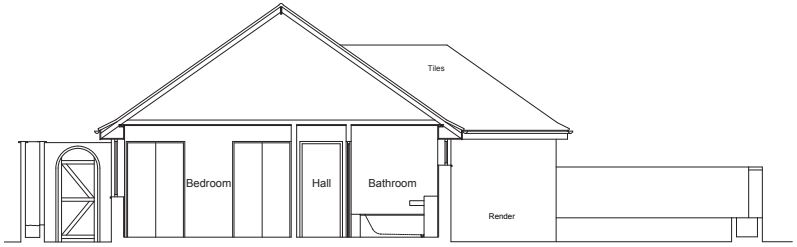
Side (West) Elevation | Garage

2.00 Site Analysis

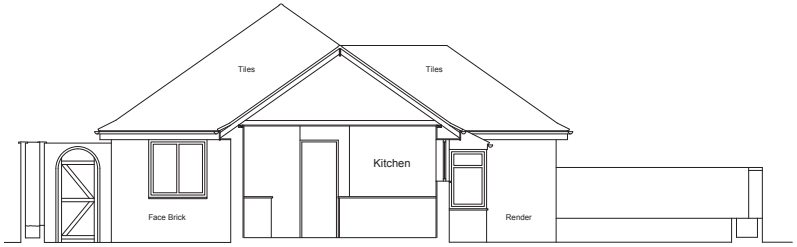
2.05 Existing Street Elevation and Sections



Front (South) Street Elevation



Section A-A



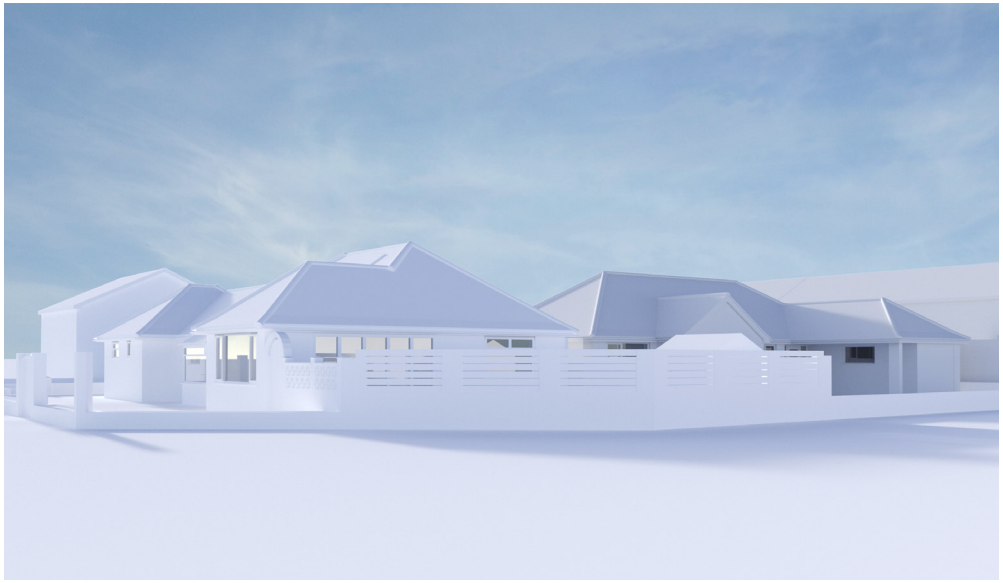
Section B-B

2.06 Existing 3D Views

All flora has been omitted for clarity



Street view from South-West



Street view from South-East (No.15 on right)



