ABIR Architects

2 The Marlinespike, Shoreham-by-Sea, BN43 5RE



(Source: Google Earth Images)

Design and Access Statement

0661.DAS.001.B / October 2022

Date : October 22 / Document ref. : 0661.DAS.001.B // Author : E.I / Checked : G.I
ABIR Architects Ltd
1 Beta House, St Johns Road
Hove
BN3 2FX

t: +44 (0)1273 724384
e: studio@abirarchitects.co.uk
www.abir.co.uk

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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, en-suite 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 and a boot room with family shower.

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.

In March 2022 an application for a single storey extension to rear; front extension to garage; extension and increase in height of roof with rear dormer; change to external materials including zinc, slate and timber boarding was submitted (AWDM/0526/22).

In June 2022, the application was withdrawn due to the planning officer Hannah Barker's following concerns:

"The increased ridge height on the corner will be dominant and detrimental to the street scene, it will be prominent and visible from the front, rear and side, this combined with the gable design and front balcony cannot be supported, it would represent over development here. The general scale of development is excessive in this case, the highest point of the building is in the most prominent position. The proposed front extension to the garage brings the building too far forward in relation to the adjacent bungalow and should be set back in the line of existing. This development in relation to the adjacent bungalows is out of character and although a contemporary approach could be achieved here with some increased scale, that proposed here cannot be supported. "

Following this advice, a pre-application discussion document (included in appendix A) 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:

- Setting the current proposed extension to the garage back by 1.5m so it is in line with the existing properties building line.
- Reducing the proposed roof ridge line by 1370mm and changing from a pitched gable to a flatted topped hipped roof.

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

"... The amendments to no. 2 as shown cannot be supported. The removal of the top of the pitched roof is a method to achieve a lower roof however due to the position of this property on this prominent corner this would not be appropriate here and in addition the front balcony, again being on this corner cannot be supported at this scale. Being too dominant within the street scene and would set a harmful precedent here, there are no buildings alongside this property on both sides. The garage to the side set forward is also prominent and my previous advice still stands. It is appreciated that there is other similar development within the beach area however the particular site of this bungalow is key here. A lower level (more sympathetically designed) development is required. The height of the building should also be consistent with the surrounding ridge heights, i.e. the height of no. 18 is 6.7 metres despite the increased height, precedent should not be set in this vicinity for higher ridge heights beyond that already permitted and as stated above this site differs and is considered on its own merits. "

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

The new proposal includes the following amendments:

- Setting the current proposed extension to the garage back by 1.5m so it is in line with the existing properties building line.
- Removing the terrace at first floor at the front of the property and replacing with flat roof. Parapet lowered by 430mm.



External street render of application AWDM/0526/22.

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 with a number being located on The Marlinespike and Winterton Way.



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.

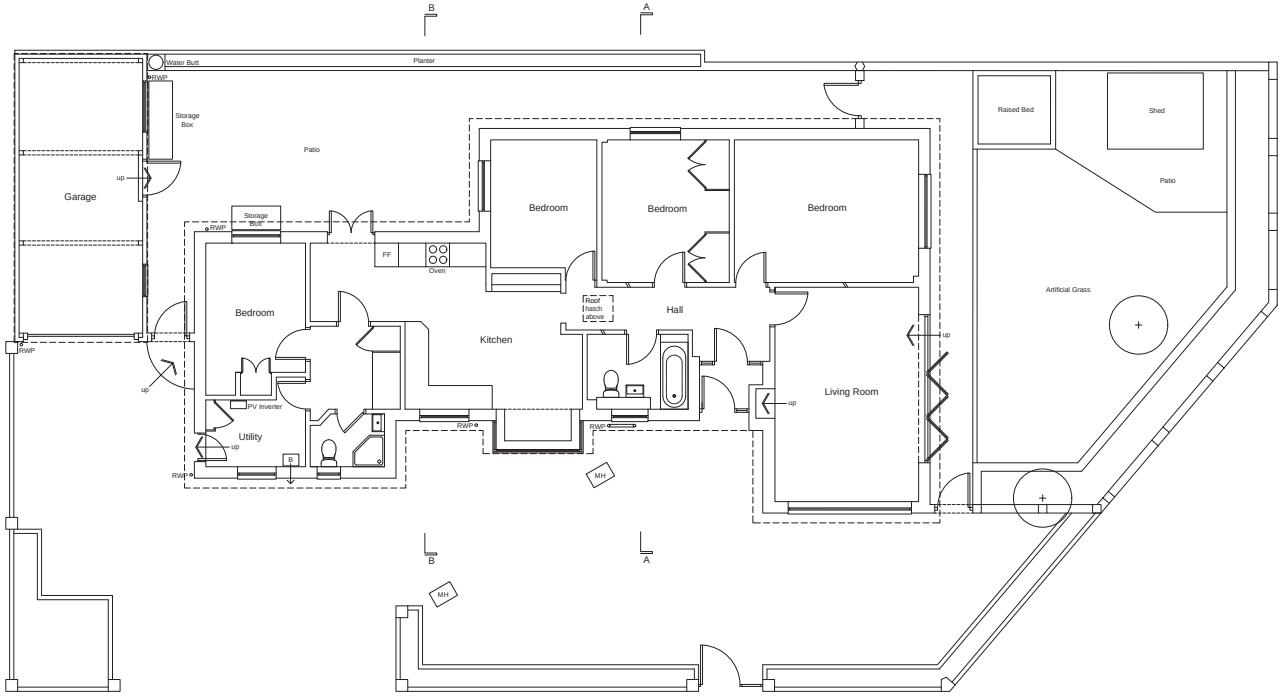


West boundary wall. Neighbouring building No.4 on the left.

