ABIR Architects

23 The Marlinespike, Shoreham by Sea, BN43 5RD



Design and Access Statement

0628.DAS.010B / June 2021

Date : June 2021 / Document ref. : 0628.DAS.010B // Author : RB / Checked : GI
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Revision A: Amendments following planning officer's comments.
Revision B: Amendments to drawing annotations following planning officer's comments.

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1.00 Introduction

1.01 Executive Summary and Brief

This Design and Access Statement is prepared on behalf of the client, Holly and Mark Hempenstall. It summarises the design process undertaken and provides a narrative about the site, context, analysis, concept, rationale and design of the project at 23 The Marlinespike.

Planning permission (AWDM/1418/18) was approved for two front facing dormers. The planning officers report suggests that the rear dormer indicated on the approved drawings were to be undertaken under Permitted Development and suggested a Lawful Development Certificate be applied for. We understand this was not applied for. Planning consent expires on 20th September 2021.

A planning application (Planning Portal Reference: PP-09942930) for the proposed front dormers and veranda has been submitted. A separate planning application will be submitted for the ground floor rear and side extensions. This document therefore refers to the rear dormer which will be undertaken under Permitted Development with a Lawful Development Certificate.

The brief:

1. The existing kitchen is to be reduced in size to form a utility room. The side door will remain. The lost space will enable the entrance to be made slightly wider and allow for a cloak's cupboard and storage

2. Form a veranda along the length of the front of the house and consider access from the existing front bedroom.

3. Maintain the principal, but redesign the two dormers to the front elevation and create a full width dormer to the rear. Internal reconfiguration to provide the master bedroom with an ensuite and dressing area.

4. Open plan the living spaces, creating the new kitchen along the west rear wall, create a better relationship with the garden, and form an internal planting/feature area to divide the spaces. Form a dining area in a new extension where the conservatory is currently located. This space could be separated from the rest of the spaces by bifold glazed doors to provide acoustic privacy.

5. Relocate the garage to the side of the property.



Existing View from North

2.00 Site Analysis

2.01 Site Description and Overview

The site is located on the south side of The Marlinespike, 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 site is occupied by pitched roofed , semi-detached bungalow with a loft room with rear dormer. The attached neighbouring property to the east has a large front and rear dormer. Local properties have an assortment of dormer styles, external materials and front and rear projections.

Planning permission (AWDM/1418/18) was approved in 2018 for two front facing dormers. The planning officers report suggests that the rear dormer indicated on the approved drawings were to be undertaken under Permitted Development and suggested a Lawful Development Certificate be applied for.



2.00 Site Analysis

2.02 Photographic Analysis



Panorama from Marlinespike Street. (April 2021)



View of East boundary, the driveway and the front lawn . (April 2021)



Panorama of the rear. (April 2021)



View of the Side (West) Elevation. (April 2021)

2.00 Site Analysis

2.02 Photographic Analysis



View of the rear terrace and the Garage. (April 2021)



View of the Garage located on the South-west of the property. (April 2021)



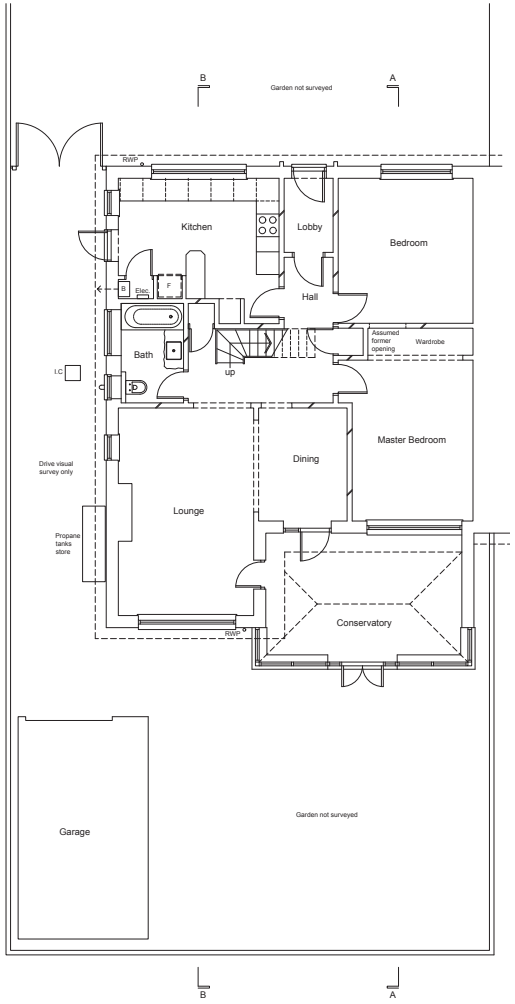
View of the rear terrace (April 2021)