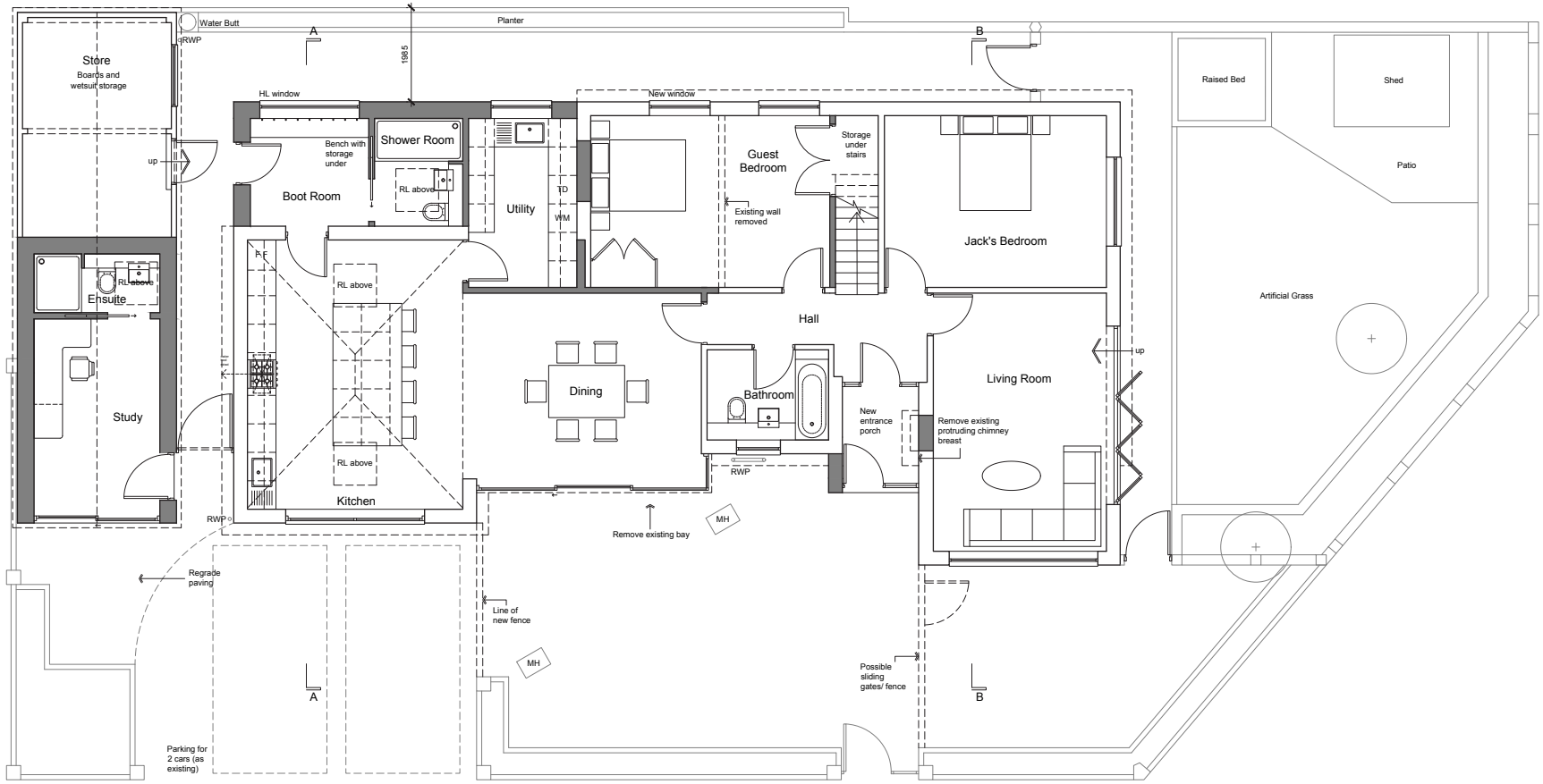
Rear view from North (No.15 rear garden)



Street view from East (No.15 to right)