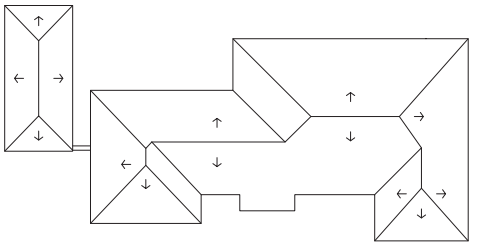


2.00 Site Analysis

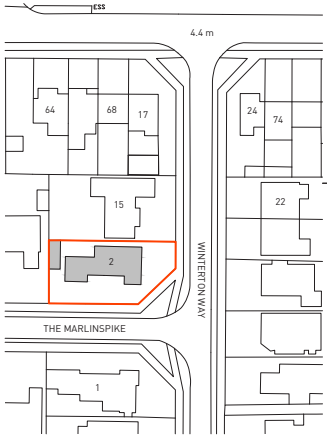
2.03 Existing Plans



Ground Floor Plan



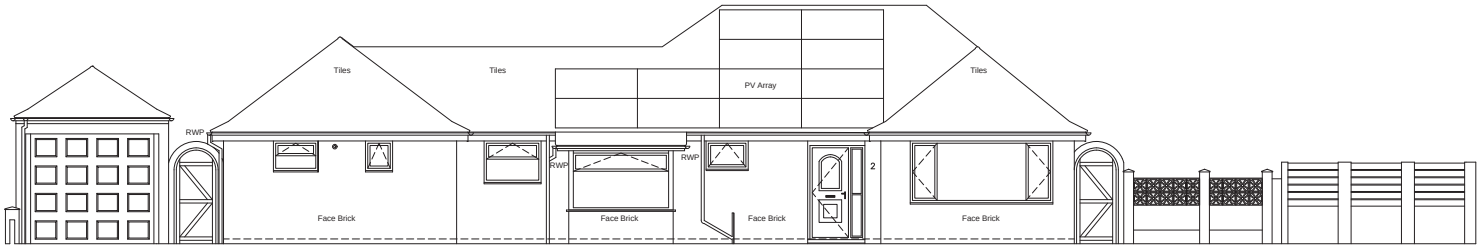
Roof Plan



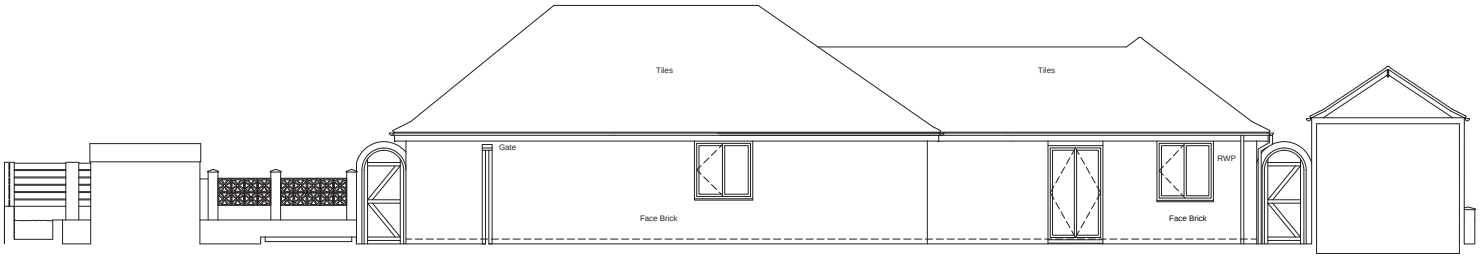
Location Plan

2.00 Site Analysis

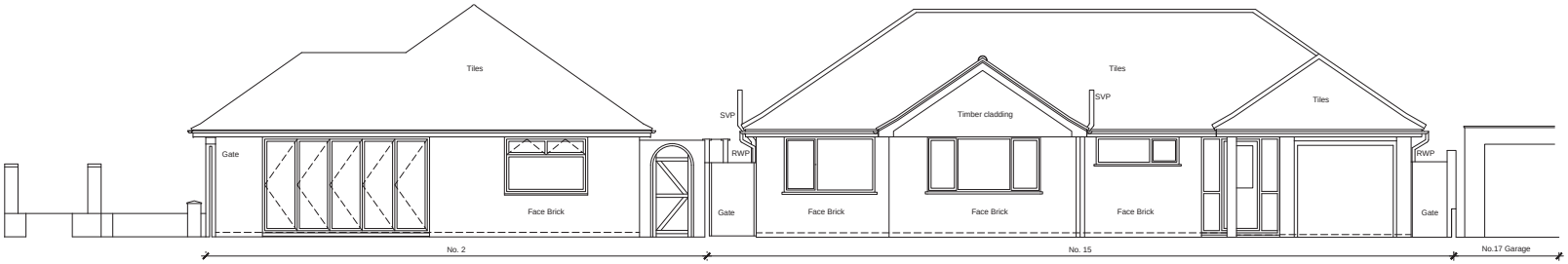
2.04 Existing Elevations



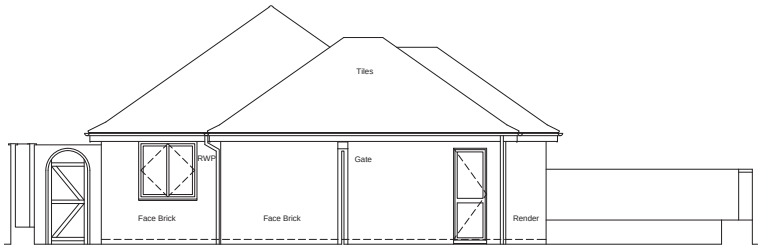
Front (South) Elevation



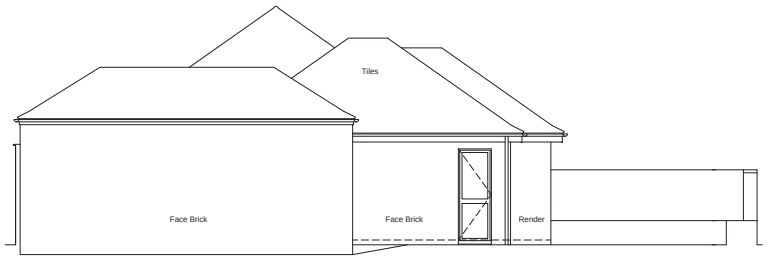
Rear (North) Elevation



Side (East) Elevation



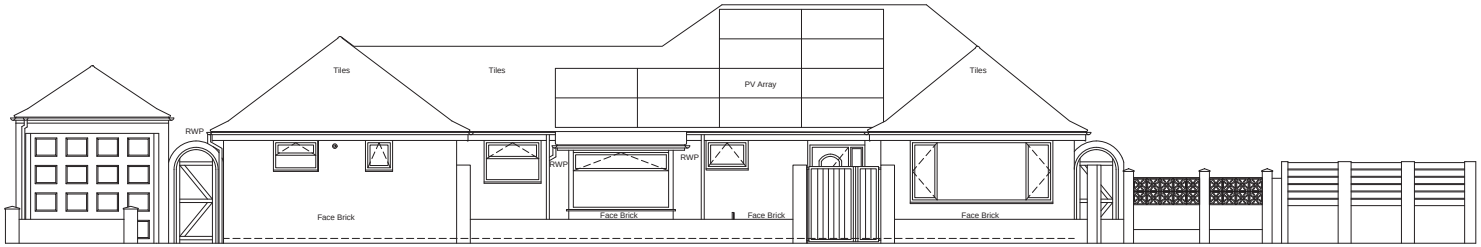
Side (West) Elevation | House



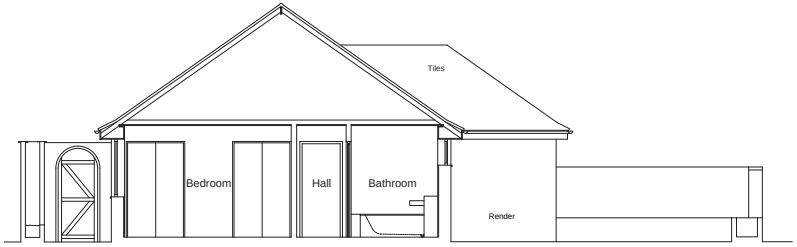
Side (West) Elevation | Garage

2.00 Site Analysis

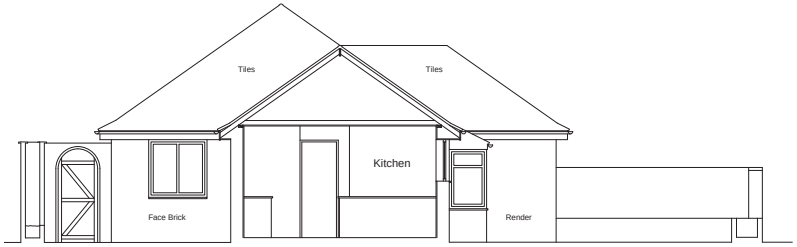
2.05 Existing Street Elevation and Sections



