Design and Access Statement

Extensions and Alterations to 138 Brighton Road, Lancing BN15 8LN



Dated: 20 June 2023

Revision A - issued 27/07/2023

PETER STEPHENS + ARCHITECTURE

CONTENTS

1.0 Introduction

2.0 Site & Layout

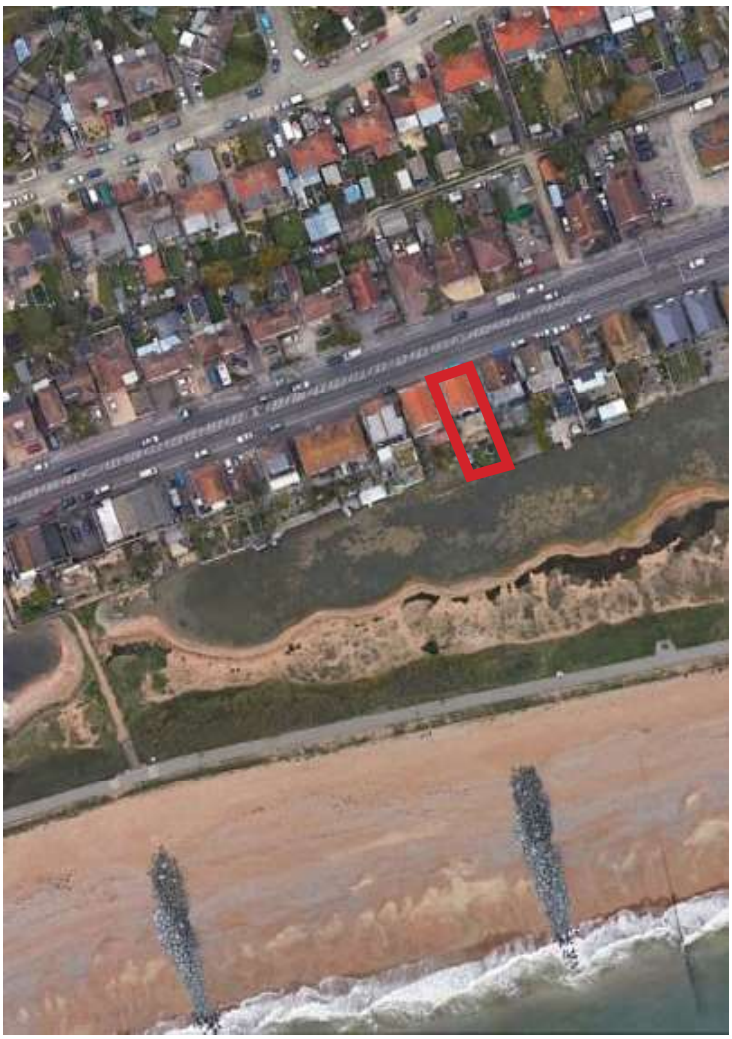
3.0 Design & Scope

4.0 Appearance

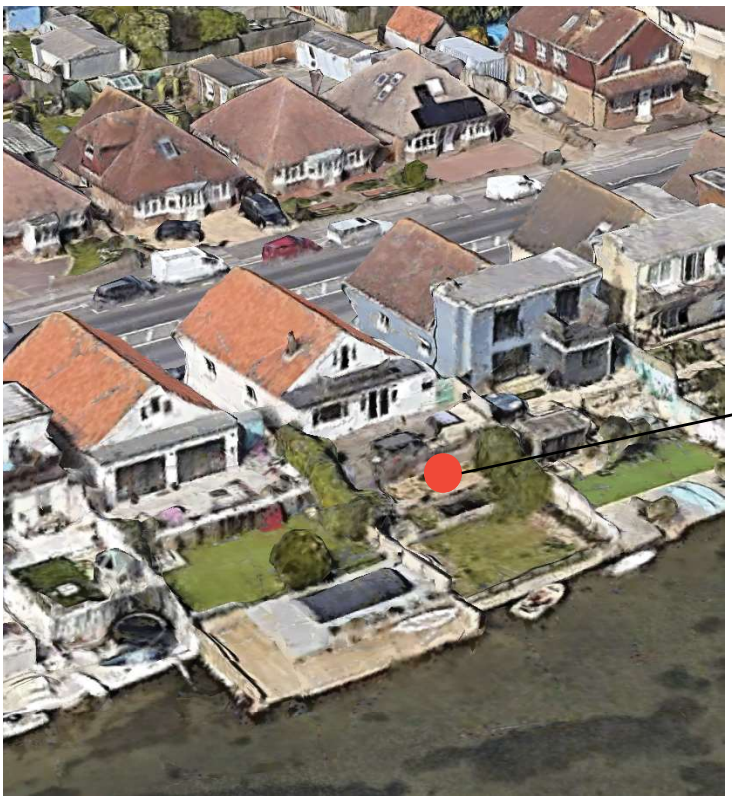
5.0 Scale & Landscaping

6.0 Environmental Considerations

7.0 Access



Aerial View



3D Aerial View

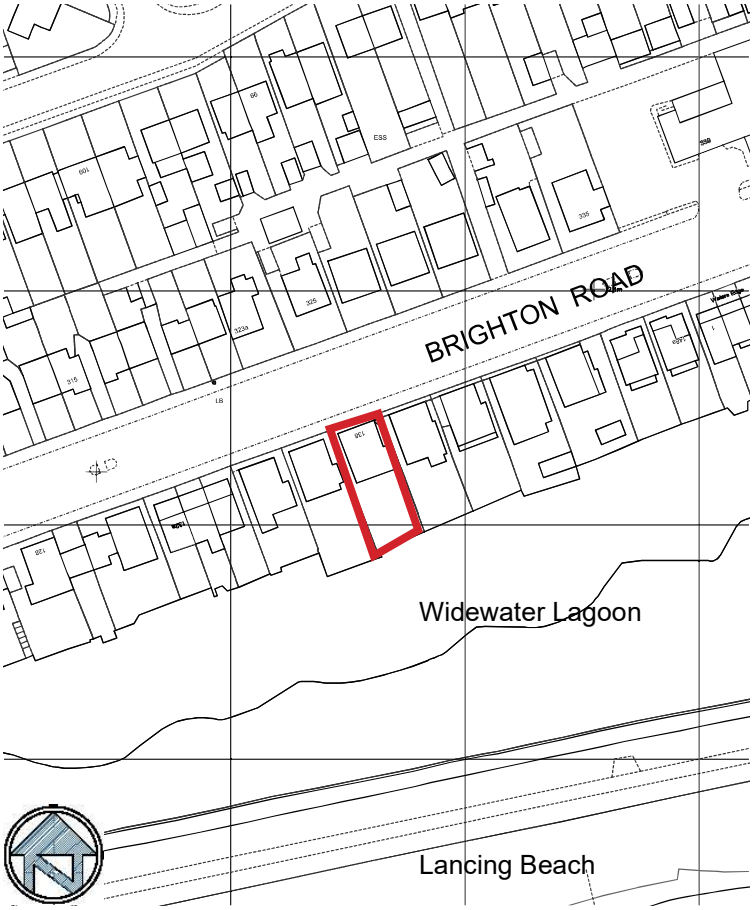
1.0 Introduction

This application comprises a planning householder application for alterations and extensions to an existing 3 storey single dwelling.