3.00 Proposed

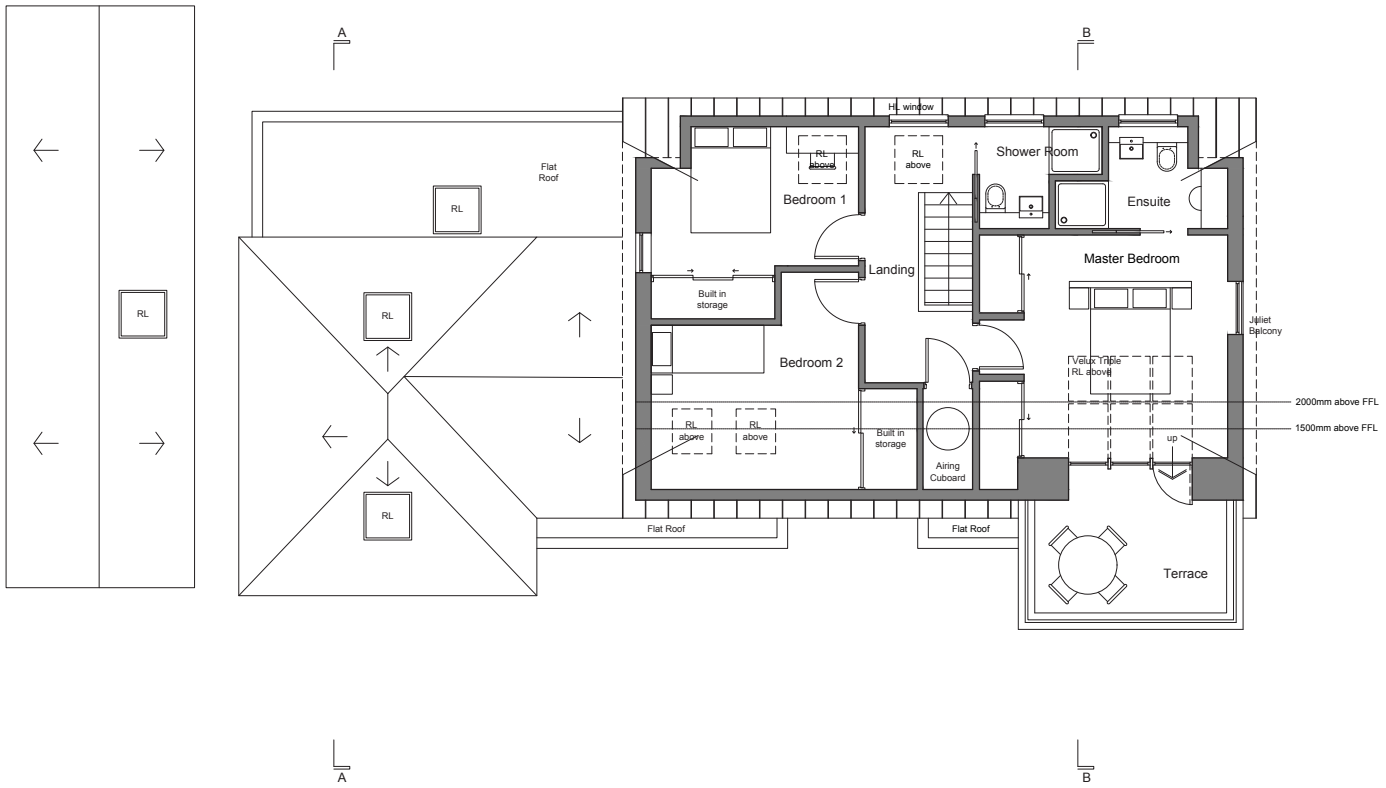
3.01 Ground Floor Plan



Ground Floor Plan

Proposed new walls

3.02 First Floor Plan



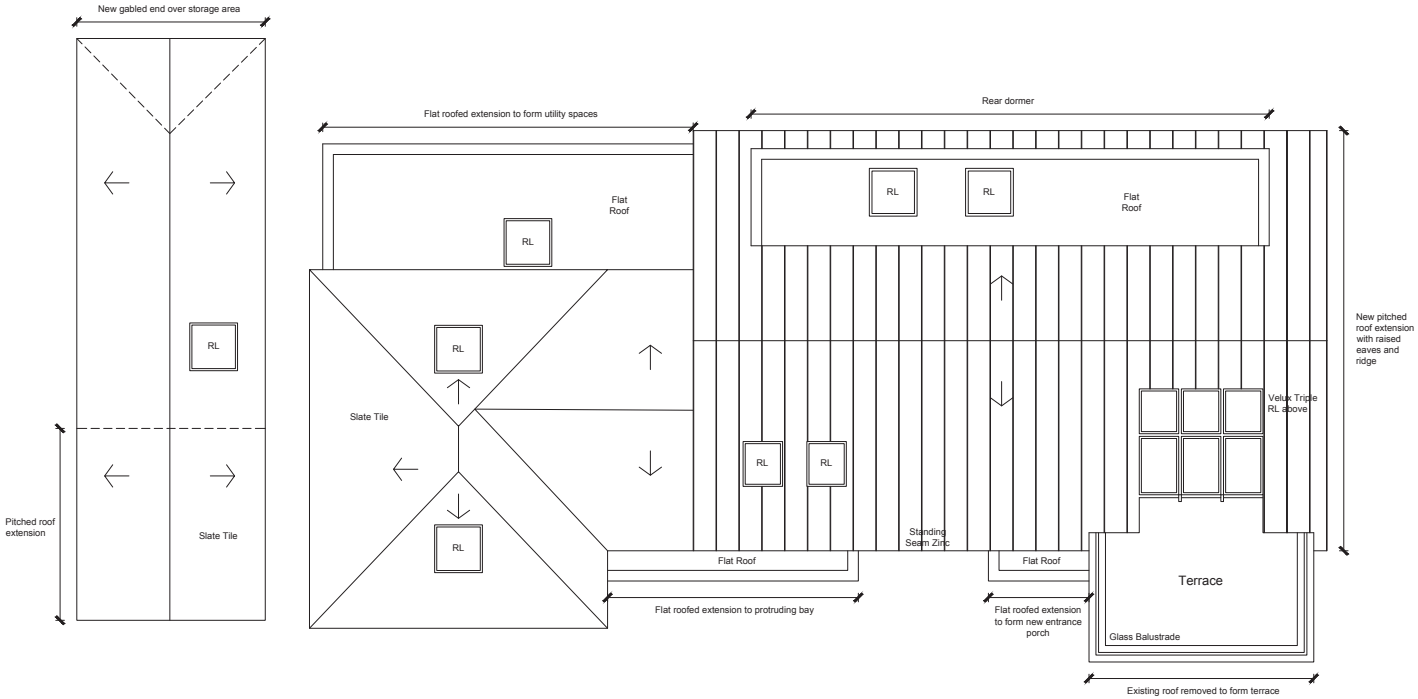
First Floor Plan

Proposed new walls



scale in meters

3.03 Roof Plan



Roof Plan

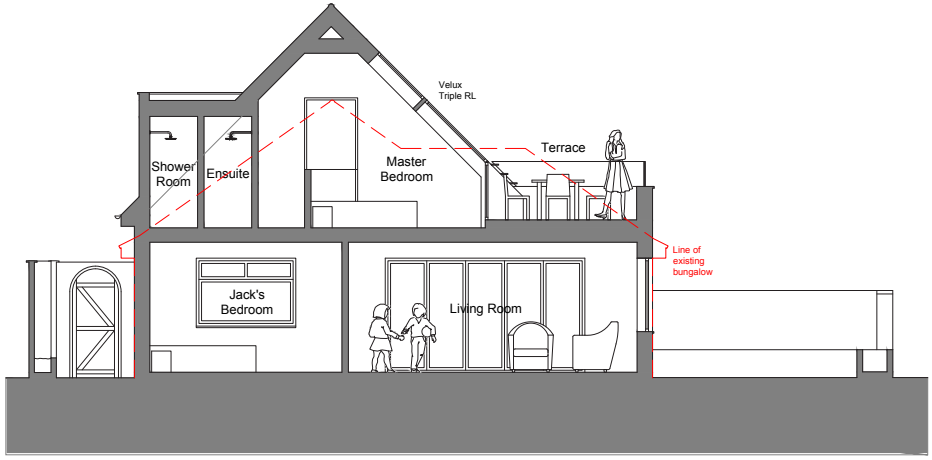
3.04 Sections



scale in meters



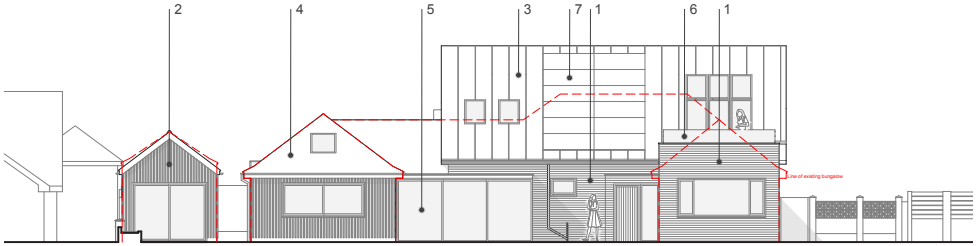
Section A-A