Front (South) Street Elevation



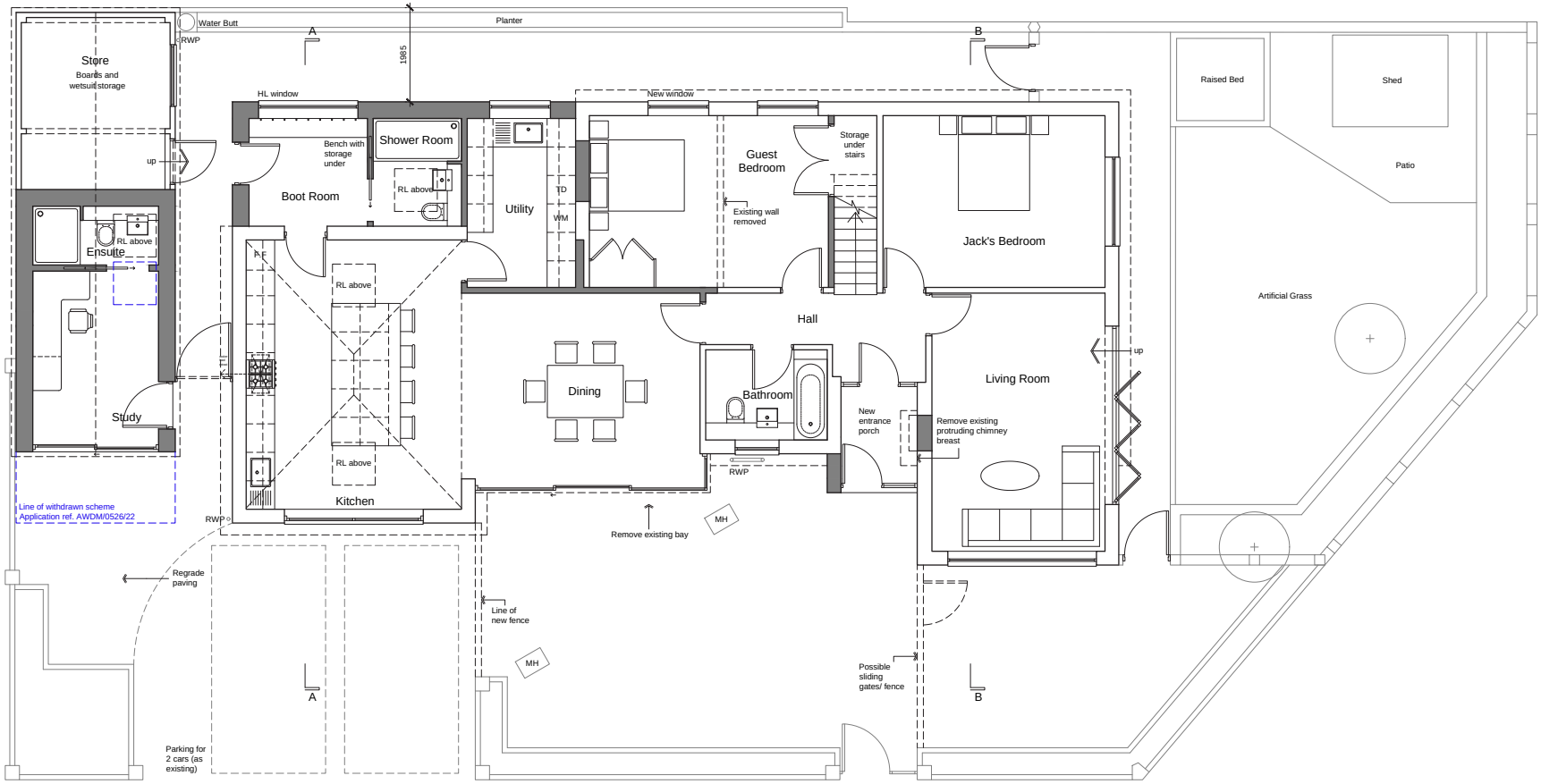
Section A-A



Section B-B

3.00 Proposed

3.01 Proposed Ground Floor Plan

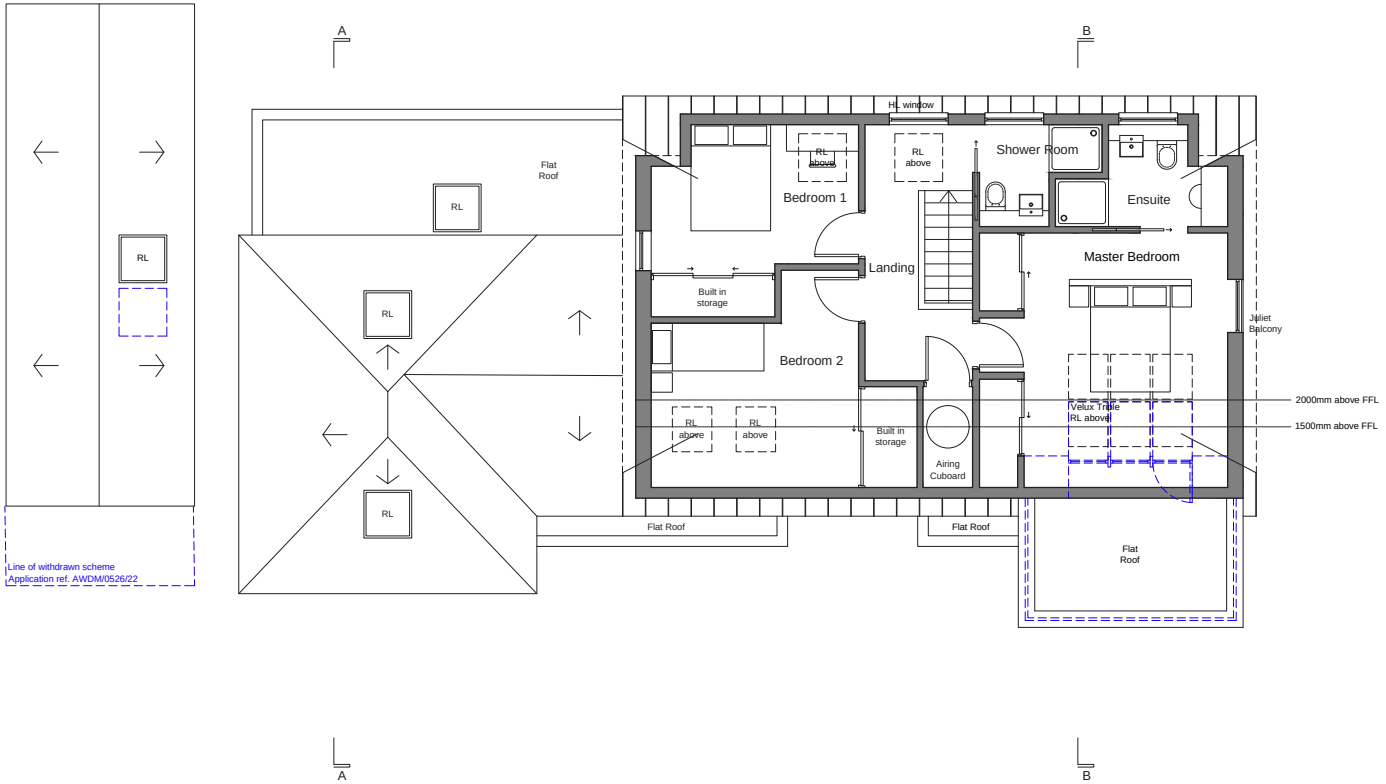


Ground Floor Plan

- Proposed new walls
- Line of withdrawn scheme (No. 2 The Marlinespike). Application reference: AWDM/0526/22.

3.00 Proposed

3.02 Proposed First Floor Plan



First Floor Plan

Proposed new walls

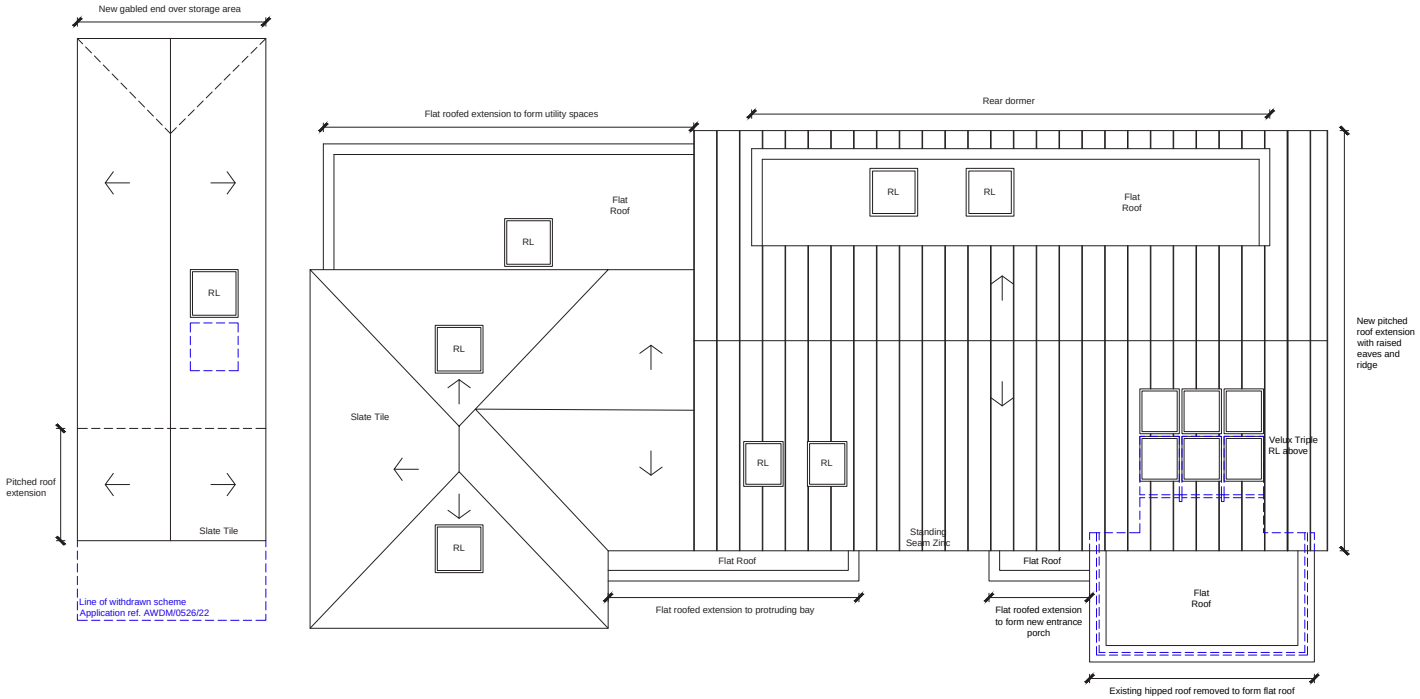
Line of withdrawn scheme (No. 2 The Marlinespike). Application reference: AWDM/0526/22.



scale in meters

3.00 Proposed

3.03 Proposed Roof Plan



Roof Plan

Line of withdrawn scheme (No. 2 The Marlinespike). Application reference: AWDM/0526/22.