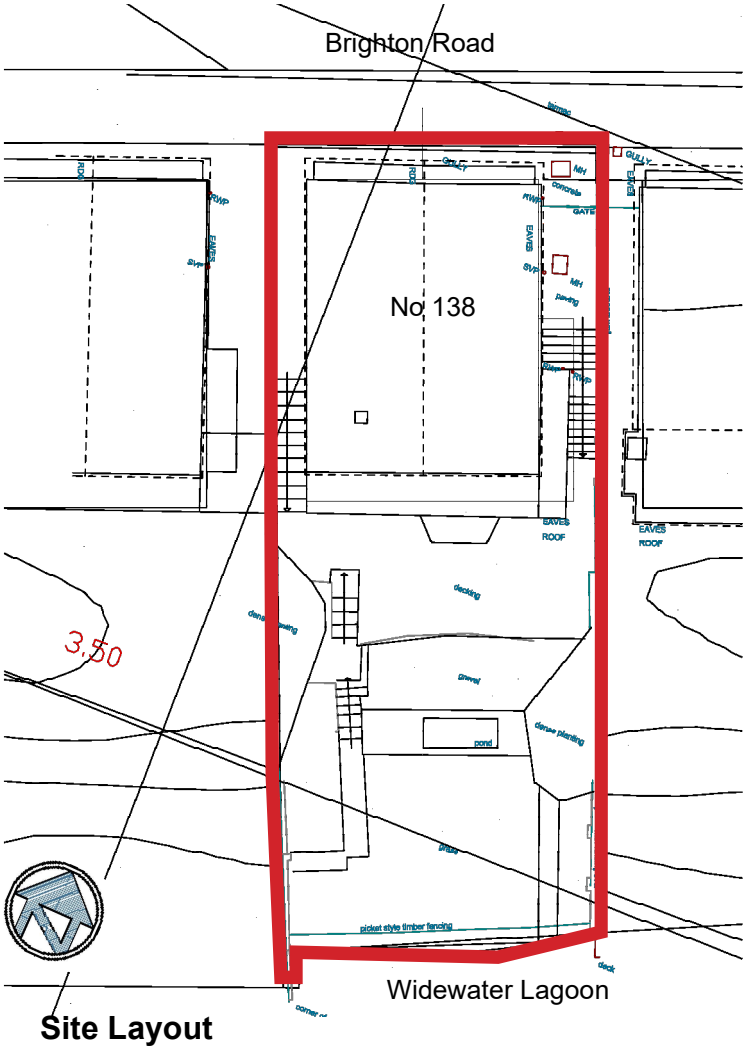
The applicant wishes to alter and extend their home to improve the living spaces and upgrade the property to current standards. The site of the house is extremely exposed to the coastal environment and parts of the building fabric is degraded and below current thermal performance standards. The house is on 3 levels with the main living area on the middle leveland this development aims at improving the vertical access.

This Design and Access Statement concentrates on characteristics and use of the site, the size of the proposed development, design intent and appearance and environmental considerations.

The district council currently does not provide pre-application planning advice for small scale projects and therefore it has not been possible to have a pre-application consultation with the council. Nevertheless, there have been discussions about the proposal with the neighbours and a well mannered design approach respectful of context has been taken.



Location



Site Layout

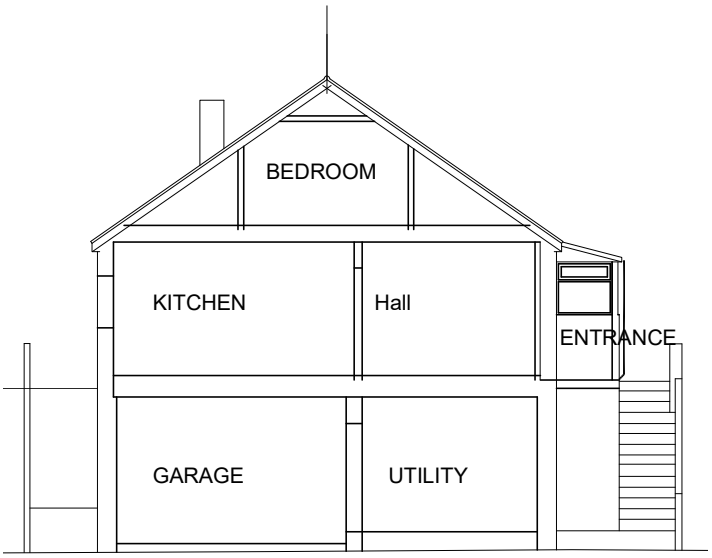
2.0 The Site and Existing Layout

Context: The site is located between Brighton Road and Widewater Lagoon. The Lagoon is a natural coastal feature with the shingle bank of Lancing Beach separating it from the sea. Brighton Road is the historic coastal road lined with residential development and in the area opposite there are commercial and retail businesses. The south side of Brighton Road has largely 2 to 3 storey detached properties with the earlier buildings dating back to the 1930's. More recently many properties have been altered or replaced with larger 3-4 storey buildings that in some cases comprise apartment units. The properties in the immediate vicinity are built to the line of the pavement curtilage and occupy a similar width along the length of the lagoon. The older properties have a split level ground and first floor arrangement which is built into the shingle bank. Newer properties have an excavation of the bank to allow a full ground floor plan.

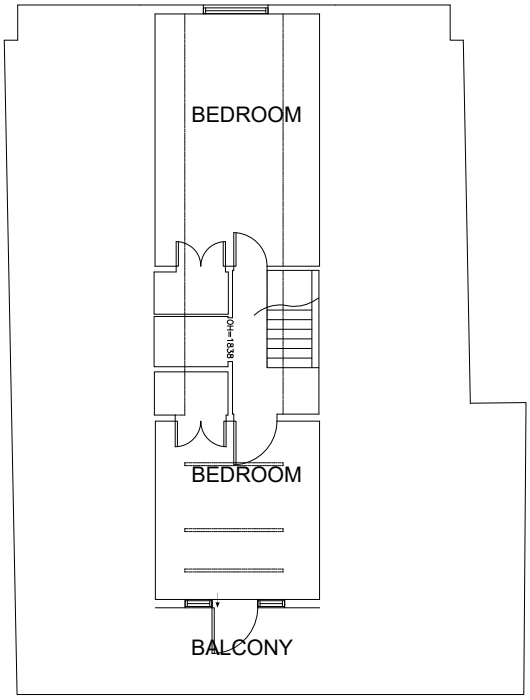
Property Description: Number 138 is an older property and remains largely unaltered since being built. It comprises 3 levels. The ground floor is at street level with a single garage and workshop area. A lower side entrance accessed from a small courtyard leads into a utility room which leads into a double bedroom with ensuite bathroom. A narrow internal stair and an external stairway lead to the first floor entrance. The first floor has the main living area, kitchen and 2 bedrooms. The first floor living space opens onto an upper level garden deck. The second floor is a restricted space built into the roof space with 2 attic style bedrooms and a balcony.

The garden area opens to the south and is split level between a lower level close to the lagoon and the upper level with the first floor garden deck. The garden is characterised with different terrace levels linked by steps with bushes and small shrubs between the terraces and bordering the boundaries. There are are no significant trees.