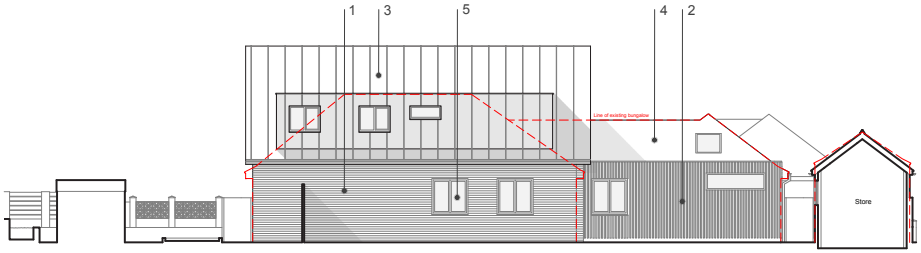
Section B-B

3.00 Proposed

3.05 Elevations



Front (South) Elevation



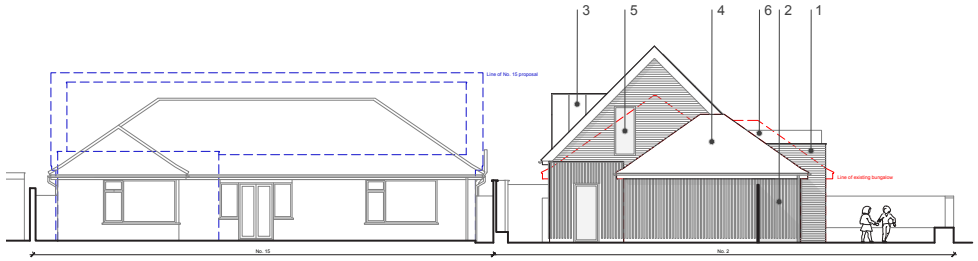
Rear (North) Elevation

KEY

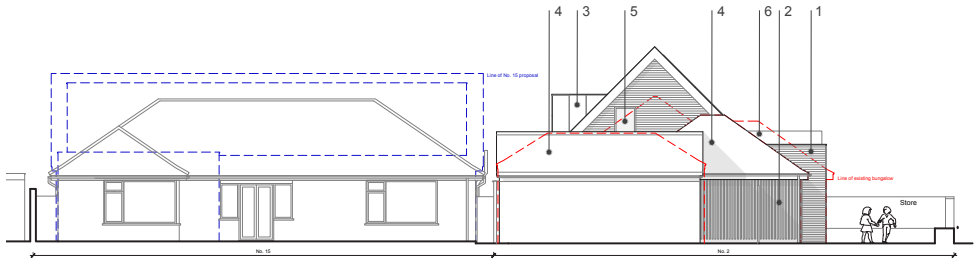
1. Horizontal natural timber boarding
2. Vertical black chard board and batten timber boarding
3. Azengar zinc standing seam roof
4. Grey slate
5. Double glazed composite frame windows/doors/rooflights
6. Glass balustrade
7. Solar photovoltaic panels

Line of existing bungalow (No. 2 The Marlinespike)
Line of proposed extension (No.15 Winterton Way)

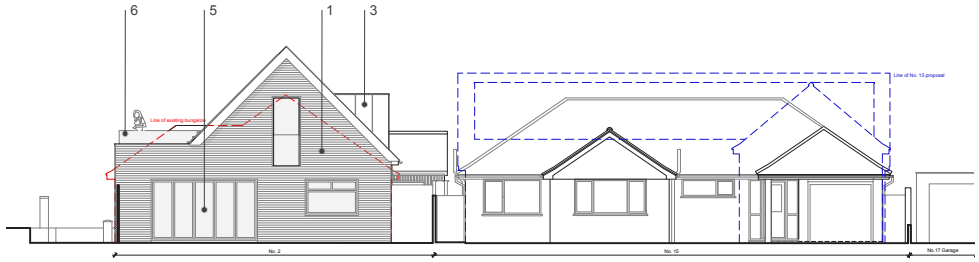




Side (West) Elevation - House



Side (West) Elevation - Garage



Side (East) Elevation

3.00 Proposed

3.06 Proposed 3D views - External



Street view from South-West.



Street view from South-East (No.15 proposal on right).