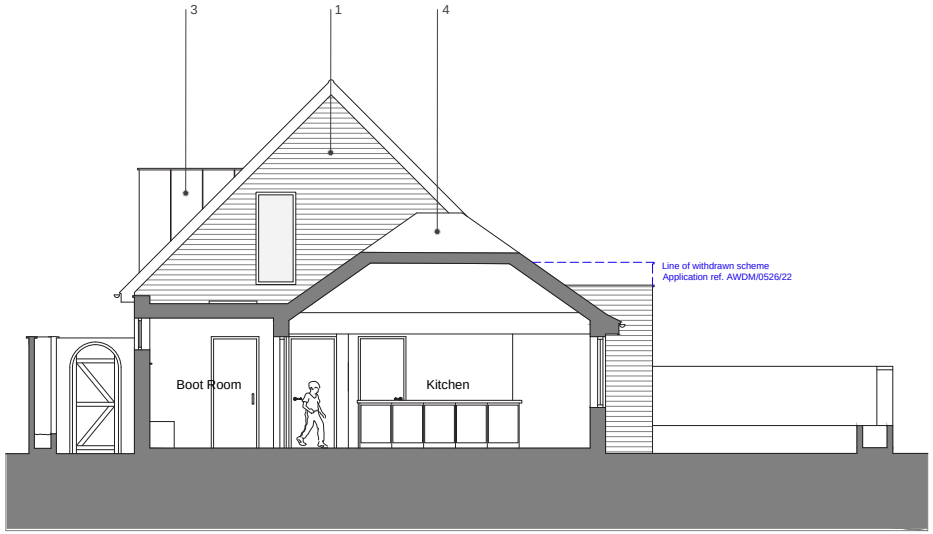


scale in meters

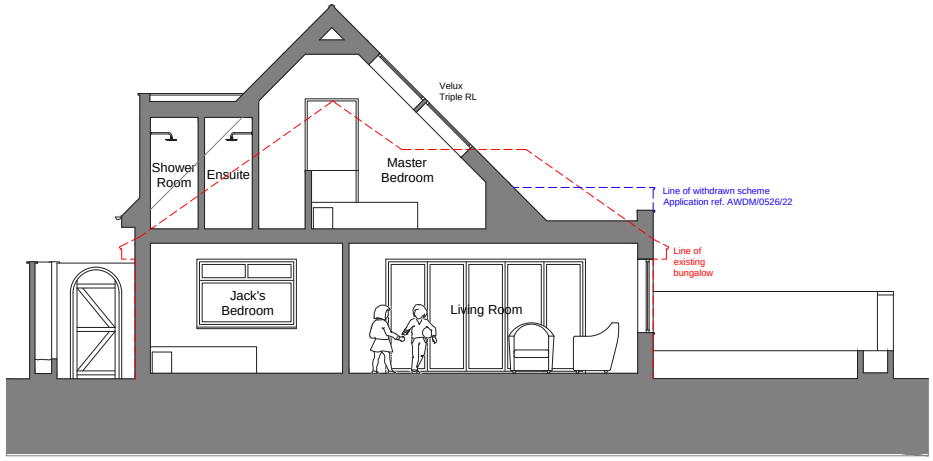
3.04 Proposed Sections



scale in meters



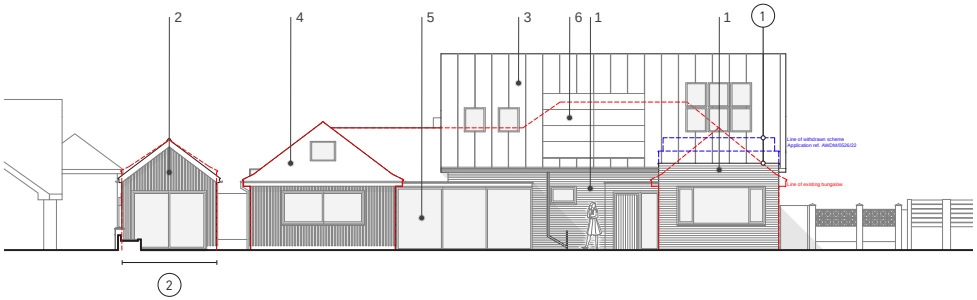
Section A-A



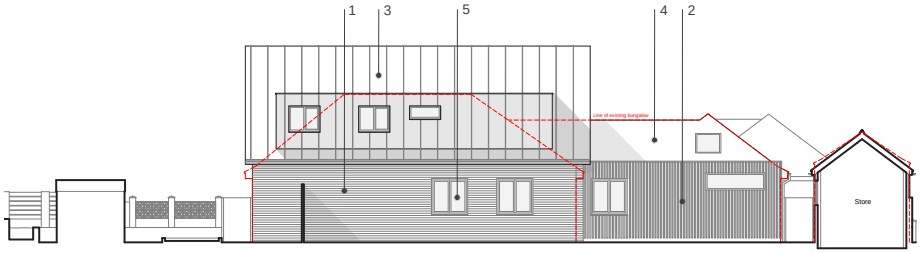
Section B-B

3.00 Proposed

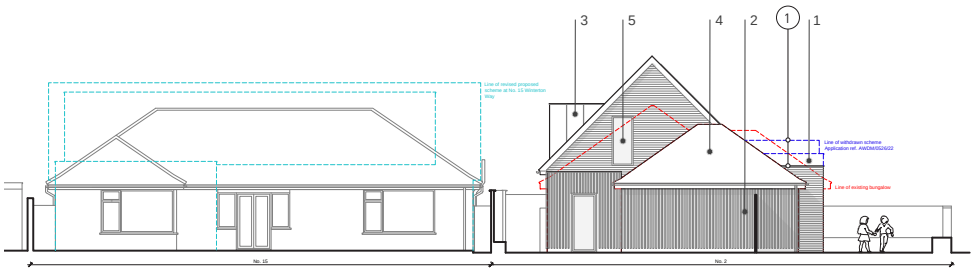
3.05 Proposed Elevations



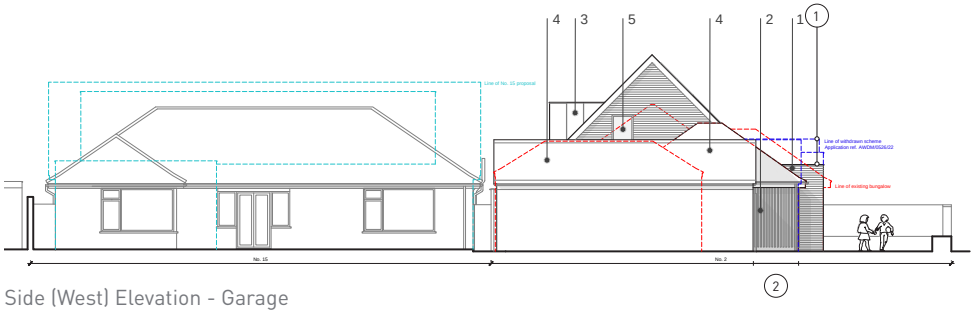
Front (South) Elevation



Rear (North) Elevation



Side (West) Elevation - House



Side (West) Elevation - Garage

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. Solar photovoltaic panels

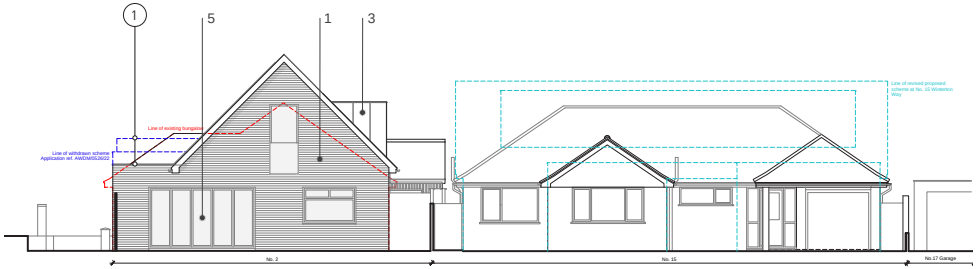
---- Line of existing bungalow (No. 2 The Marlinespike).

