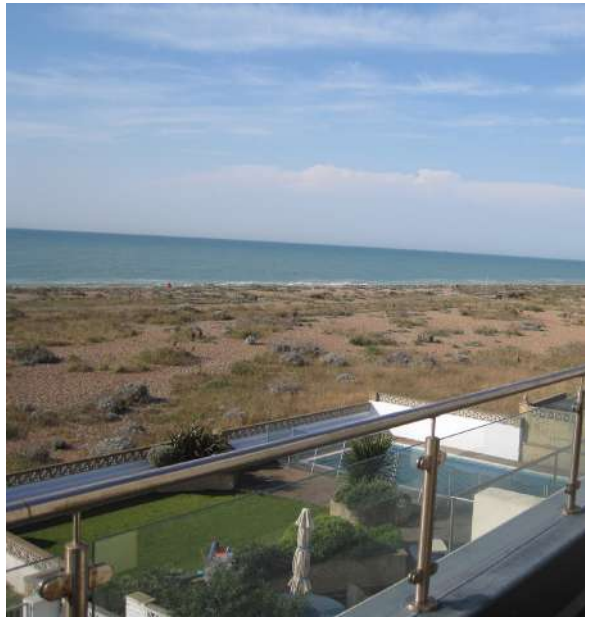
# 124 Old Fort Road
## Shoreham by Sea







Design and Access Statement for  Mr & Mrs Madders

0443.DAS.001 Rev C / June 2017

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# 1.00 Introduction

## 1.01 Format of Statement

This statement has been generally set out in accordance with Circular 01/2006. We also use a document produced by CABE entitled 'Design & Access Statements – How to write, read and use them.'

Section 3 of the circular deals with the Design & Access Statements. Item 77 of the circular states, 'A Design & Access Statement can be presented in various formats. For most straightforward planning applications, the statement maybe only short, for some only a page may be needed.' The CABE document suggests that the writer should 'keep it short and to the point.'

Reference should be made to the submitted detailed drawings when reading this statement.

## 1.02 Application Description

The symmetrical, stacked, cuboid form of this property does not help the austere external appearance, or the interior spaces and finishes that currently provide a harsher living environment than one might expect for a young family. These small scale proposals allow the house to become a functional home, whilst improving the aesthetics and legibility of the architecture by breaking down the symmetrical form and proportions and introducing a softer pallet of materials.

This householder application is being made for work to the exterior of the existing house including:

- A minor first floor extension to the front of the property and use of the existing roof as a small terrace.
- Re-cladding of the existing north elevation.
- Small extension to the existing rear balcony to the first floor living space with staircases to the terrace above and garden below
- New window and doors to existing and altered openings to improve the proportions and aesthetics of the elevations.
- New side windows to provide much needed ventilation without opening doors on the exposed southern facade.

This document sets out the principles of the design in support of the planning application. Further reference should be made to the submitted drawings.

## 1.03 Site Location

The site is located at:

124 Old Fort Road
Shoreham by Sea
West Sussex
England
BN43 5HL

The house is located on Shoreham Beach with access directly to the shingle.

# 1.04 Existing Site Photographs

These photographs were taken to show the key issues with the existing property that necessitate the proposals under this application.

01.The form of the existing house is bulky and overly symmetrical.

02. The Black stone cladding is failing as a material due to surface staining from salt deposits and localised cracking. This is very visible at eye level as you enter the dwelling.

03. The rear terraces, utilising the stepping form of the building, are unuseable as amenity space to the primary living area as they are of inadequate depth.

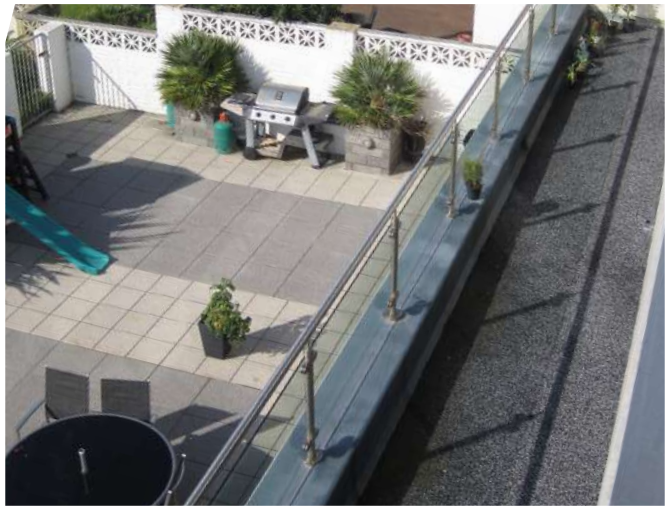
04. The house has great views north to the South Downs as well as the primary beach-side views. The existing windows are sized and broken up in a way that disrupts views out.



01



02



03



04

## 2.00 Use

The site is currently used as a dwelling house. The proposals retain the current use.

## 3.00 Amount

The first floor extension provides and additional 5.8m$^2$ of internal floor space. An infill of an existing recess at second floor provides an additional 2.2m$^2$ internally. A new balcony will extend from the existing first floor terrace by 1.2m providing an additional 13.5m$^2$ of usable external amenity space.

## 4.00 Layout

The layout amendments to the interior of the property and the additional spaces proposed, although minor, will greatly improve the practicality of the house for the family and the interaction of primary habitable rooms, secondary spaces and links to the outside.