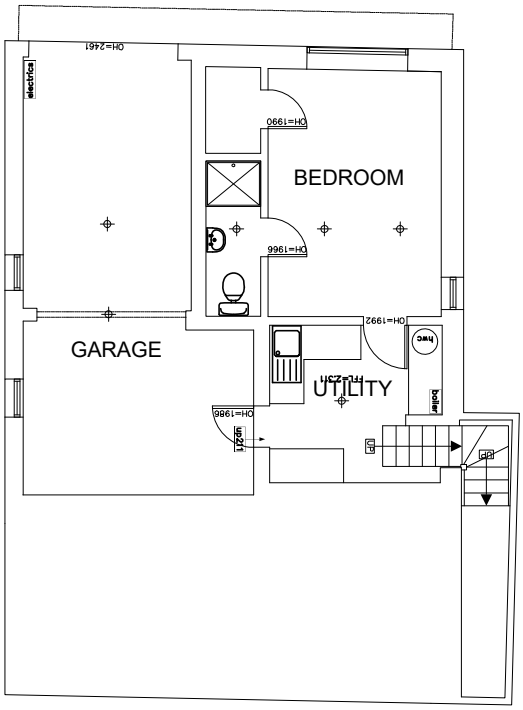
2.0 The Site and Existing Layout



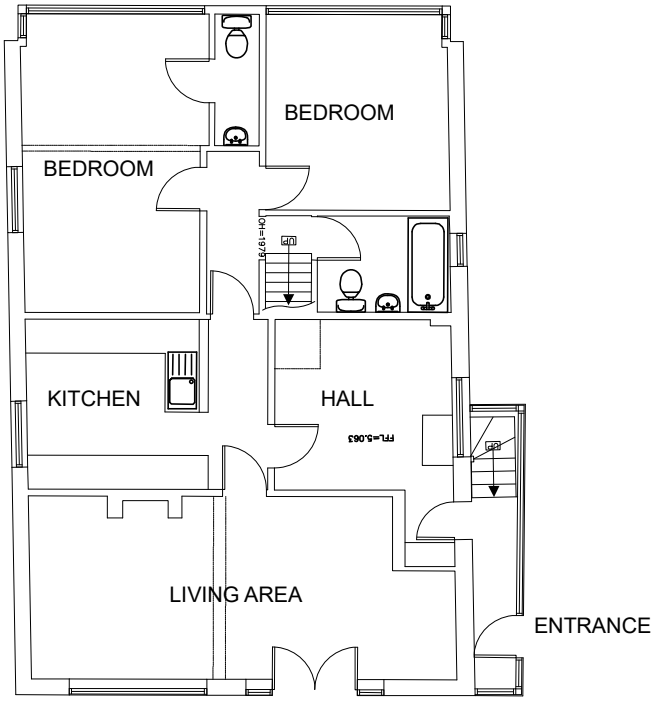
Cross Section



Second Floor Layout



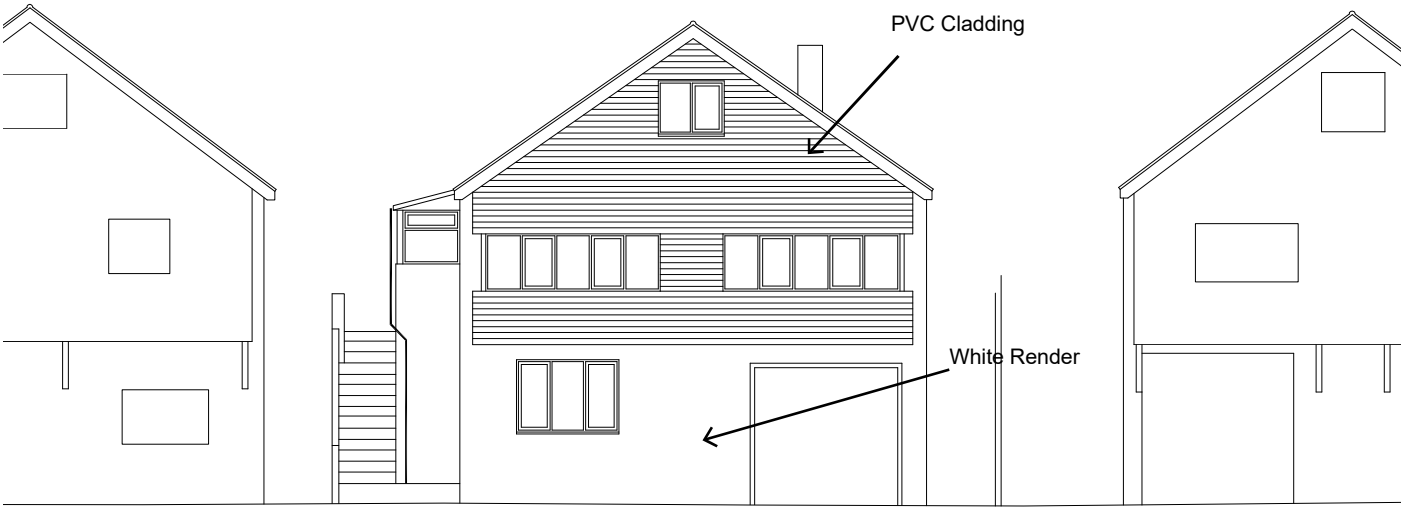
Ground Floor Layout



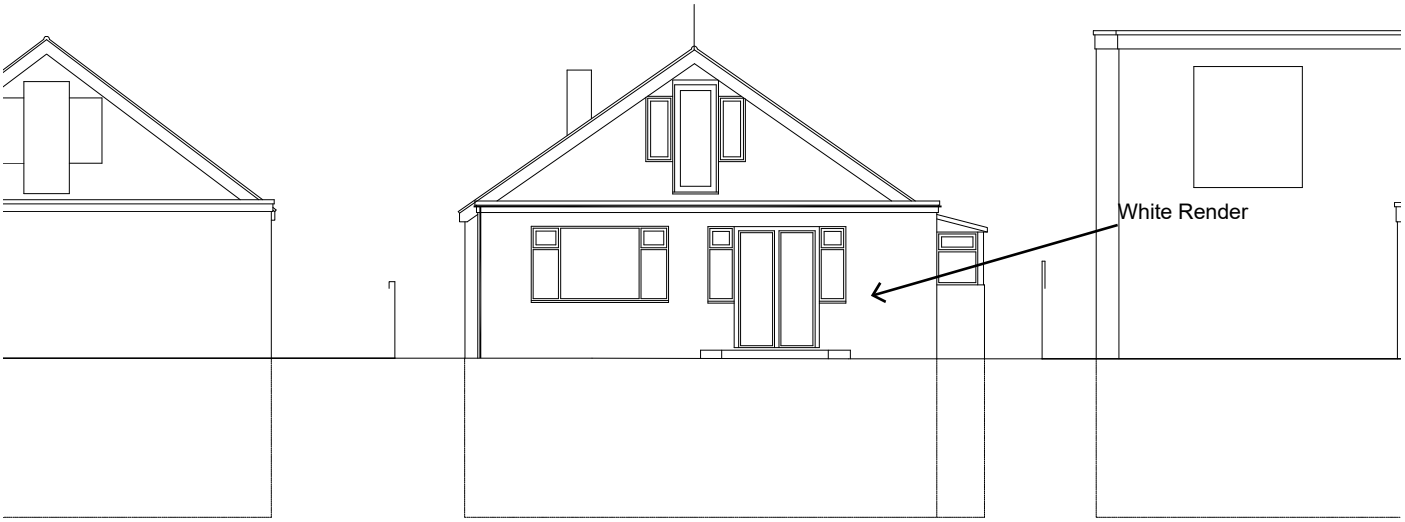
First Floor Layout

Existing Arrangement

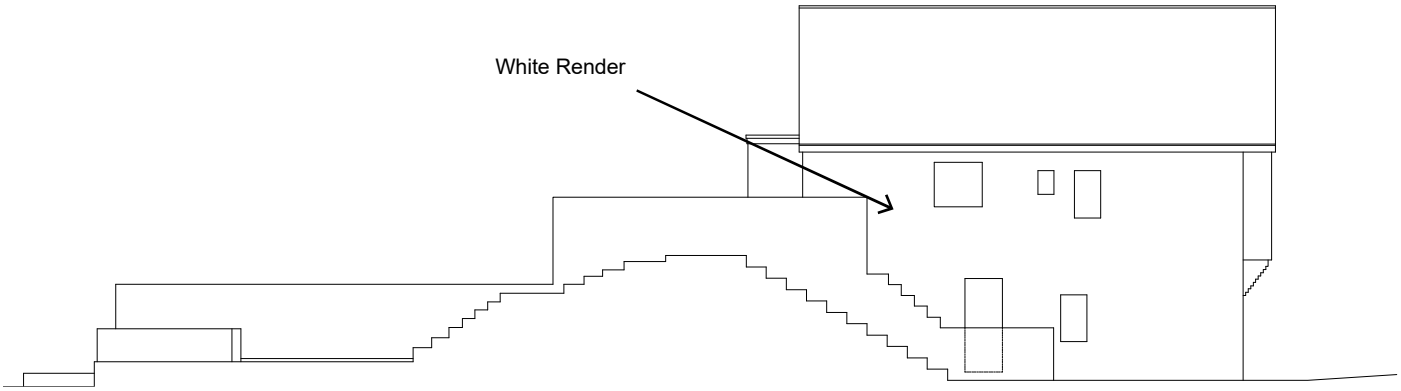
2.0 The Site and Existing Layout



North West Elevation



South East Elevation



North East Elevation

EXISTING ARRANGEMENT

2.0 The Site and Existing Layout



View of the southern (sea facing) elevation.



View of northern elevation from Brighton Road.



View across Brighton Road of street elevation.

2.0 The Site and Existing Layout

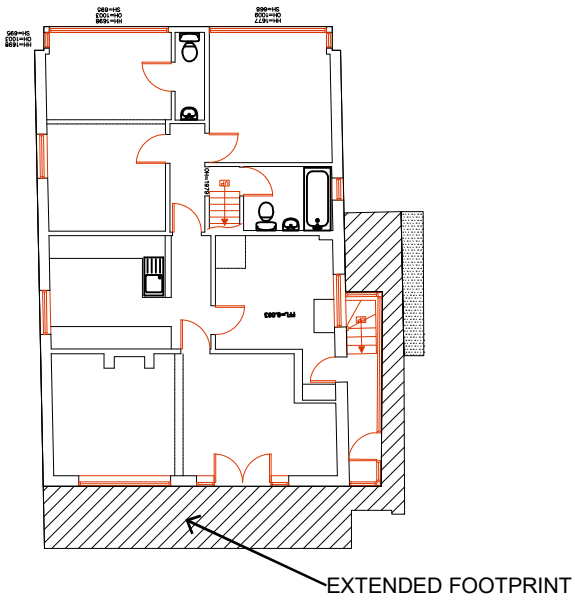


View of entrance courtyard area.