View of the East boundary. (April 2021)

2.00 Site Analysis

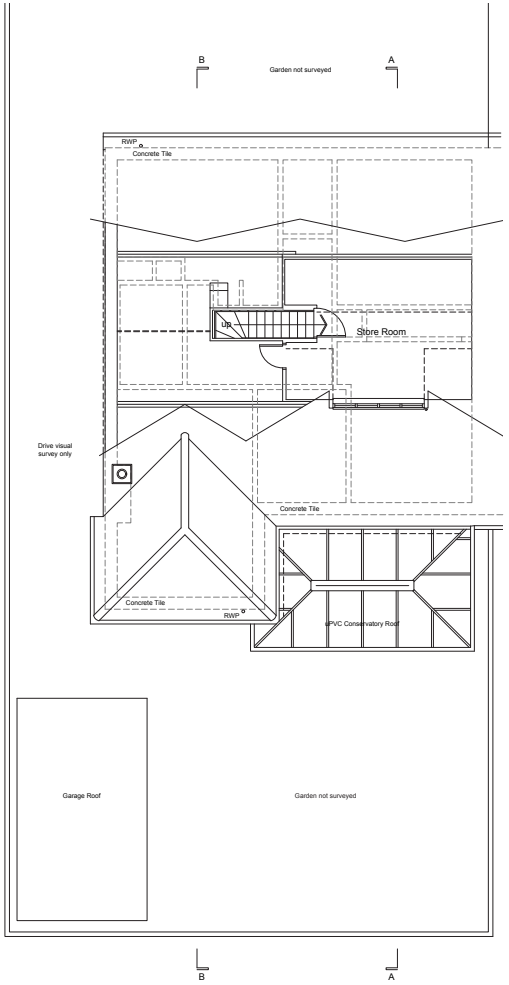
2.03 Existing Plans



Ground Floor Plan 1:200

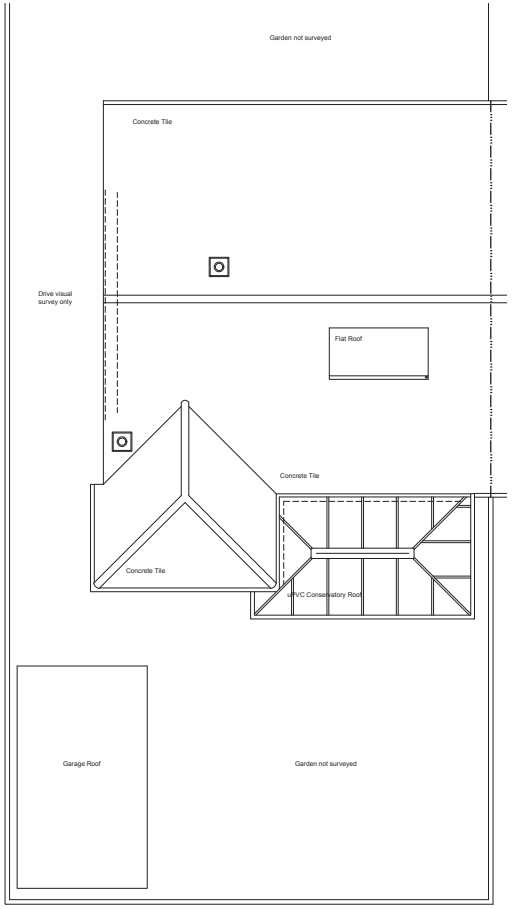


scale in metres



First Floor Plan 1:200



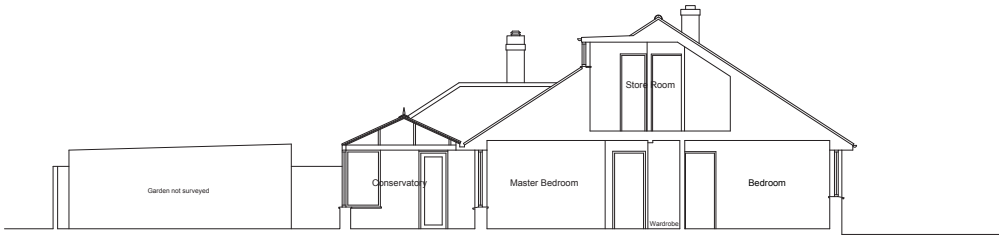


Roof Plan 1:200

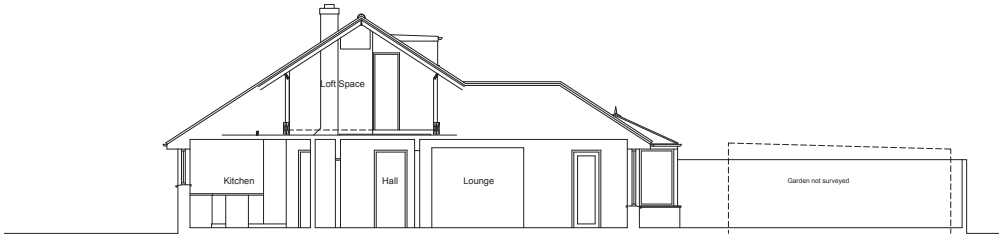




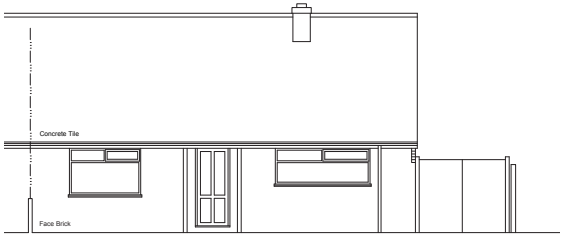
scale in metres



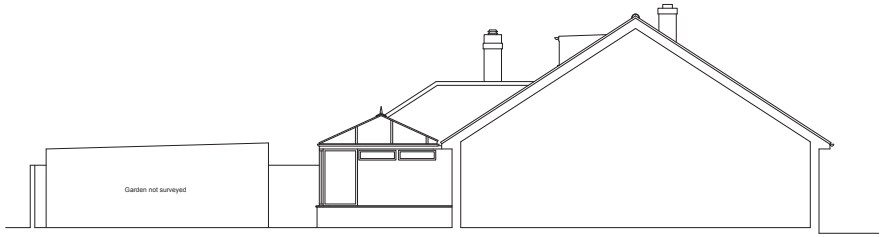
Section A-A 1:200



Section B-B 1:200



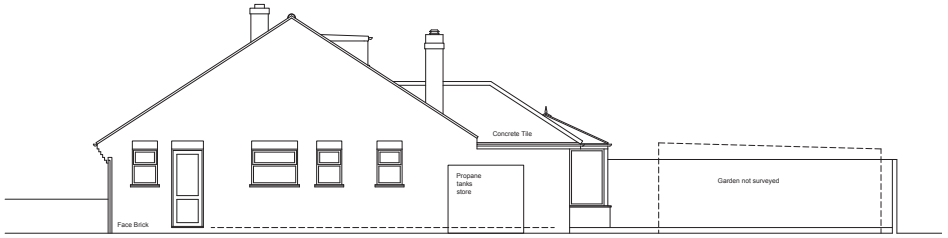
North Elevation 1:200



East Elevation 1:200