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

Main House : Horizontal natural timber boarding to walls. Azengar zinc standing seam to pitched roof.
Single storey elements : Vertical black chard board and batten timber boarding. Grey slate to roof.

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

Note: Image shows the planning proposal for 15 Winterton Way.

3.06 Proposed 3D views - External

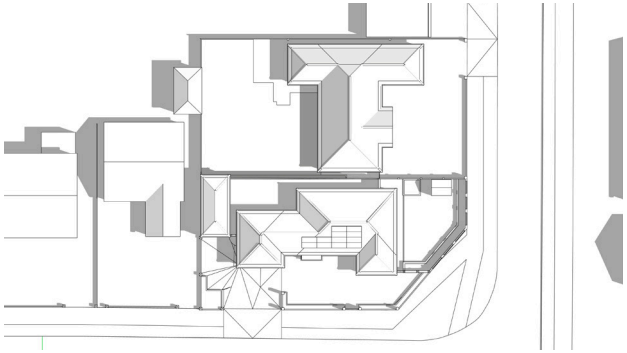


Street view from East (No.15 proposal to right).

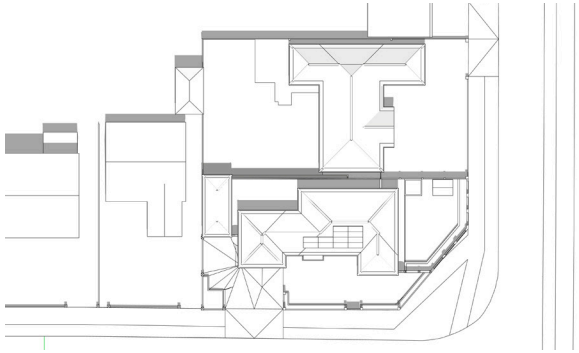


Rear view from North (No.15 rear garden showing proposal).