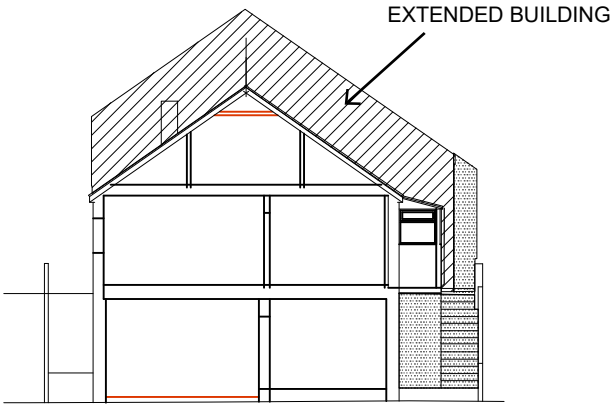
Views showing neighbouring properties.



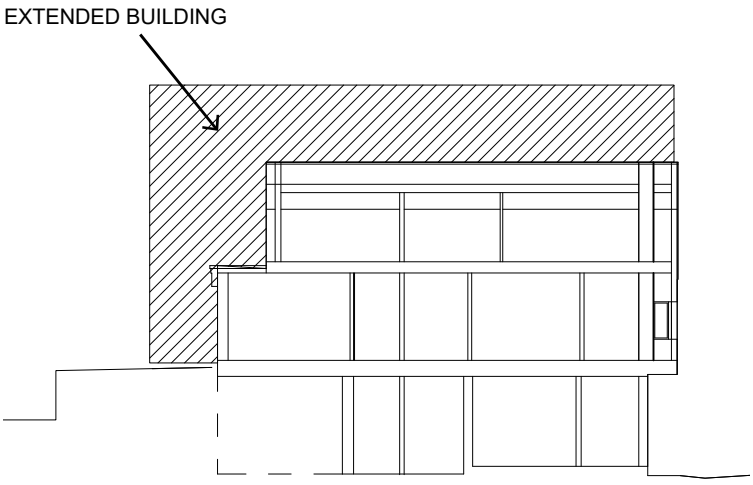




Plan at First Floor



Cross Section



Long Section

3.0 The Design & Scope

Scope: The scope of the application includes the following:

1. Extensions to the house including: a new entrance lobby with a new staircase linking the 3 storeys; enlarged living room and dining space; enlarged second storey within new roof structure to accommodate full sized bedrooms and bathroom facilities.
2. Internal alterations to re-arrange the existing layout to suit the improved vertical circulation and living spaces.

3. Refurbishment of existing retained parts of the building with re-fenestration of the north elevation with re-cladding.

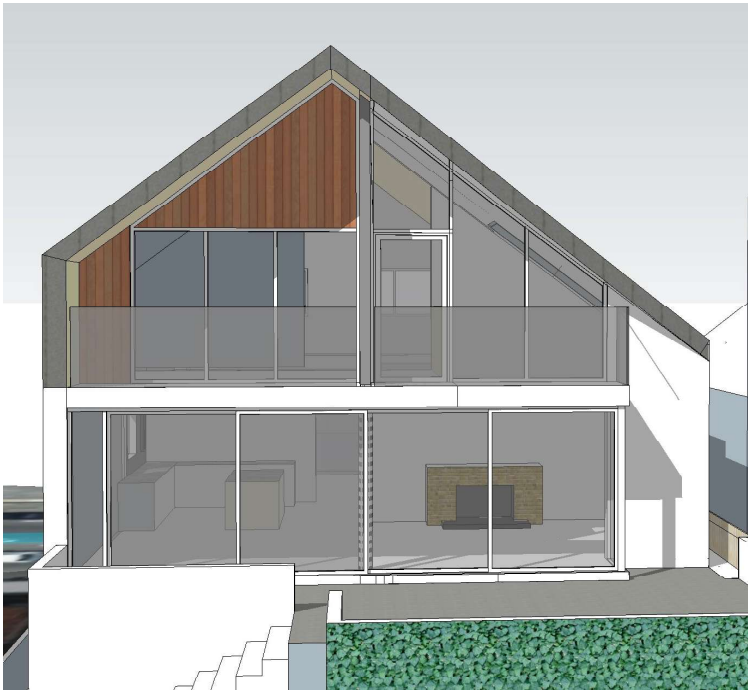
Aim and Use: The existing house remains largely unaltered in form and extent of accommodation. The main entrance is at first floor level and accessed by external stairs. separate non compliant internal stairs link to the ground floor and first floor and because of the steepness, narrow treads and widths are difficult to manage. The main living spaces are small with awkward connections and a very small bathroom space. The second floor level contains two bedrooms built into the low roof space. These rooms have limited headroom and small floor plans and there is no bathroom at this level.

