

Design and Access Statement



Replacement dwelling,
1 Shorefield Way, Milford On Sea
S041 ORW

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1.0 Introduction

This Design and Access Statement is in support of the detail planning application and accompanies a full set of as existing and proposal drawings. Our client Mr and Mrs Hayes are the owners of the site and are seeking to achieve consent for the demolition of the existing dwelling and outbuildings and the construction of a replacement dwelling with relocated driveway & access parking, and associated soft and hard landscaping. The aspiration is to achieve a consented scheme that will provide modern, energy efficient and spacious family accommodation to suit the needs of their growing family. Early feasibility studies concluded that it was unviable for the existing building to meet with our clients requirements.

The brief is as follows:

- Ground floor entrance hall with storage leading to a large open plan lounge kitchen diner, and doors opening out into the south facing rear garden. Separate snug/ tv/ play room. Utility room with washing and drying space with door directly into an attached garage and to the outside. Garage which is to have a small workshop/ storage room to the rear, with outdoor access.
- First floor accessed via stairs from entrance hallway below onto small landing area with library/ reading area, and hallway to bedrooms. Master bedroom ensuite with three further double bedrooms each with built in storage, and a shared family bathroom
- To achieve a highly insulated and low energy living environment with plentiful daylight and passive ventilation that utilises low carbon and heavily recyclable construction systems to achieve high insulation and air tightness
- Externally to reduce the size of the front garden, moving the front elevation further forwards towards the building line, so providing a more appropriate relationship with the street, whilst still accommodating three parking spaces. Improved and increased rear garden space is desired as is moving the primary indoor living accommodation away from the canopy of the dominant adjoining oak tree
- To create and deliver an appropriate and cohesive design, that realises to a greater extent the potential of the plot; which is appropriate to its context and complementary to its setting

This document is to read together with supporting drawings and documentation as mentioned in section 6.



2.0 Context

2.1 Surrounding context

The application site is located on an area of relatively flat topography, to the north eastern edge of Milford on Sea, within a residential cul de sac. The site fronts Shorefield Way, a residential street characterised by its grass verges, pollarded acacia street trees and large detached dwellings set back from the pavement. Frontages are typically a mix of hard landscape accommodating driveway parking and open soft landscaped front gardens.

The dwellings within Shorefield Way are typically set on comparatively generous plots with moderate separation between dwellings. Dwelling ages vary from early 1900's to more contemporary development and replacement dwellings under construction currently. There is significant variety in the form and architecture with two storey homes, chalet bungalows with dormers, many of 1.5 storeys with gables and eyebrow dormers accommodating rooms partially within the roof. There exists a wide variety of materials used in the construction of these elevations of these dwellings including brick, render, timber cladding and cementitious weatherboard. Roof forms are pitched with clay tile, concrete tile and slate coverings.

The dwellings within George Road, adjoining the application site, are semi-detached, typically set on comparatively generous plots and date from the early 1900's and are of brick construction with render at first floor under a clay tile roof with dropped eaves with gables and inset dormers. The exception is the adjoining No 17 George Road, which is a chalet bungalow of more recent construction, set on a wide corner plot. It is of brick construction with the first floor rooms within the clay tiled roof with dormers on the eastern elevation facing the road frontage.



The immediate context relative to No 1 Shorefield Way is as follows:

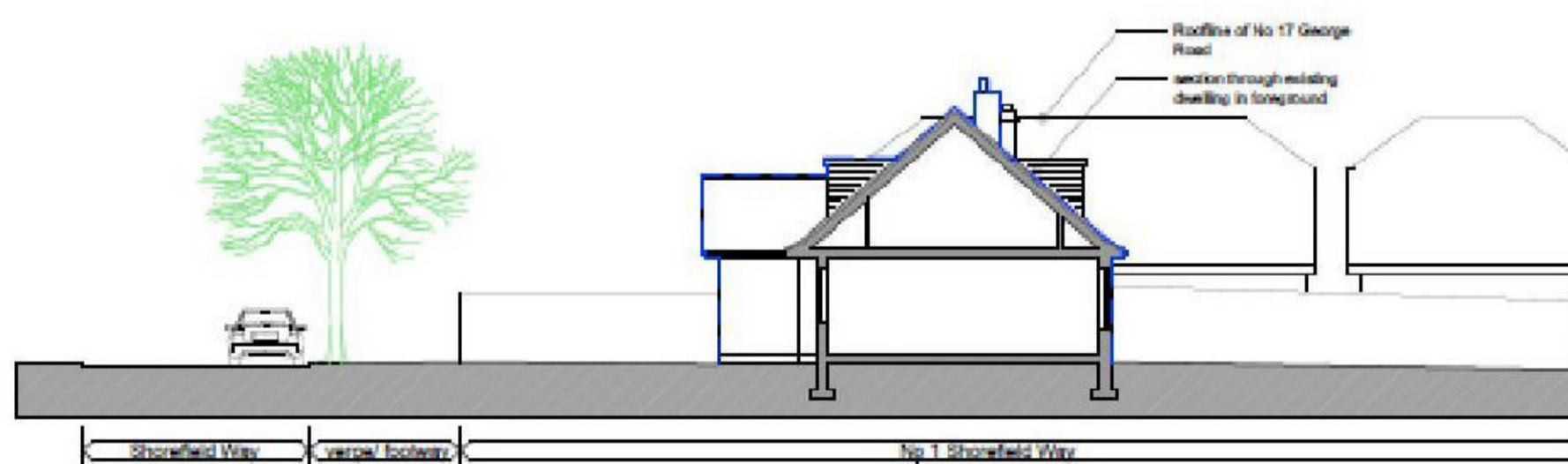
- To the north on the opposite side of the road is No 59 Shorefield Way a chalet bungalow, with rendered elevations and first floor accommodation under a concrete tile roof, with a primary gable and dormers serving the bedrooms.
- To the east is No 17 George road, described above, a chalet bungalow with first floor bedrooms facing George road, with private garden to the north, patio space to the west and open frontage to the east. The dwelling has a small single storey extension to the northwestern corner that is built up to the boundary
- To the south are the gardens to No 15 George Road
- To the west is No 2 Shorefield Way, a two storey early 1900's dwelling, wide in frontage, narrow in depth on a large plot orientated with all habitable rooms facing north onto the street or south into the rear garden. Between is dwelling and the application site is a large area of single storey garaging and ancillary space