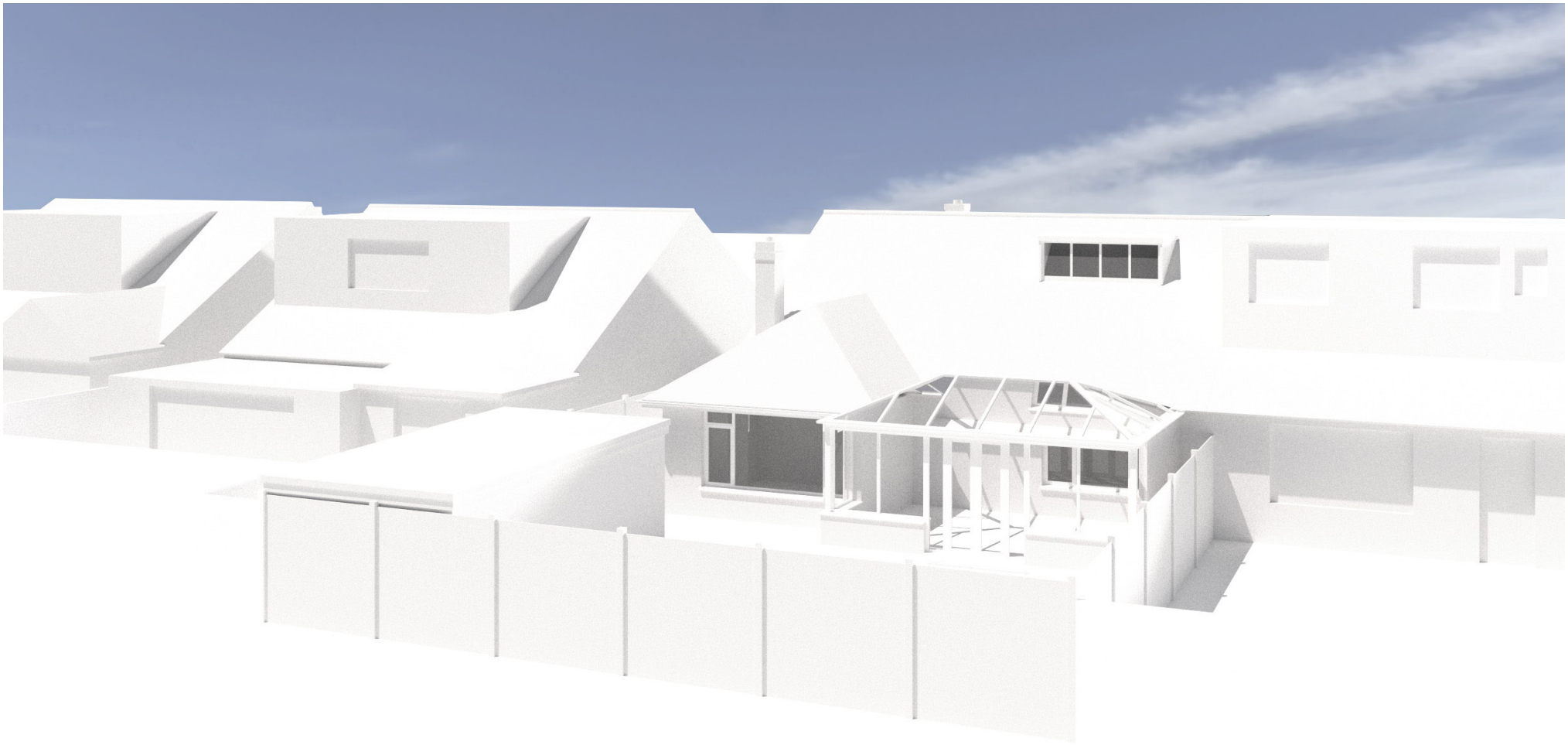
South Elevation 1:200



West Elevation 1:200

2.00 Site Analysis

2.05 Existing 3D View



Aerial view from the South

3.00 Proposals

3.01 Use

The site is currently occupied by a two bedroom dwelling, no change of use is proposed.

3.02 Amount

Existing GIFA: 148m^2
Proposed GIFA: 195m^2

The proposals indicate a new front veranda and small extensions to the ground floor at the rear and side to form a new store and dayroom/dining room as well as two front dormers and a single rear dormer at first floor.

The existing garage and conservatory will be demolished to form these new extensions. The pitched roof to the existing ground floor extension will be removed.

3.03 Layout

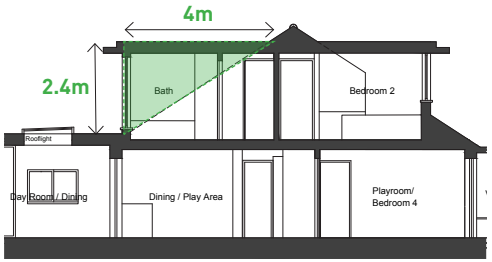
The ground floor layout has been adapted to provide an open plan kitchen/ living area at the rear of the property.
The new extension at the rear provides a store and a dayroom/dining room.
At the front of the property, there is a utility and large lobby with cloaks in the position of the existing kitchen and a playroom/fourth bedroom in the position of the existing second bedroom.