DEVELOPMENT SCOPE

3.0 The Design & Scope



Existing

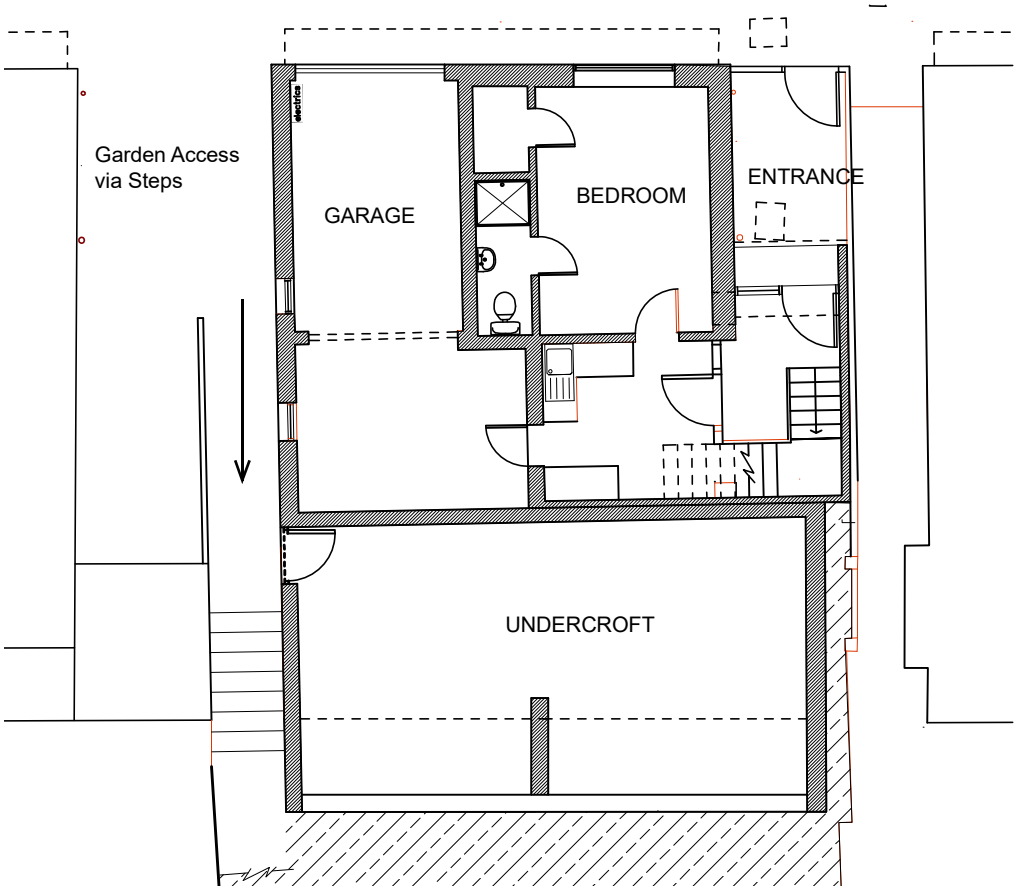


Proposed

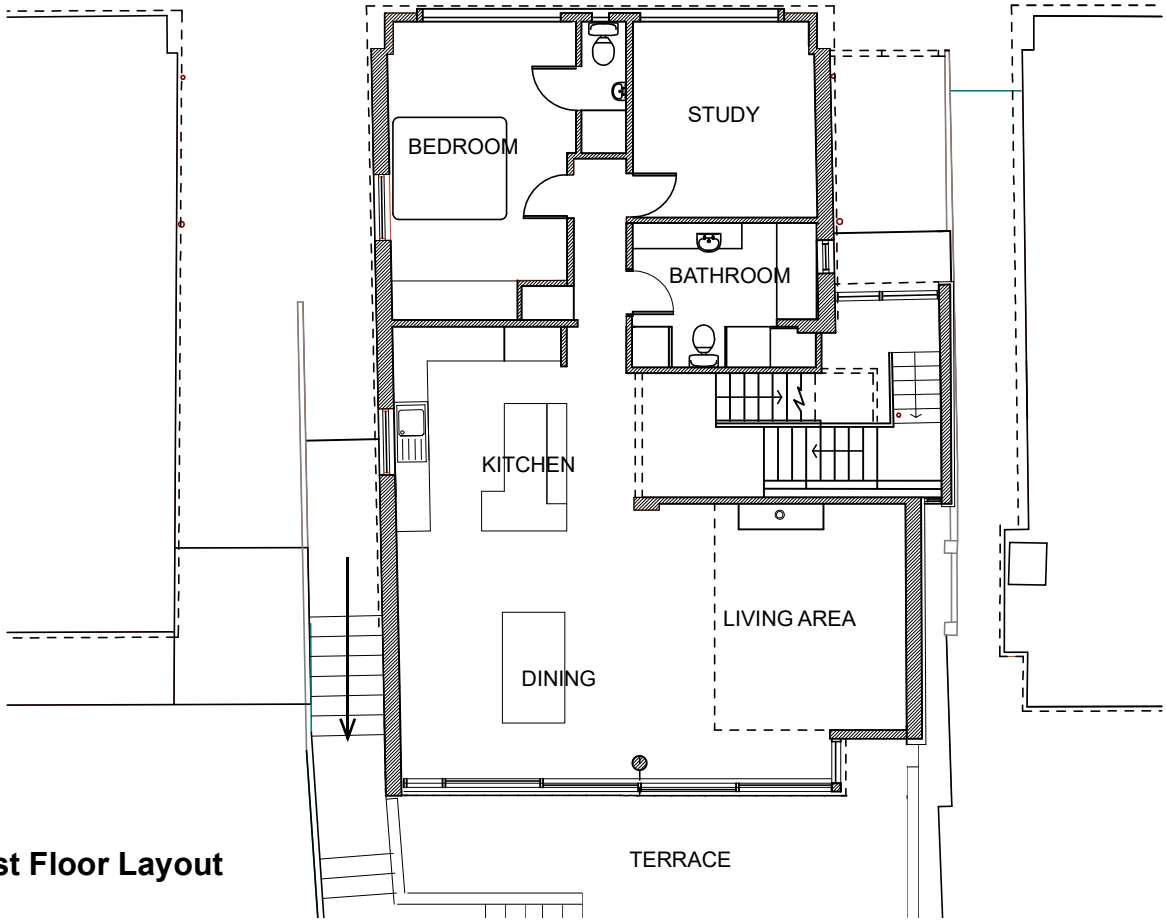
The purpose of the development is to update the existing house to current standards suitable for a family house. This includes the provision of an improved entrance and house access with compliant circulation between the three levels. The first floor will remain the main living space with an enlarged sitting room and dining area with a better more accessible external spaces and improved garden aspect. The area below the living area is currently filled ground and not suitable for new foundations. The new foundations for the first floor expanded living area will need to be taken down to firmer ground at a lower level and the resulting undercroft formed will be an external area used for the green energy plant and storage of water sports equipment. As part of the internal alterations the kitchen will be enlarged and updated. An enlarged accessible bathroom will serve the first floor spaces. The second floor bedrooms will be enlarged with the addition of a third bedroom within a new roof space.

Provision of a more energy efficient house is integrated into the design. The new roof which also encloses the second floor will have significantly improved levels of insulation and the new glazing will have a much higher thermal and weather performance. The pitched roof will accommodate an array of photovoltaic panels (PV's) for power and solar panels for hot water. The higher level of building fabric insulation will allow a heat pump and heat recovery system to be installed with sufficient space in the new undercroft for plant for these systems.