---- Line of withdrawn scheme (No. 2 The Marlinespike). Application reference: AWDM/0526/22.

---- Line of proposed scheme (No. 15 Winterton Way).

① Roof terrace removed, replaced with flat roof and parapet lowered by 430mm.

② Set garage back by 1.5m.



Side (East) Elevation

3.00 Proposed

3.06 Proposed Contextual Street Elevation

0 2.5 5 7.5 10
scale in meters



Front (South) Contextual Street Elevation

KEY

- Line of existing bungalow (No. 2 The Marlinespike).
- Line of withdrawn scheme (No. 2 The Marlinespike). Application reference: AWDM/0526/22.
- Line of ridge height of No.6 The Marlinespike

3.00 Proposed

3.07 Use

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

3.08 Context Elevation & Front Boundary Wall Treatment

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

3.09 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 by 1.95m 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 and ensuite to main bedroom.

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.

3.10 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.106m^2.

3.11 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.

3.12 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.

3.13 Access

Level ground floor entrance and rear garden access is provided.

3.14 Drainage

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

3.15 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.

3.16 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.

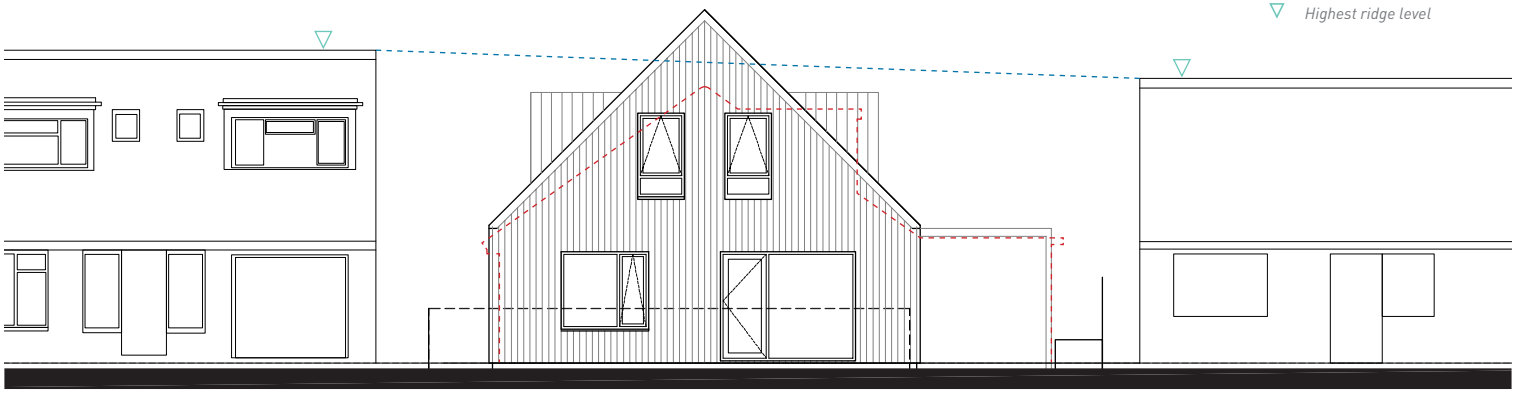
Appendix A |

Pre-application discussion advice document

1.00 Supporting evidence

1.01 Development at 18 Winterton Way

The completed development at 18 Winterton Way increased the existing roof pitch to form a gable end facing the public realm. The approved scheme extends above the notional building line and is higher than the highest ridge levels of both adjacent properties.



Approved Street Elevation (West) for 18 Winterton Way by Millerbourne Architects (Application reference: AWDM/1778/20).



Aerial Photography from June 2022 (Source: Google Earth Pro).



Photograph of complete development at 18 Winterton Way taken from 2 The Marlinespike (Source: The applicant).

1.00 Supporting evidence

1.02 Garage extension at 1 The Marlinespike

Objection was raised to extending the existing garage to meet the existing building line at 2 The Marlinespike.

At 1 The Marlinespike, this same development was granted permitted development and now meets the front edge of the bungalow. This property also has a set back bungalow West of the site.



Aerial Photography from June 2013 (Source: Google Earth Pro).



Aerial Photography from May 2016 (Source: Google Earth Pro).



Photograph of the completed garage extension at 1 The Marlinespike (Source: The applicant).

1.00 Supporting evidence

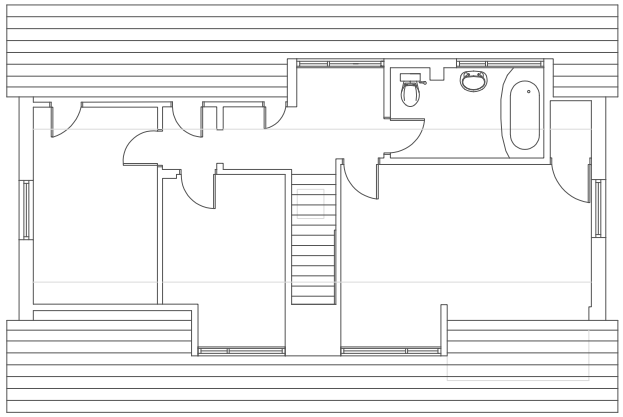
1.03 Single-storey West side extension with roof terrace at 8 Shingle Road

No. 8 Shingle Road is a corner plot on the West side of The Marlinespike which received planning permission (AWDM/0323/11) for single-storey side extension to provide a terrace at first floor level.

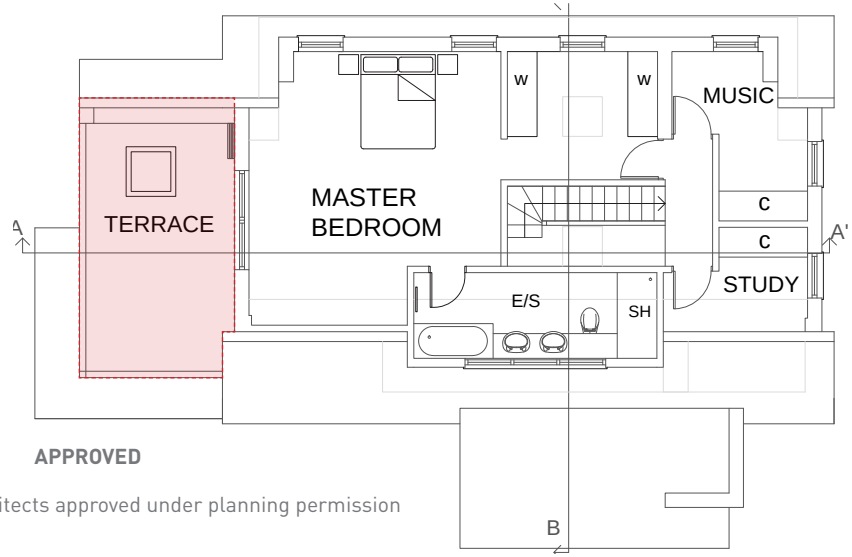
Feedback for the application AWDM/0526/22 from the planning office stated that;

"The increased ridge height on the corner will be dominant and detrimental to the street scene, it will be prominent and visible from the front, rear and side, this combined with the gable design and front balcony cannot be supported."