The proposed position of the stairs is slightly west of the existing position and the new front and rear dormers provide three bedrooms (one with en suite) and a shower room at first floor.

3.04 Scale

Rear Dormer:
Height from existing roof: 2.4m
Depth: 4m
Width: 9.3m

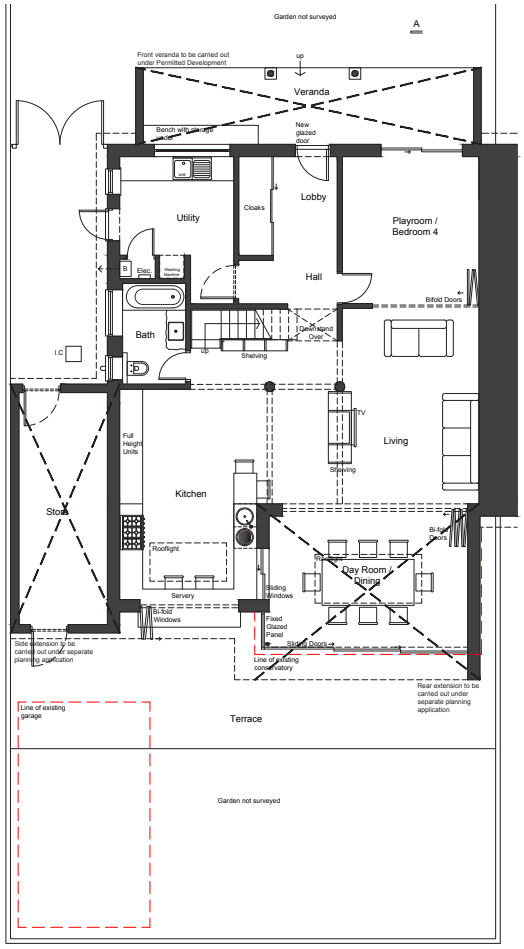
The rear dormer has a volume of less than 50m^3 and therefore can be undertaken under Permitted Development.