3.0 The Design & Scope

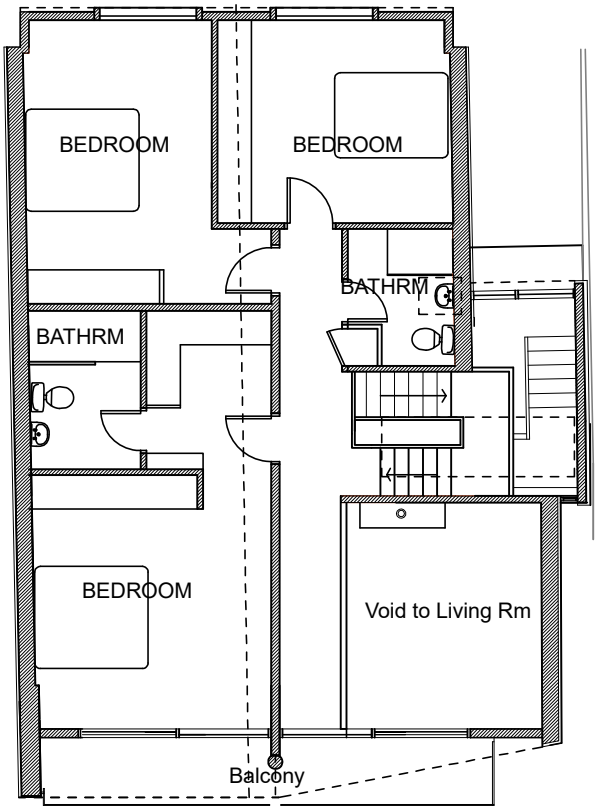


Ground Floor Layout

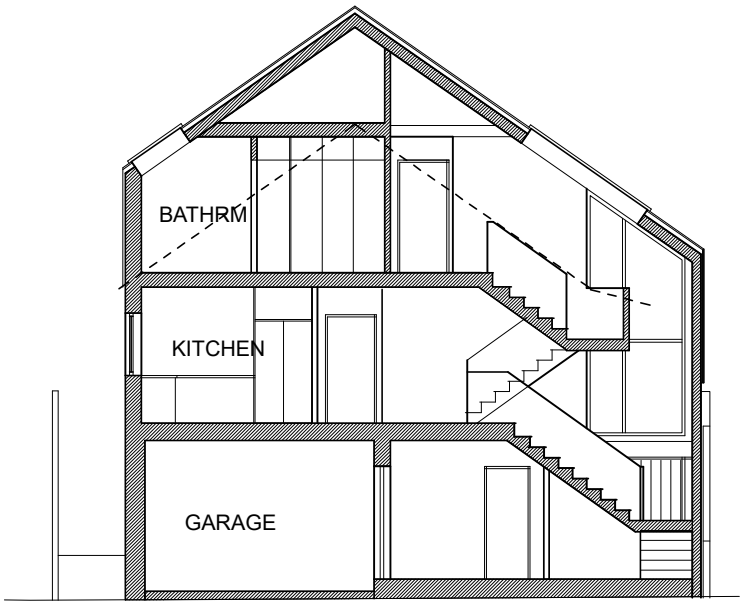


First Floor Layout

3.0 The Design & Scope



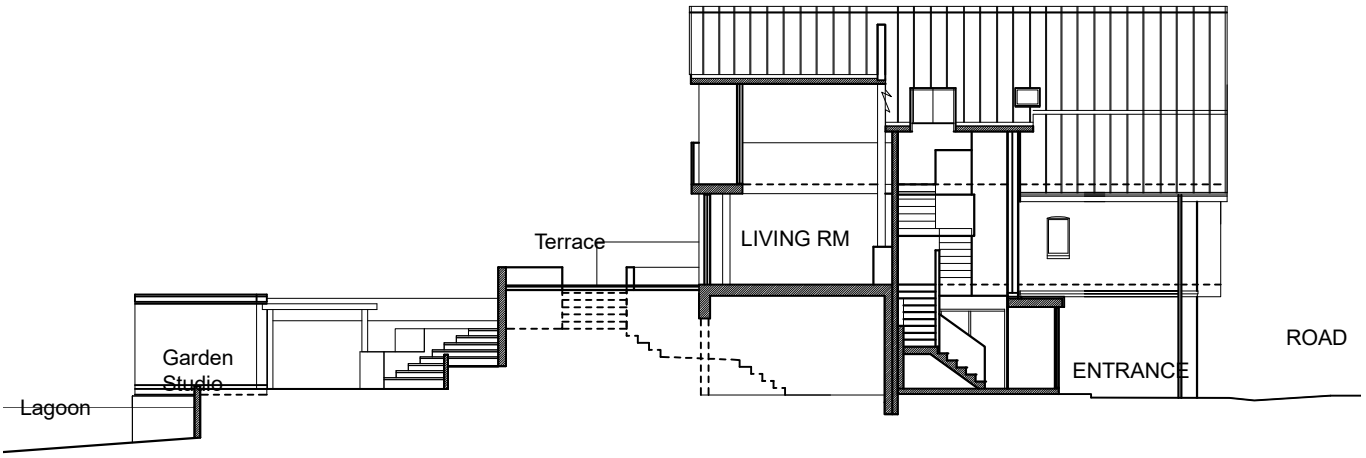
Second Floor Layout



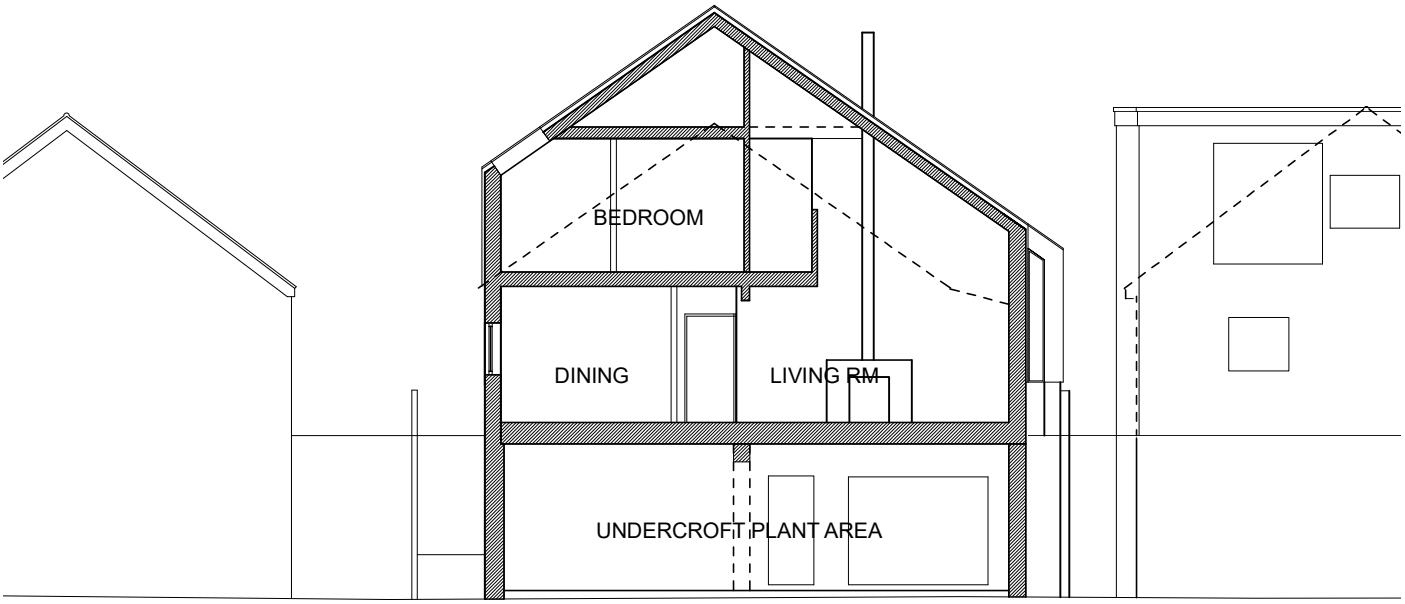
Section (east - west)

Design Concept: The original houses along this part of the south side of Brighton Road are characterised by pitched roofs with a jettied first and second floor over the extended pavement area. The private side is the sea side where many of these houses and gardens have been altered in an ad-hoc manner in order to maximise the amenity of the properties. The intention is to retain and build on the character of the street elevation by introducing a wrap around pitched roof that integrates with a refurbished jettied elevation. The visually dominant feature of the house alterations is the new roof structure which cloaks the building and encapsulates the second floor on a north-south axis. This will define the architecture and become the unifying element for the house. The new roof will extend on the east side to create a new stair enclosure that is exposed to the street via the existing side courtyard. The extended roof flap extends to a lower level and creates the opening for the entrance that is visible from the street. The new roof frames the living space extension on the southern facing elevation. The altered house has a southerly aspect with a largely glazed seaward facing elevation . The open feel of this side of the house relates to the garden terraces and views across the lagoon.

3.0 The Design & Scope



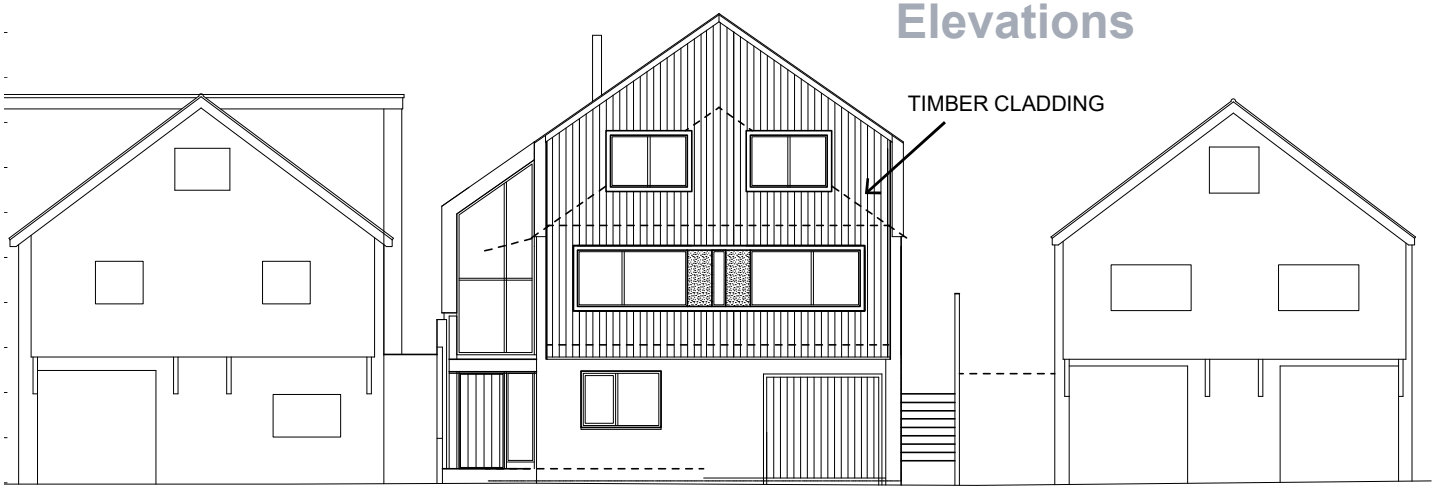
Long Section (north - south)