The approved terrace balcony at No. 8 Shingle Road is also located in a prominent position and clearly visible from the South and West



EXISTING



APPROVED

First floor plan (existing and proposed) for 8 Shingle Road by DK Architects approved under planning permission (Application reference: AWDM/0323/11).



Aerial Photography from April 2019 (Source: Google Earth Pro).





Street view photography of 8 Shingle Road (Source: Google Earth Pro).

1.00 Supporting evidence

1.04 Approved development at 125 Old Fort Road

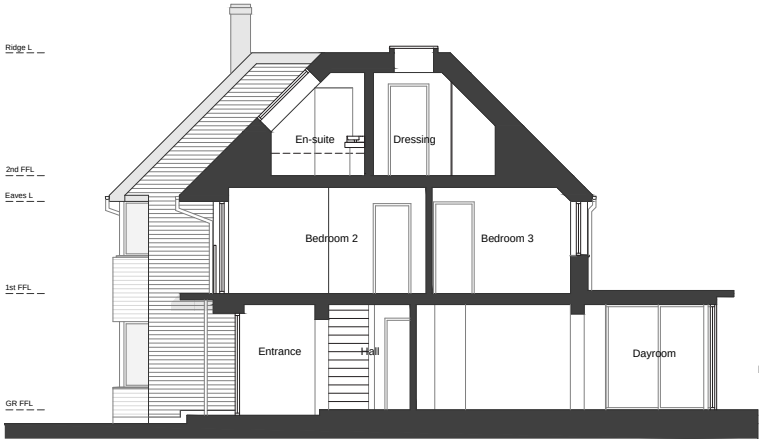
The proposal for 125 Old Fort Road was amended following advice from the planning office to reduce the ridge height to be in-line with its immediate neighbours. We feel that a similar approach to amend the proposal at 2 The Marlinespike is appropriate and goes a long way to mitigate the concerns raised by the planning officer regarding the height of the gable roof at the East of the site.

KEY

- Line of existing roof
- Notional building height line based upon ridge levels of neighbouring buildings



Proposed street elevation (South) by ABIR Architects (Application reference: AWDM/1344/21).



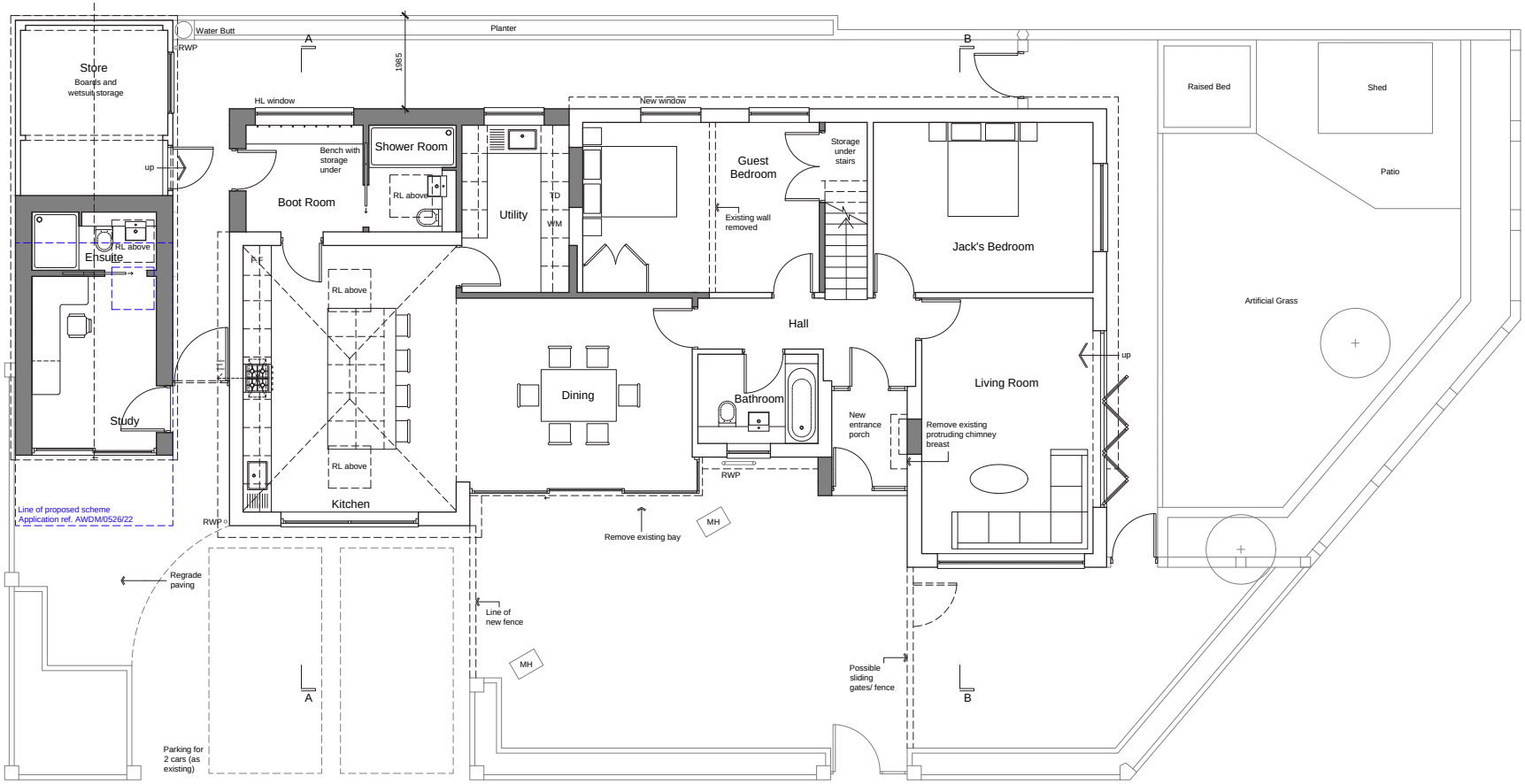
Proposed section by ABIR Architects (Application reference: AWDM/1344/21).



Proposed street visualisation by ABIR Architects (Application reference: AWDM/1344/21).

