Design and Access Statement

January 2015



Introduction

76 Old Fort Road is a detached bungalow located on the foreshore of Shoreham Beach. It has a large footprint and is bounded to the east by a 2 storey house with a shallow pitch roof and to the west, a chalet style bungalow with a large roof extension and conversion. There is no first floor and no scope for conversion because the pitch of the existing roof is too shallow.

This application is for the removal of the existing roof and building a new first floor with a butterfly roof over the main house and a mono-pitch roof over the garage, remodelling of the interior and demolition of the existing south side conservatory and replacement with a single storey flat roof extension and balcony above.

Amount of Development

Existing ground floor	283m.sq
Total	283m.sq
Proposed ground floor	255m.sq
Proposed first floor	124m.sq
Total	379m.sq

The proposed extension represents a 34% increase in floor area.

Layout:

The layout of the ground floor will not change significantly. All of the structural supporting walls will remain the same. The existing conservatory at the rear would be removed and replaced with a new extension which does not extend as far as the existing conservatory. The kitchen is moved to the centre of the house and the introduction of a staircase enables access to the new first floor.

At first floor there is a new living room over the central part of the house and bedrooms to the east and west sides. The first floor does not extend to cover the entire ground floor so that it is not as visually significant as the ground floor. On the south side, 1st floor there is a large balcony which is 2.5m wide. The configuration of the building is such that the balcony is protected from wind from both sides. A proposed butterfly roof would project partly over the balcony.

Refuse/ Recycling Collection:

The storage of wheelie bins for refuse and recycling will not change. Bins are stored at the side of the house and moved to the front of the property on collection day.

Scale:

The scale of the building will change from being a single story building to a 2 story building. This is broadly the way many of the houses on the Old Fort Road are developing incrementally. Some houses have been extended to be 3 stories.

Having considered this option, the applicant feel that a 3rd story would make the house overly dominant. The addition of a 1st floor will visually improve the house, enable some well needed weatherproofing to be addressed and be neighbourly to immediate neighbours.

Landscaping:

There are 2 important landscaping proposals that are included within the design;

1. The proposal for a swimming pool on the south side.

2. A 1.5m high wall to the front to enclose a private garden to the front of the property.

The proposed swimming pool with have no visual effect on the landscaping. The 1.5m high wall to the front would, in itself would be acceptable in terms of Permitted Development. Visually, it will not have an effect on the character of the house. Many houses upon the foreshore have enclosed private gardens on the north side of the house so that there is an area available which is sheltered from the wind and captures the late afternoon sun.

Appearance:

The existing bungalow is typical of many of the older style houses on the Old Fort Road. It is bland in appearance and has undergone much remedial works so that the original style of the building is unrecognizable. The proposed extension to create a first floor, would visually improve the house. The butterfly roof keeps the overall height of the roof low and enables chimney flues and solar hot water heating panels on the roof to be fitted behind the overhang so that these structures are invisible from ground level. The large eaves overhang which is clad on the soffit in natural timber will emphasize the roof as shelter.

Planning History of the Old Fort Road, Foreshore:

Many houses have been developed along the Old Fort Road in a similar way to the proposals of this planning application:

No 18	First floor extension
No 32	2nd floor extension
No 58	1st and 2nd floor extension
No 90	Permission granted for 3 story house (not implemented)
No 92	First floor extension
No 98	Permission granted and partly implemented 3 story house
No 100	First and 2nd Floor Extension
No 106	1st floor extension
No 124	New 3 story house
No 126	1st floor extension
No 136	2nd floor extension
No 144	New 3 story house.

It can be seen from the changing character of the South side of the Old Fort Road that incremental increases in building height is not part of the character.

Materials:

Walls: Natural oak cladding to the 1st floor
Painted render to the ground floor.

Windows: Coloured framed double glazed windows

Roof: Single ply membrane roof

Use:

There is no change to the use of the house which is residential in use.

Access:

The access to the house will not change and we intend to comply with the requirements under the building regulations for Access for Disabled people by having a level threshold at the front door.

Summary:

It is an established character of the south side of the Old Fort Road that houses have been developed by having incremental increases in storey heights.

The south elevations are substantially glazed and have balconies to take advantage of the sea view.

The proposed remodelling and extension to form a new 1st floor will result in a visual improvement to an otherwise bland and tired house.

There is no overlooking or loss of neighbour amenity which would result from approving this application and we commend it to the Local Authority.

JAMES BRECKELL