

A New Chalet Bungalow at:

94 Marine Crescent, Goring by Sea

DESIGN & ACCESS STATEMENT

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1. Brief

94 Marine Crescent is owned by Fiona Sayers.

The existing plot is very generous, with large gardens to the north, west and south of the house, and a substantial area of parking to the south.

The proposal is to section off a 227 sq m site from the existing garden to the north of the house to provide a building plot suitable for a chalet bungalow. The site can accommodate a 2-bed dwelling which meets national space standards and would satisfy a local shortage for small houses.

2. Site Plan as Existing and Site Analysis

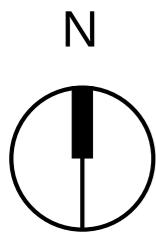
The existing plot at 94 Marine Crescent is situated on the corner of St Johns Avenue and Marine Crescent, facing the sea at Goring by Sea. Being a corner plot, the land in question does not directly face any other property on Alinora Crescent nor Marine Crescent. The rear of the bungalow would address the rear garden of the neighbouring property at 92 Marine Crescent.

The garden of 92 Marine Crescent would be a minimum of 3.7m away on the North side and 5.7m on the South side, therefore no first floor windows are positioned at this end of the property which would overlook this garden.

The neighbouring property at 8 St Johns Avenue, and those opposite and surrounding, are largely bungalows built in the mid-late C20th. The properties on Marine Crescent are larger, and there have been an number of front extensions. A similar new build property was approved at 149 Alinora Crescent in October 2017.

8 St Johns Ave







Street panorama showing bungalow at 8 St Johns Avenue to the left and 94 Marine Crescent to the right. The proposed site is located between, in front and behind the brick wall and shrubs.



Panorama of the opposite side of St Johns Avenue

Street view looking down St Johns Avenue with bungalows built at a comparatively dense spacing.



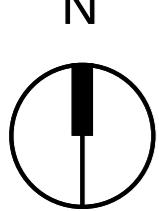
View from the proposed plot looking towards 94 Marine Crescent.
A new boundary would be formed approx half way up the garden.



View from Marine Crescent showing two storey houses to the front and bungalows behind rising to two storey again at the end of the street.



View from the pavement opposite the proposed plot. The section of the wall and shrubs to the left to be removed to create the plot,
The section of shrubs, wall and gate to the right are to remain.



3. Proposed Site Plan

The proposed chalet bungalow is set back from the road to align with the established building line at 94 Marine Crescent. It sits forward of no 8 St Johns Ave but this is in keeping with the stepping of bungalows along that street. A minimum of 1.5m is left between the new property and the side boundaries, with 3.76m up to 5.95m left between the east boundary wall and the bungalow. A rear garden of minimum 78m² is achieved, with space for two cars to park at the front of the property, accessed by a new proposed dropped down curb.

The addition of a chalet bungalow on the site would have limited impact on the neighbouring properties, owing to the following factors:

- The site is to the north of 94 Marine Crescent so would not cause any over-shadowing to this property
- The property is in appearance one and a half storeys, so would not cause any significant shading to 8 St Johns Avenue. What's more the bungalow at no 8 steps in from the boundary and there are no main living space windows on the south side.
- The rear of the proposed chalet bungalow would address the rear garden of the neighbouring property at 92 Marine Crescent. It is proposed that there are no windows To the East of the building at first floor level, rooflights will be provided to the attic bedroom which would be located at min 1.7 above floor level to prevent any overlooking.