2.00 Amendments to proposed scheme

2.01 Proposed ground floor plan

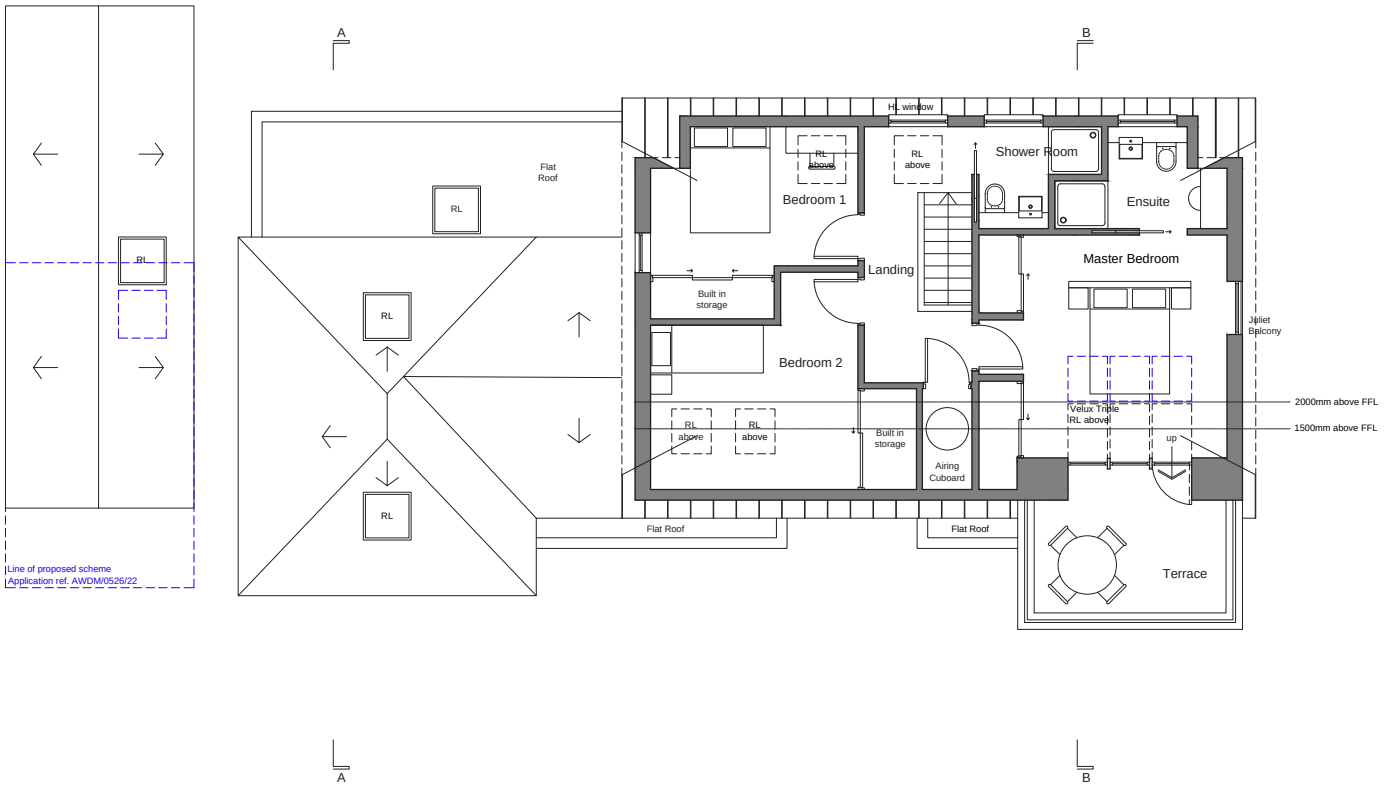


Ground Floor Plan

Proposed new walls

Line of proposed scheme (No. 2 The Marlinespike). Application reference: AWDM/0526/22.

2.02 Proposed first floor plan



First Floor Plan

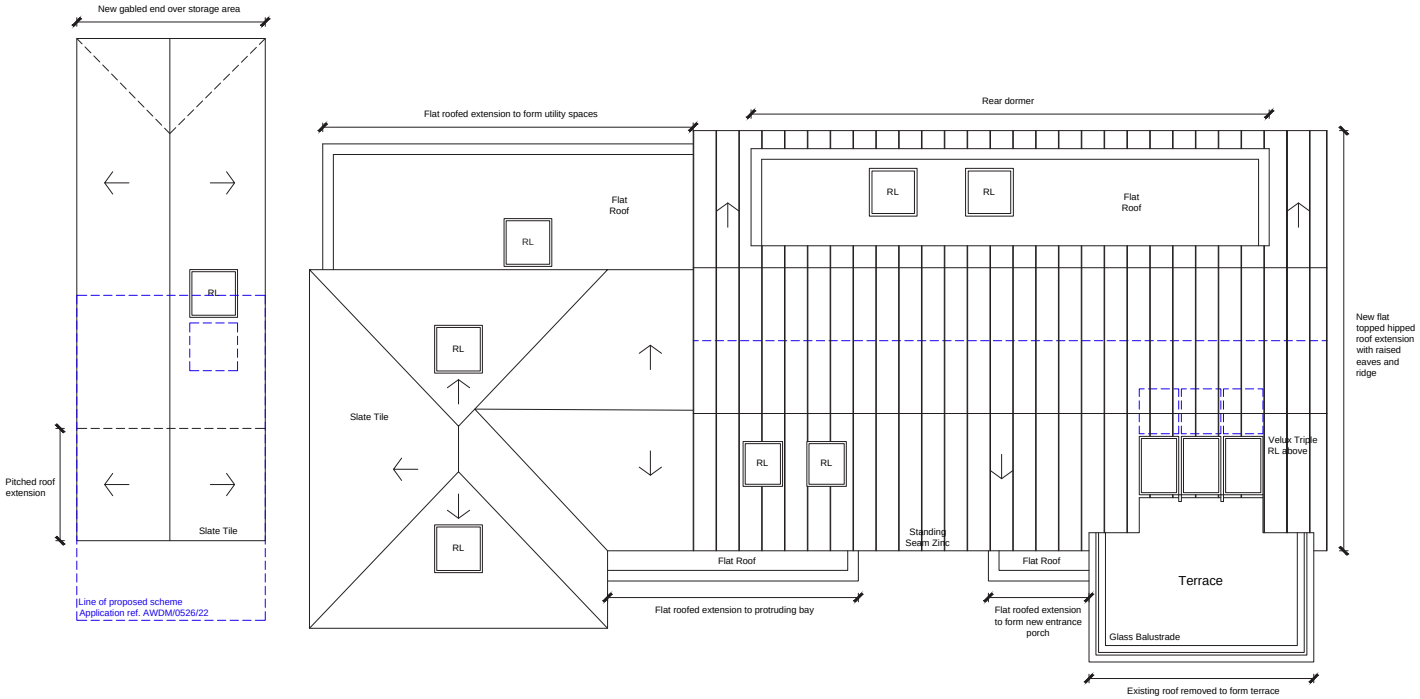
Proposed new walls

Line of proposed scheme (No. 2 The Marlinespike). Application reference: AWDM/0526/22.



scale in meters

2.03 Proposed roof plan

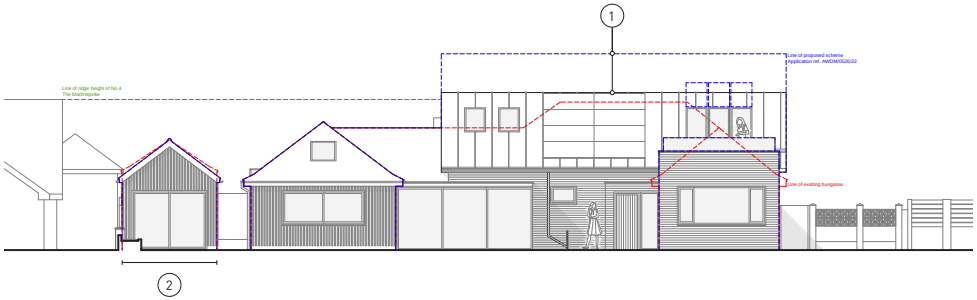


Roof Plan

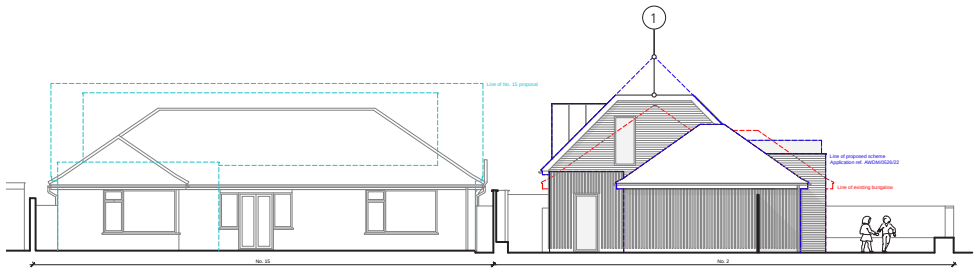
– – Line of proposed scheme (No. 2 The Marlinespike). Application reference: AWDM/0526/22.