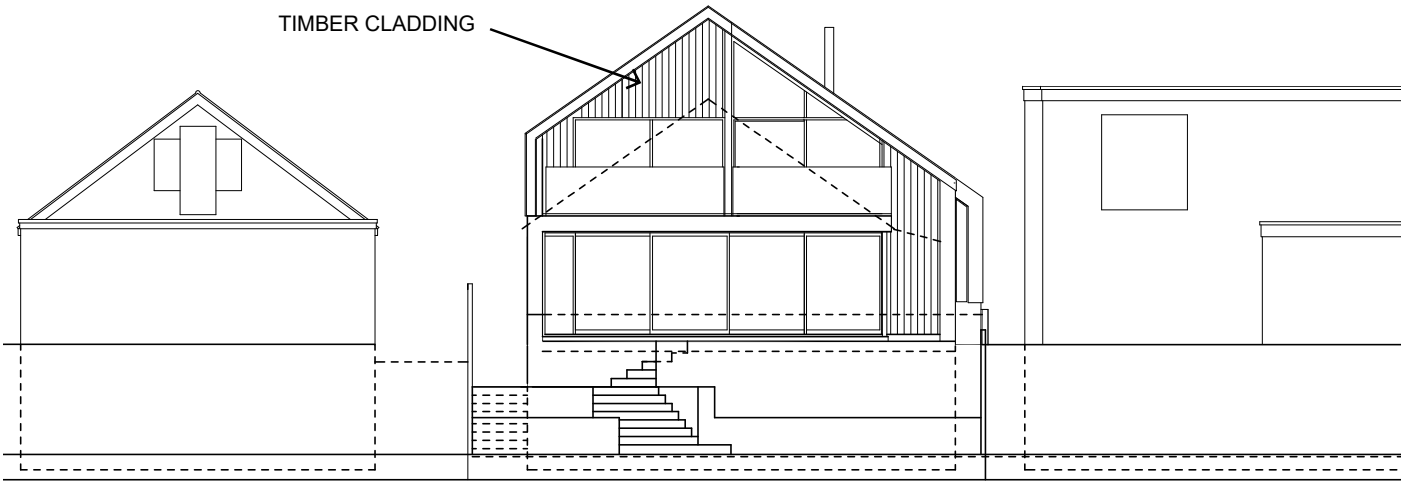
Cross Section (east - west)

4.0 Appearance

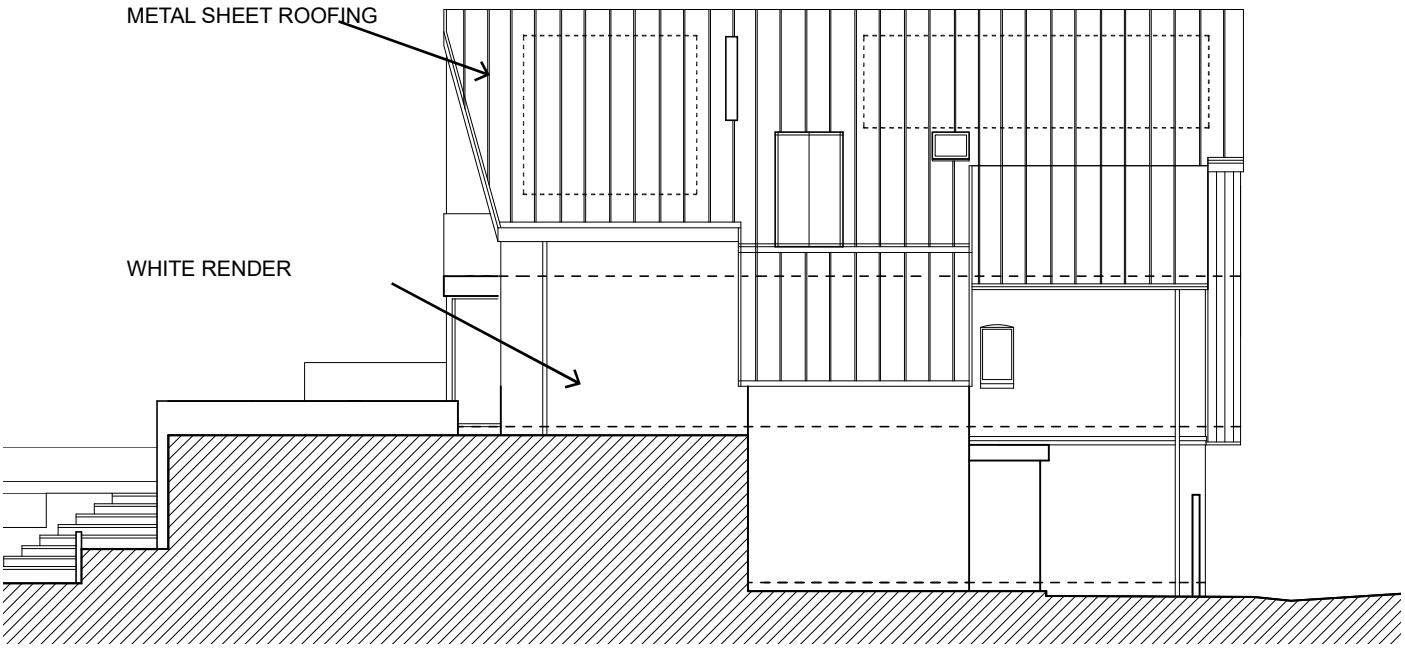
Elevations



North West Elevation



South East Elevation



North East Elevation

4.0 Appearance
Views



View from Brighton Road



View from Brighton Road

4.0 Appearance

Views



View from Lagoon Side



View from Lagoon Side

4.0 Appearance

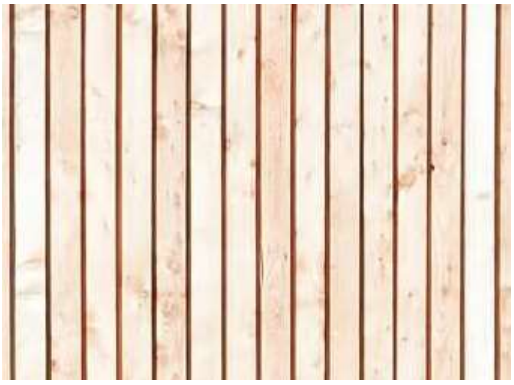
Materials



Fenestration.

Windows

The glazed screens and windows will be formed by powdercoated aluminium sections . Colour is to be confirmed.



Timber Cladding.

Walls

Naturally finished timber cladding will be used to clad new areas of external wall. The existing PVC cladding on the north (street) elevation will be removed with new timber cladding timber cladding used in conjunction with the new fenestration.



White Finished Render

The existing white painted render will be retained where shown. Some new external walls will also be finished in white render.