4. Proposed Floor Plans

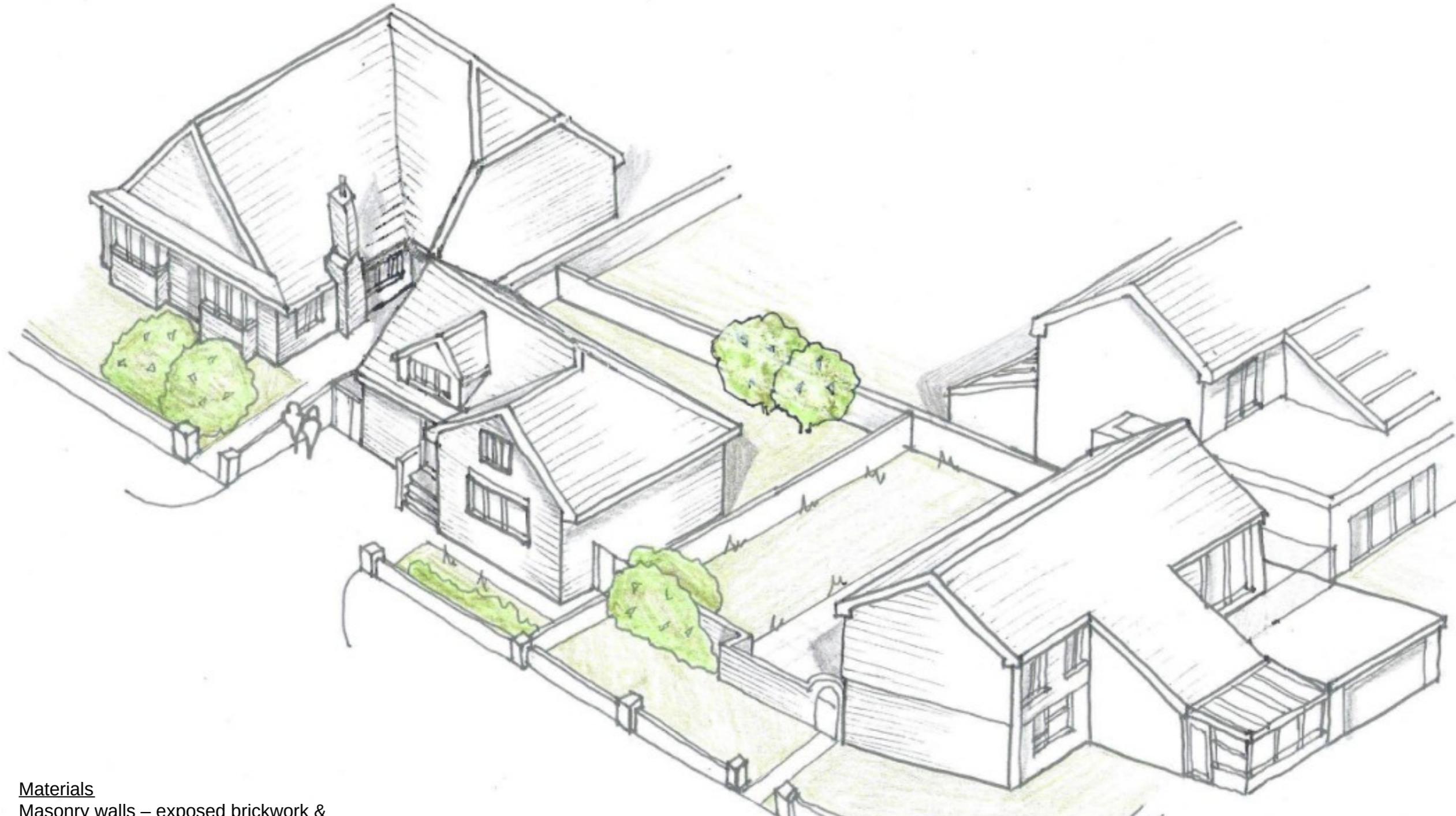
The bungalow is designed to provide an open-plan living space at the ground floor. Windows are provided at the east and west ends of the rooms, providing morning and evening sunshine. The ground entrance is set back in keeping with the 'L-shaped' plans of the neighbouring properties.

Due to the plot being sited in a flood zone the building will be raised 600mm and all bedrooms are positioned on the first floor. To keep the overall height of the building down the bedrooms are, in the most part, within the roof space. Additional requirements for storage space can be provided within the eaves of the attic bedrooms.

6. Design

The appearance of the proposed chalet bungalow will be a traditional brick built building, matching the materials of the neighbouring properties but given a more modern approach with timber cladding to the dormer.

The use of the gable to the front west side of the property reflects the gable of the neighbouring bungalow and 94 Marine Crescent, which also acts as a visual height connection between the two storey houses to the South and the bungalows to the north.



Materials

Masonry walls – exposed brickwork & tiled roof : In keeping with context, with timber cladding within roof zone.



Isometric sketch from the north