The first floor front extension will increase the useability of the kitchen and provide access to a private roof terrace with views north to the South Downs.

# 5.00 Scale & Appearance

The symmetrical, stacked and cuboid form of this property does not help the austere external appearance.

These proposals improve the aesthetics and legibility of the architecture by breaking down the symmetrical form and proportions and introducing a softer pallet of materials.

The black stone cladding at ground floor will be replaced with light stained, horizontal timber cladding.

At first floor, a small extension over the existing roof will be clad in vertical timber boarding with a raised parapet and powder coated aluminium copings.

The window openings at the front are to be altered to provide better proportions. The new frames are to be thermally broken, powder coated aluminium (dark grey) to match the existing window frames.



Existing Street View



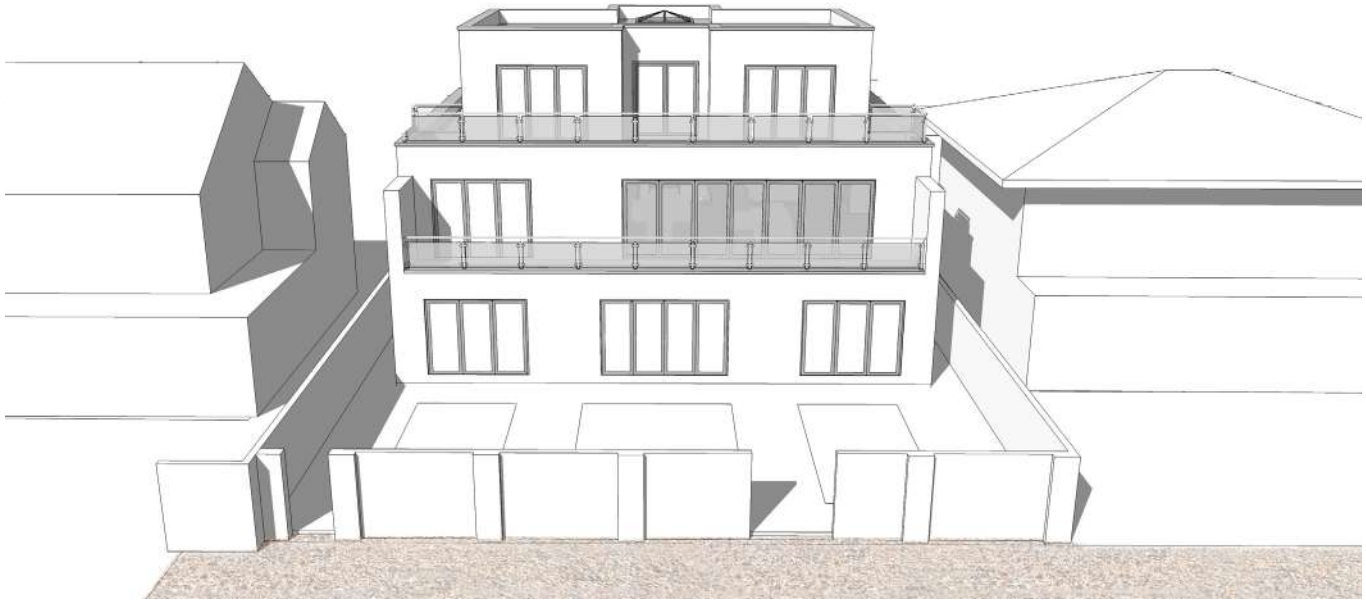
Proposed Street View

At the rear, the door opening sizes are to be retained and the existing sliding/folding doors replaced with sliding frames that feature less mullions to break up the view. These are to be powder coated aluminium (dark grey) to match the existing frame colour. A large format sliding door will be used to enhance views out of the primary living space.

The existing first floor terrace, which is unusable due to its insufficient depth is to be extended over a new steel framed balcony with a frameless glazed balustrade.

Two spiral stairs formed in powder coated steel will connect the second floor terrace, first floor balcony and rear garden.

3 new windows are to be formed on the west elevation and 2 new windows on the east elevation to improve ventilation without the need to open full height doors that often face into strong coastal winds.



Existing Rear View



Proposed Rear View

## 6.00 Landscaping

No lansdcaping changes are proposed unde this application

## 7.00 Access

There are no significant access changes for pedestrians or vehicles under these proposals.

## 8.00 Sustainability and Waste Management

### 8.01 Building performance

The current construction is relatively new and provides good thermal performance and benefits from solar gain to the southern elevation.

It is proposed to replace the majority of the windows on the south and north elevations with new frames and glazing that will exceed the current standards by providing a higher level of thermal efficiency and airtightness.

### 8.02 Waste & Recycling

During construction of the proposed extensions and alteration, 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.

## 9.00 Crime Prevention

The proposed changes will enhance the security of the property by increasing surveillance from primary spaces to the front and rear of the house. 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.

## 10.00 Developments within designated areas

The proposed development is not within a conservation area. There are no listed buildings on site and nor would the proposals have any impact on the setting of a listed building. The land is not protected under biodiversity or landscape designations.

# 12.00 Conclusion

The proposed improvements under this application are designed to meet two objectives. Rationalisation of the internal spaces to improve the family's use of their home and improvement of the external amentiy spaces and their relationship to the primary habitable rooms.

In additon, material changes to the front elevation will break up and soften the symmetrical, bulky form to improve the street scene and the approach to the house for the residents and visitors.

These small scale proposals allow this house to become a functional, comfortable and aesthetically complete family home.