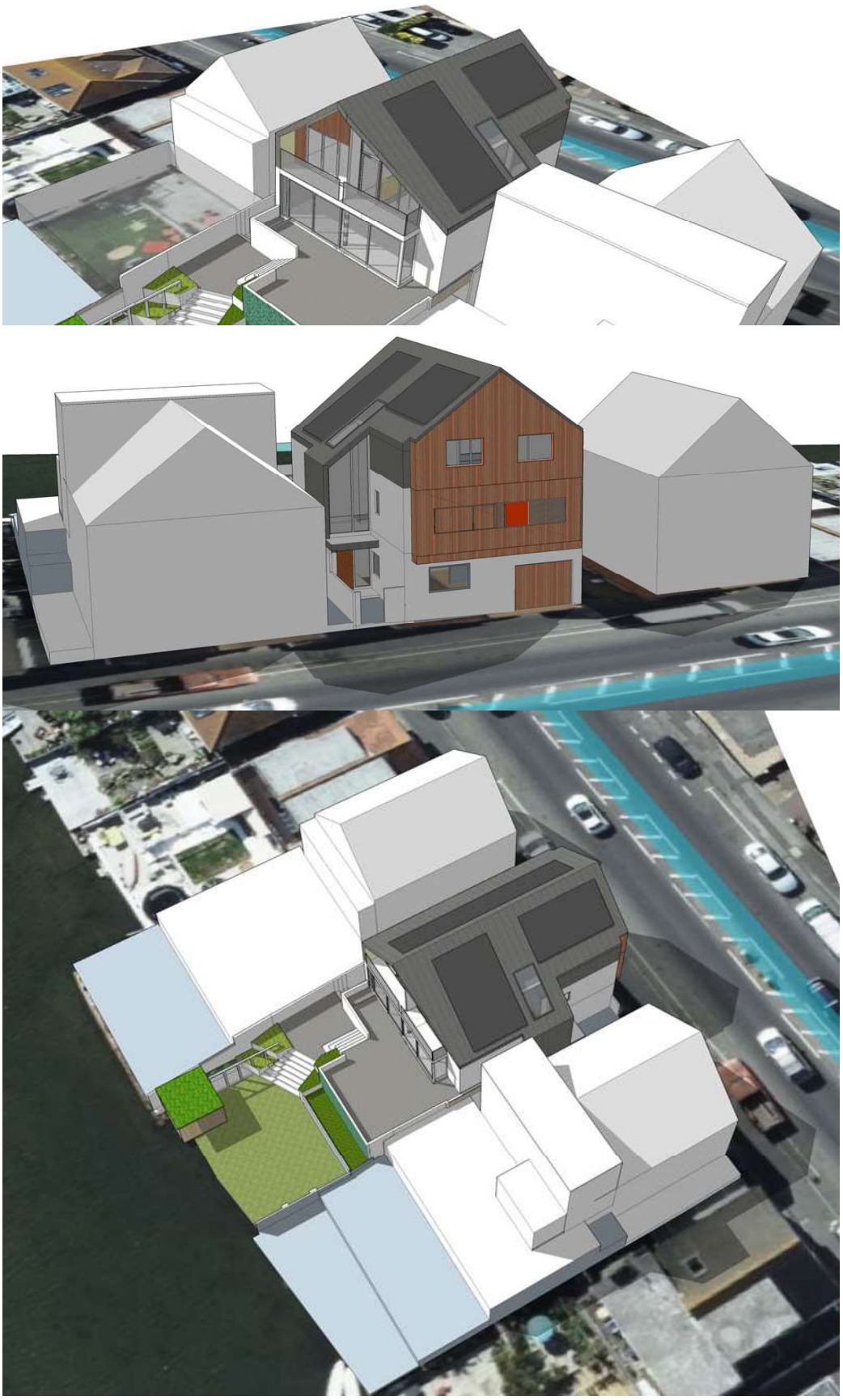


Zinc Standing Seam or similar

Roof

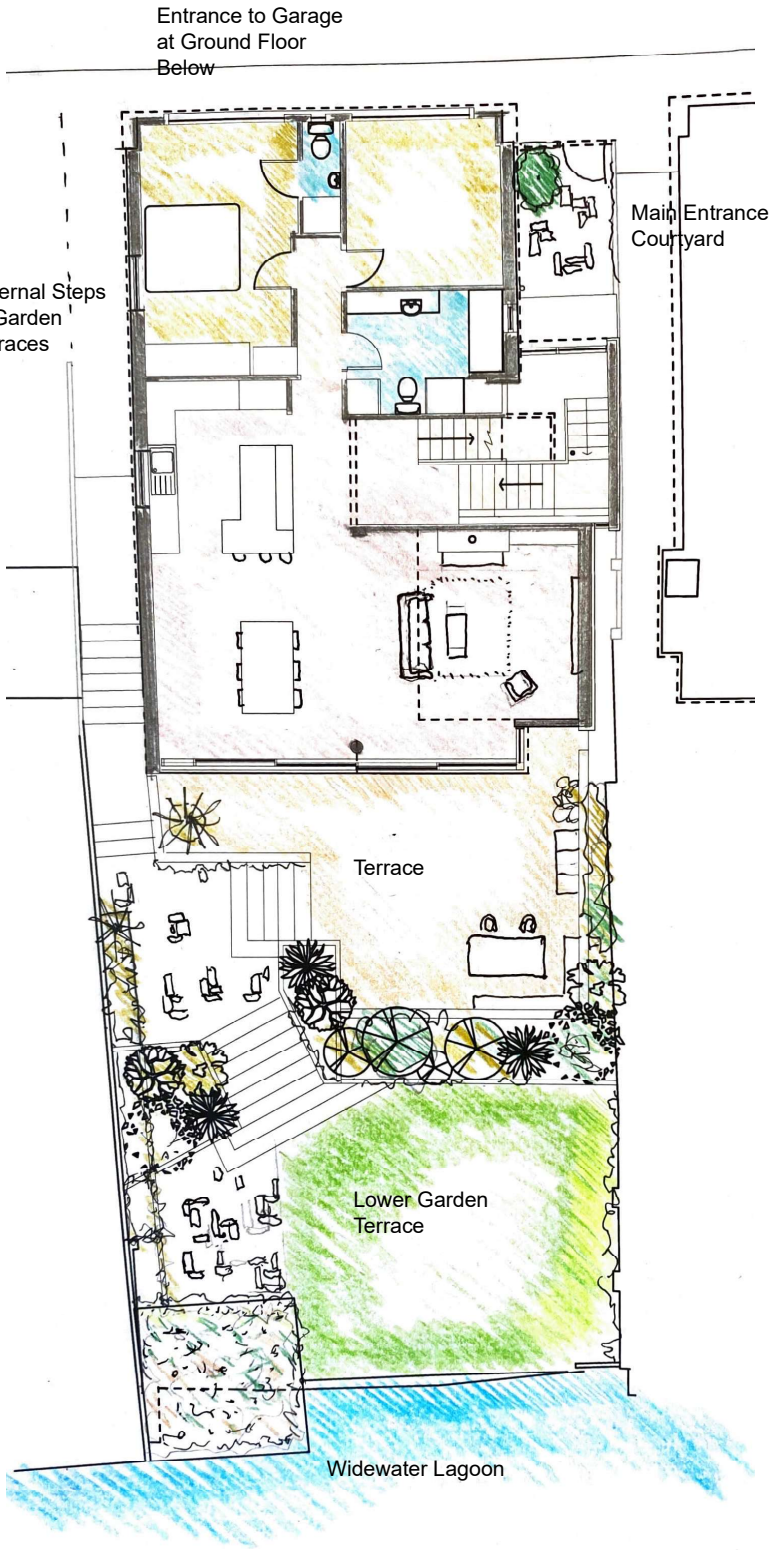
The proposed material for the roof is a sheet material such as zinc formed in strips with standing welted joints or similar. This material also lends itself to finely crafted edge detailing. The confirmed choice will depend upon the detail design of the roof structure.

5.0 Scale & Landscaping



Architectural Model Aerial Views Showing Massing & Scale

5.0 Scale & Landscaping



Scale: The scale of the house extension relates to the existing scale by virtue of using a pitched roof which wraps the side elevations of the second floor. Effectively the second floor is contained within the roof envelope much like the existing arrangement. Whilst the ridge of the new roof is higher it retains the double pitch and has a similar angle.

Landscaping: The existing house fronts the street pavement curtilage and no trees existing on the street side. The small courtyard space which is currently open to the pavement will become a more private space with new paving and some planting that relates to the new entrance.

The garden is on the south side and the intention is to improve the layout with renewed decking and steps to the lower level. The detail of the garden layout is subject to further design proposals and could include a garden pavilion that would be a lightweight structure less than 2.5 metres height.

Site Layout Showing First Floor House Plan

6.0 Environment

Energy Use

Fabric Upgrade: The new roof and walls will have an enhanced level of thermal insulation achieving at a minimum the current Building Regulations ‘u’ values. The new glazing will also be of a much higher specification and Building Regulation compliant.

Importantly the level of air filtration through the building fabric on this exposed site will be significantly reduced.

Heat Recovery and Storage: As a result of this improved thermal performance the use of air-source heat pumps will be viable. The location of heat recovery and storage plant will be built into the design using the ventilated undercroft area.

Green Energy: The roof will be used for the location of photovoltaic (PV) panels and hot water solar panels. Maximum use of roof space at the upper level will be provided for this purpose and power and water storage will be possible in the undercroft area.

6.0 Environment

Flood Risk

The site is within Environmental Agency (EA) flood zones 2 and 3.

The existing ground floor level will remain unchanged and there are no new habitable spaces excepting the extension of the utility area to provide a covered entrance and stair lobby.

The first floor alterations retain the existing first floor level.

The Environmental Agency advisory form for Householder Applications in Flood Zones 2&3 has been referred to and the following questionaire completed as ‘yes’; “The Floor levels within the proposed development will be set no lower than existing levels AND, flood proofing of the proposed development has been incorporated where appropriate.”

Whether further flood risk assessment is required has been queried with the Council planning department and this was not considered necessary.

7.0 Access

The new main entrance provides a covered area at ground floor (street) level with level access to the double ground floor bedroom, the ensuite bathroom and kitchenette with laundry facilities.

Covered car parking is adjacent to the main entrance.

The main living accommodation is at first floor level. However the new stairs will provide better semi ambulant access and once at first floor there are two bedroom spaces, an enlarged bathroom and enlarged living spaces. There will be level access to the outdoor terrace area which over looks the lower garden.

Signed : 

Date: 21 July 2023

Printed: Peter N Stephens

Peter Stephens Architect
telephone: 01243 263719
07747 468699
email: peternstephens55@icloud.com

Peter Stephens Architect
telephone: 01243 263719
07747 468699
email: pnstephens@tiscali co.uk