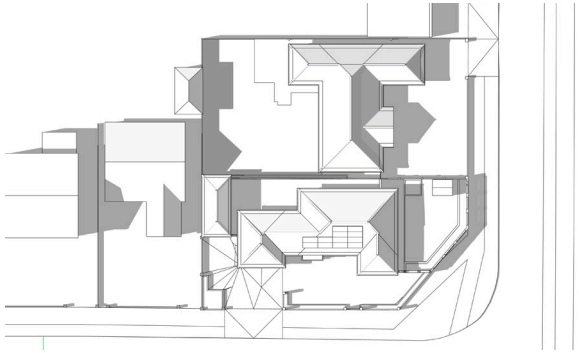
3.07 Shadow Analysis - Summer solstice



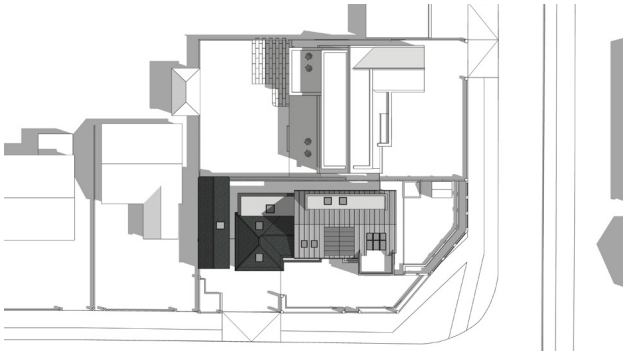
EXISTING
9:00am | 21st June



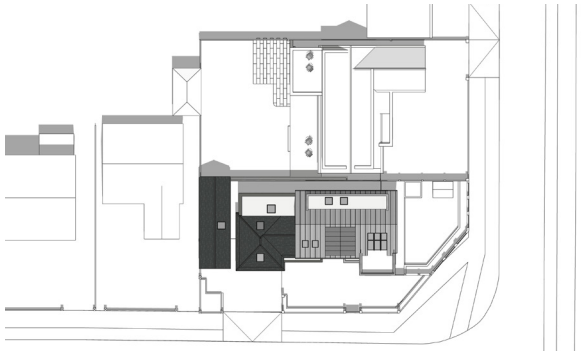
EXISTING
12:00pm | 21st June



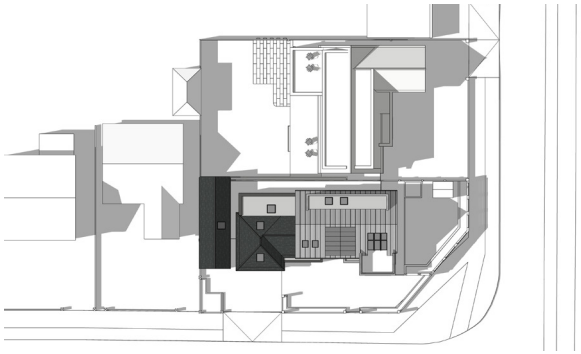
EXISTING
04:00pm | 21st June



PROPOSED
9:00am | 21st June



PROPOSED
12:00pm | 21st June



PROPOSED
04:00pm | 21st June

Shadow analysis

Shadow analysis reveals that both proposed extensions do not negatively affect daylighting on the neighbouring property.

3.00 Proposed

3.08 Use

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

3.09 Context Elevation & Front Boundary Wall Treatment

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

3.10 Layout

The existing dwelling is to be extended at the rear to form a utility and boot room with family shower room. The existing garage is to be extended at the front to the south to form a new study. The roof over the main body of the bungalow is to be extend to accommodate 3 new bedrooms, a family shower room, ensuite to main bedroom and roof terrace.

The existing bay window at the south will be extended to better connect the kitchen/ dining space with the front garden. A small extension to the existing entrance porch is also proposed.

At ground floor, the proposal accommodates a new stair, 2 bedrooms, a living room, and an open plan kitchen-dining room with open roof.

3.11 Amount

The application proposes a single family dwelling, providing bedrooms, living and amenity spaces. The increase in gross internal floor area of the proposal is c.110m^2.

3.12 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.

3.13 Scale

The proposal carefully considers the mass of the proposed dwelling on the site and seeks to respect the existing adjacent dwellings.

All proposed extensions do not cross the existing notional building line in any direction.

Careful consideration of daylighting and position of windows to avoid overlooking to any adjacent properties is reflected in the proposal. The accompanying shadow study confirms that there is no additional overshadowing to neighbouring property or amenity.

3.14 Access

Level ground floor entrance and rear garden access is provided.

3.15 Drainage

The proposal will connect into existing foul drainage systems located within the site boundary. Surface water will be discharged into existing soakaways.

3.16 Planning Proposal for Neighbouring Property at No.15 Winterton Way

The neighbouring property to the north, 15 Winterton Way, has commissioned ABIR Architects to undertake alterations and roof extensions to their property.

Both applicants have reached an informal agreement to allow them to extend their roofs. Therefore both proposals are considered material to each other.

3.17 Sustainability and Waste Management

Passive environmental design principals such as high levels of insulation and low air permeability through the structure together with high performance windows/doors will reduce the heating demand and improve the building performance.

Existing photovoltaic roof panels (mounted on the roof over the 1st floor) will be re-used to provide electricity for hot water and space heating.

All lighting will be low energy LED.

Cement free concrete for the extension foundations and slabs can be specified to assist in reducing the carbon footprint of the construction in addition to naturally low embodied carbon material such as timber.

During construction of the proposal, storage and co-ordination of materials will be planned to reduce damage and offcuts. Any remaining disposable material will be sorted for re-use and recycling and waste will be collected and disposed of by a responsible contractor. Domestic waste collection will remain as existing.

4.00 Conclusion

Conclusion

This Design and Access Statement summarises the design process for extensions to an existing bungalow and garage that meets the design brief.

The existing ridge height is too low to achieve acceptable accommodation without an extended roof space, so it is proposed to increase the overall roof height (eaves and ridge height) and roof pitch.

The design proposal offers a simple pallet of materials externally, being of untreated and chard timber under standing seam zinc and grey slate. Internally, the proposal offers a pallet of birch ply and painted plaster walls.

This pallet is appropriate, enhances the architectural concept of design and respects the existing site context. The proposal's architectural language aims to create a distinct yet cohesive division between existing and new built elements by introducing texture and colour.

Environmental and sustainability considerations include reuse of existing solar PVs, high levels of thermal insulation, high performance windows/ doors and airtightness.

These proposals should be considered with the current proposals to the neighbouring property at 15 Winterton Way.