2.00 Amendments to proposed scheme

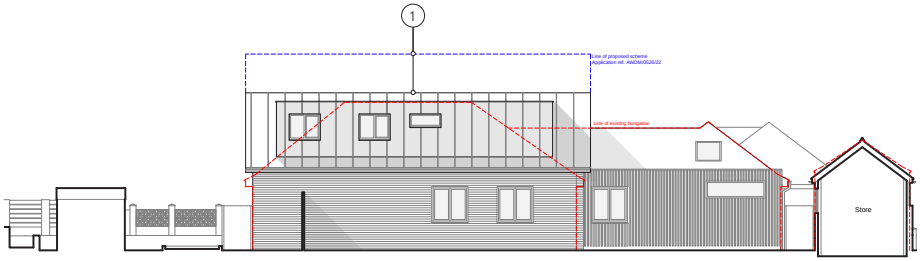
2.04 Proposed elevations



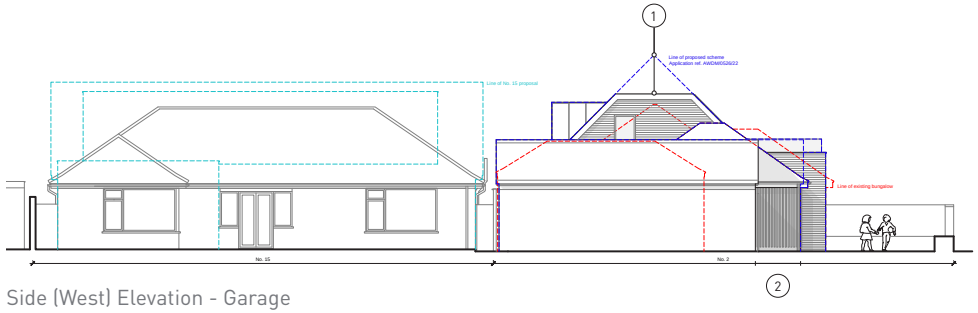
Front (South) Elevation



Side (West) Elevation - House



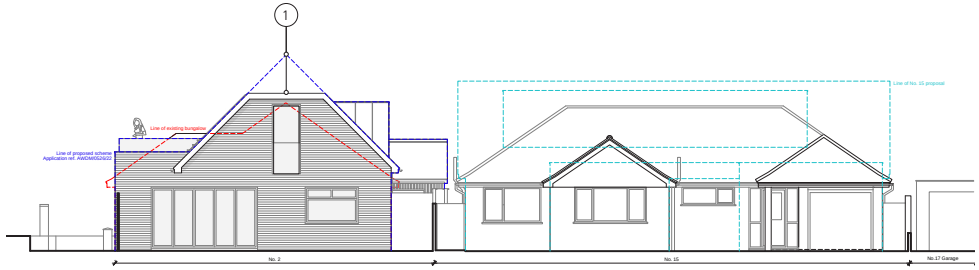
Rear (North) Elevation



Side (West) Elevation - Garage

KEY

- Line of existing bungalow (No. 2 The Marlinespike).
- Line of proposed scheme (No. 2 The Marlinespike). Application reference: AWDM/0526/22.
- Line of proposed scheme (No. 15 Winterton Way).
- Line of ridge height (No.4 The Marlinespike).
- (1) Ridge height reduced by 1370mm, change roof to flat topped gable end and replace Velux Triple roof-light with 3 roof lights.
- (2) Set garage back by 1.5m.



Side (East) Elevation

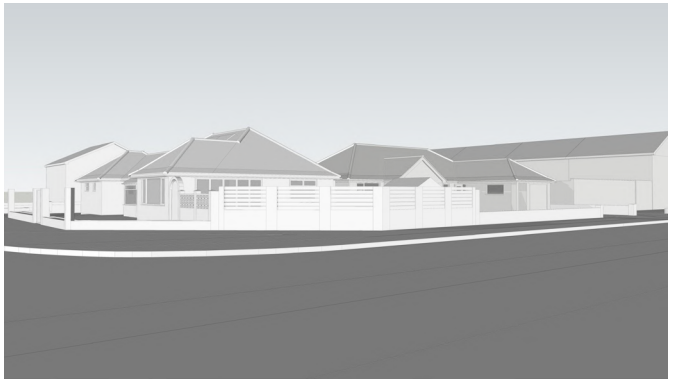
2.00 Amendments to proposed scheme

2.05 Comparison images

DRAWING KEY:

① Ridge height reduced by 1370mm, change roof to flat topped gable end and replace Velux Triple roof-light with 3 roof lights.

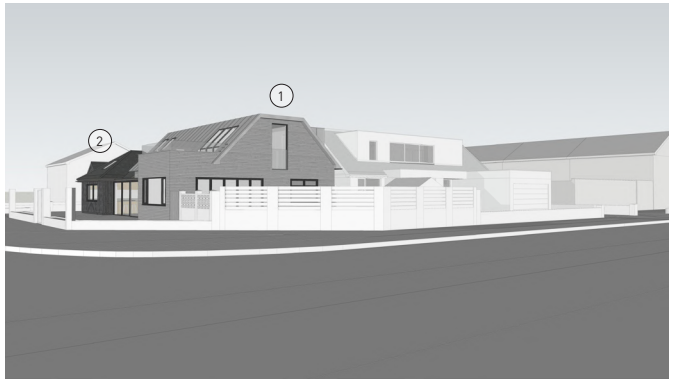
② Set garage back by 1.5m.



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



PLANNING PROPOSAL
Application reference: AWDM/0526/22 (No.2 The Marlinespike)
AWDM/0527/22 (No.15 Winterton Way)



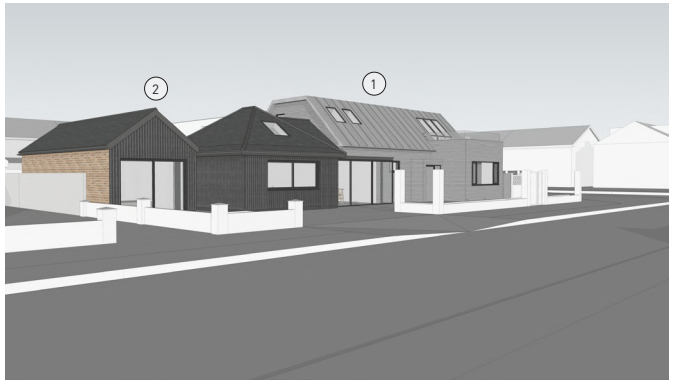
PROPOSAL WITH AMENDMENTS



EXISTING
Street view from South-West.



PLANNING PROPOSAL
Application reference: AWDM/0526/22



PROPOSAL WITH AMENDMENTS

2.00 Amendments to proposed scheme

2.05 Comparison images

DRAWING KEY:

① Ridge height reduced by 1370mm, change roof to flat topped gable end and replace Velux Triple roof-light with 3 roof lights.

② Set garage back by 1.5m.



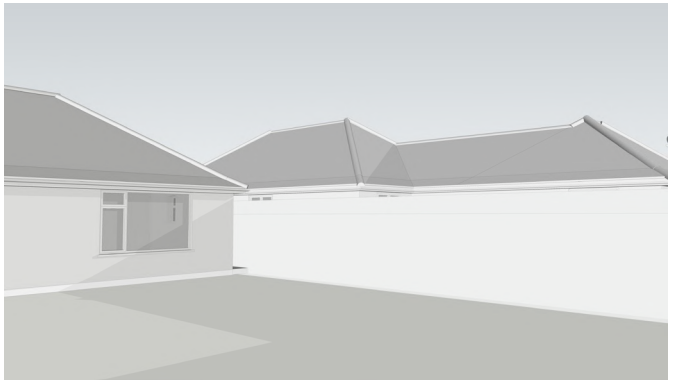
EXISTING
Street view from East (No.15 proposal to right).



PLANNING PROPOSAL
Application reference: AWDM/0526/22 (No.2 The Marlinespike)
AWDM/0527/22 (No.15 Winterton Way)



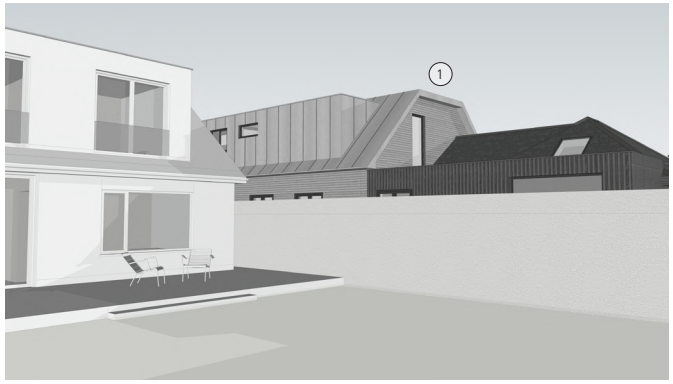
PROPOSAL WITH AMENDMENTS



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



PLANNING PROPOSAL
Application reference: AWDM/0526/22 (No.2 The Marlinespike)
AWDM/0527/22 (No.15 Winterton Way)



PROPOSAL WITH AMENDMENTS

3.00 Conclusion

It has been accepted by the applicant that the amended proposals will incorporate a flat-topped pitched roof (similar proposals have been approved at 125 Old Fort Road) to reduce the height of the new pitched roof and setting back the proposed garage extension by 1500mm. However, the applicant would like the planning officer to consider retaining the roof terrace on the south east corner (as the recently approved roof terrace to the property at the junction of The Marlinespike/ Shingle Road).