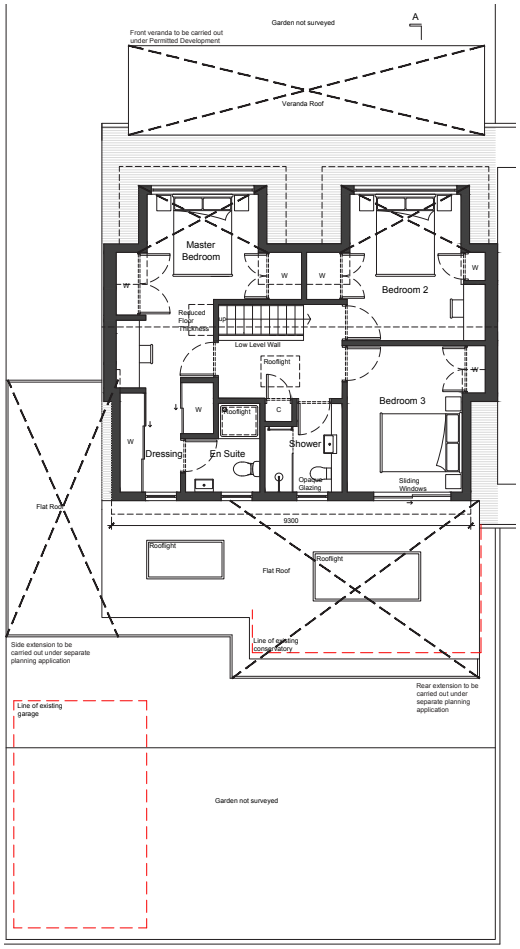
Part Proposed Section A-A 1:200

(2.4m *height* **x 4m** *depth***)/2 = 4.8m^2** *area*

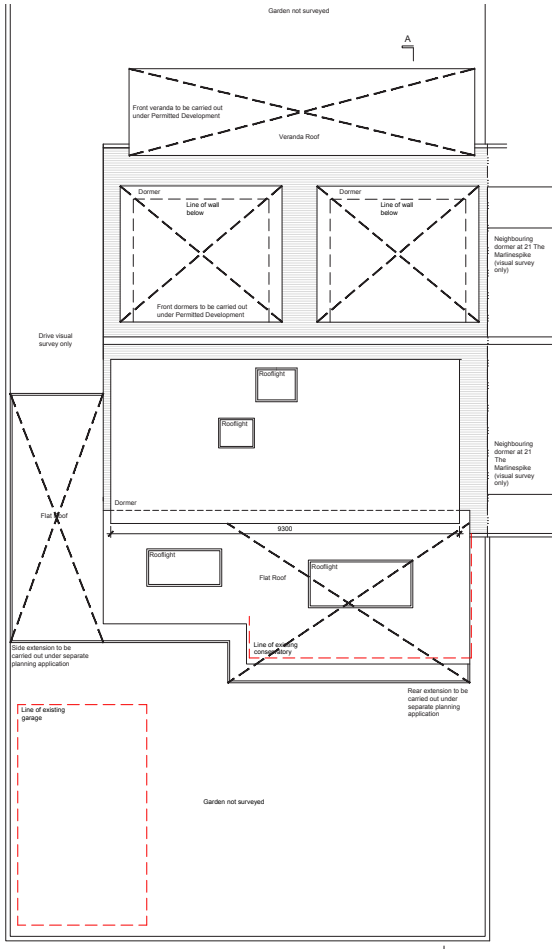
4.8m^2 *area* **x 9.3m** *width* **= 44.6m^3** *volume*



Ground Floor Plan 1:200



First Floor Plan 1:200



Roof Plan 1:200

n

0 1 2 3 4 5 6 7 8 9 10

scale in metres

Area of proposals not to be considered under this application

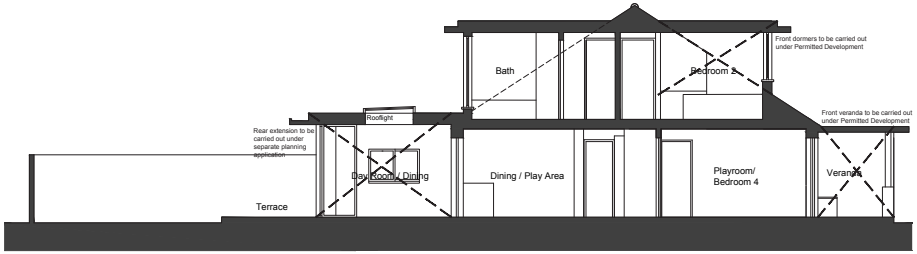
3.06 Proposed Sections and Elevations

scale in metres

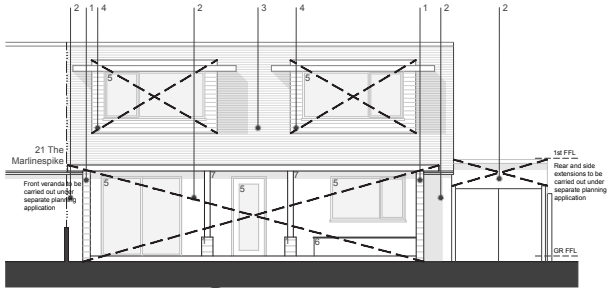
Key:

1. Stone
2. Painted Render
3. Slate Tiles
4. Slate Cladding
5. Double Glazed Composite Frame Windows/Doors
6. Bench with Storage Under
7. Timber Columns

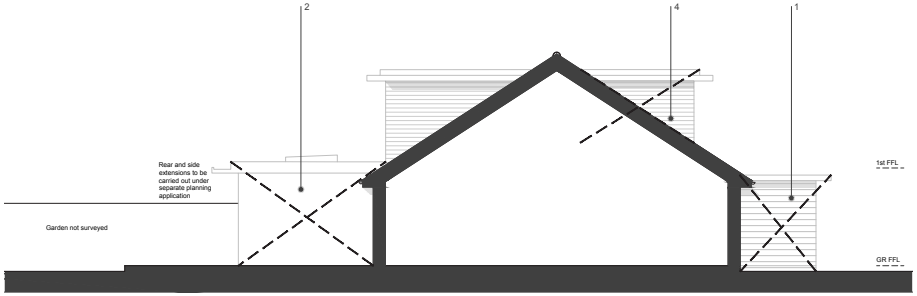
Area of proposals not to be considered under this application



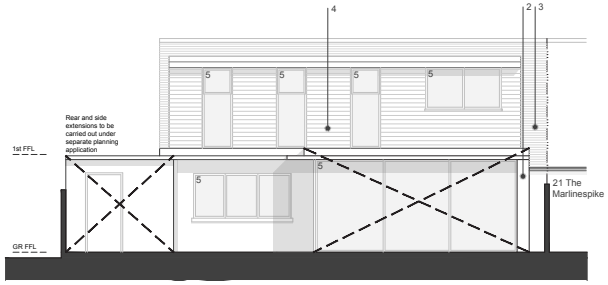
Section A-A 1:200



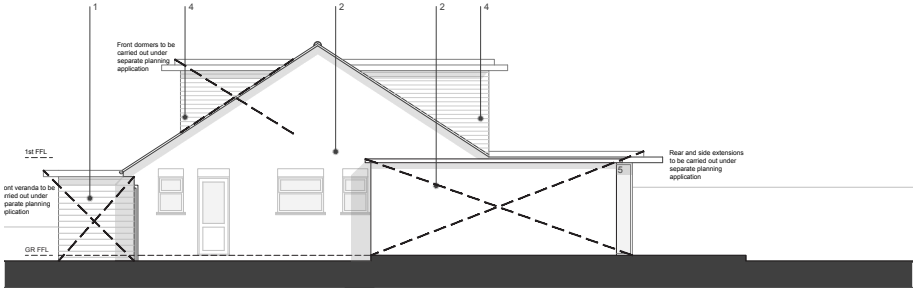
North Elevation 1:200



East Elevation 1:200



South Elevation 1:200



West Elevation 1:200



Aerial View from the South

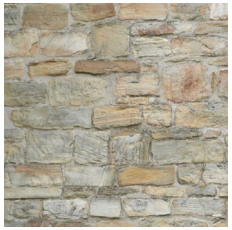


View from Garden

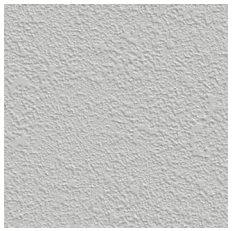
3.00 Proposals

3.08 Appearance

The design proposal offers a simple pallet of materials which are stone walls (1), painted render walls (2), slate roof tiles (3) and slate cladding to the dormers (4).



1



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3



4

3.09 Landscaping

There are no landscaping proposals.

3.10 Access

Access to the property will remain as existing, though the front door will be replaced and accessed via the new veranda.

3.11 Sustainability

Sustainability measures will include:

- Cement-free concrete for foundations and ground slab (an ultra-low carbon alternative to traditional concrete).
- High levels of thermal insulation to floor, walls and roofs.
- Internal thermal mass to absorb and store heat gains to moderate internal temperatire by averaging out day-night extremes.
- High levels of air tightness

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 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 soakaways.

3.14 Waste Management

The management of refuse and recycling waste at the property will remain as existing.

3.15 Listed Building and Conservation Area

The building is not listed or in a conservation area.

4.00 Conclusion

The proposals concluded within this Design and Access Statement can be seen to answer and respond to the brief set by Holly and Mark.

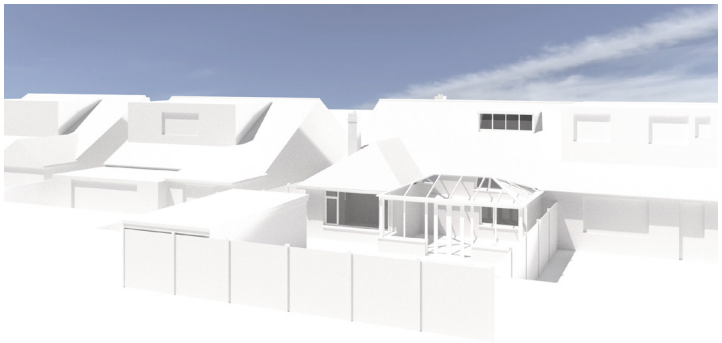
A planning application (Planning Portal Reference: PP-09942930) for the proposed front dormers and veranda has been submitted. A separate planning application will be required for the ground floor rear and side extensions. This document therefore refers to the rear dormer which will be undertaken under Permitted Development with a Lawful Development Certificate.













Existing

Proposed