shorefield way



southern elevation in context



north/ south contextual section

2.2 The Site

The site is level, the frontage of the dwelling set back with a generous frontage predominantly laid to lawn, and single sweet gum tree, with an access driveway to the eastern flank providing parking and access to the garage and car port. There are pollarded street trees to the frontage. The western elevation sits tightly to the boundary with the adjoining garages to No 2 with a single storey boiler house filling the gap. To the western boundary there is a narrow gap between the fence line and side wall of the garage. The existing building effectively fills the width of the plot.

The rear garden is modest in size relative to the overall plot, is planted with a mix of cultivated beds, shrubs and with a large area of paving below a large mature Oak Tree, situated on the boundary.



2.3 The existing dwelling

A chalet bungalow believed to have been constructed in the 1970's in colour washed brick under a pitched roof weathered in concrete tile, with gable feature to the front projection and dormers to the first floor bedroom and wc. To the eastern flank is a flat roofed garage, with further workshop building to the rear, linked to the dwelling by a car port enclosed to the rear with a wall and access doors to the garden. Bed 1 at the first floor also has an additional window facing east out with an aspect onto the roofscape of No 17 George Road.

The bungalow is set well back with a disproportionately large front garden, which is accentuated by the alignment of the frontage not being parallel to the street and facing obliquely across the flank wall to the adjoining garages to No 3 George Road.

In addition the dwelling was built very close to the trunk of the mature oak tree, which despite the proximity of the slab and foundations to the existing dwelling, has survived. In addition the proximity of the tree canopy relative to the roof has caused damage to the roof tiles and the integrity of the weathering, during times of high winds. Whilst the tree has been subject to some consented limb removal, the proximity of this tree has continued to have an impact on the enjoyment, amenity and fabric of the dwelling.

The dwelling is of poor quality of construction, with negligible insulation to the floors, walls and roof. The internal environment has proven to be hard to heat, condensation is an issue and it is very draughty. Damage to the roof has caused leaks, and water penetration around the dormers and flashings is a consistent feature during periods of rain. It is essential that the proximity of the dwelling relative to the existing and future canopy is addressed.

The accommodation is disproportionately biased to the ground floor living spaces by virtue of the first floor bedrooms being wholly within the moderately pitched roof with low skilling lines and pitched ceilings. The two cramped first floor bedrooms and the absence of a bathroom at this level, has become an issue, and the existing house no longer fulfils modern living requirements and the needs of the family..

The tired and outdated fabric now requires significant investment and presents the opportunity to address the fabric issues, the compromised accommodation, the location of the dwelling on the plot, and the requirements of a growing family.

2.4 Prior Planning Background:

A planning application ref 23/11047 was lodged but then withdrawn following issues, concerns and objections raised during the consultation period.

In the interim we have reviewed the issues raised by the Arborocultural Officer, the Parish Council, and the neighbour Mr Peter Cox; and have substantially rethought and redesigned the proposals to address the issues raised.

Arborocultural objection:

We together with CBA, our arborocultural consultant, have reviewed and developed a solution to the issues of proximity of the proposed dwelling (issues raised focussed on pressure on canopy with new higher roof line and potential pruning/ pressure on canopy during construction) to the oak tree.

By virtue of moving the proposed footprint 900mm further north to the building line with No 2 Shorefield Way, we can achieve a significant improvement over the current relationship between the tree canopy and the existing dwelling.

This moves the proposed dwelling clear of the elevation and spread of the canopy by virtue of location and height and hipped roof form. It was recognised and accepted previously that there was no issue with the foundations and RPZ to the proposed dwelling as these fell within the footprint of the existing dwelling.

The resubmitted application presents the opportunity to substantially improve the future welfare of this tree and the living conditions on the site and hope that the adopted solution is now acceptable.

Parish Council Objection:

Taking the points raised in turn.

- **Substantial increase in the proposed over the existing dwelling is excessive and overdevelopment:** We have reduced the overall size of the dwelling, focussing on the extent, height and roofline of the first floor with a reduction of 35sq.m of accommodation which was facilitated through the omission of the first floor double height space with gallery, the substantial reduction of the landing/ reading area and reduction of the size of bed 4, master bed inc omission of dressing room plus reduction of ensuite.

The outcome is that the eastern third of the dwelling is now single storey under a low pitch hipped roof, with the 2 storey central element aligned with the end wall/ gable to the existing dwelling.

The western roofline remains with accommodation partly within the low pitch & hipped roof, with eyebrow dormers to enable daylighting to bedrooms 2 and 3.

The ridge height to the gable feature has also been reduced in height. The proposals occupy a similar footprint to the existing dwelling but have an additional 82sq.m of accommodation (in part within the roof pitch).

The existing dwelling is 154sq.m GIA and the proposed is 195sq.m GIA. The result is a relatively modest increase in floor area of 41sq.m to achieve the proposed four bedroom family home.

- **The character and appearance of the proposed is overbearing and not in keeping with the plots? surroundings and immediate properties? Most of which are chalet bungalows:**

The dwelling now presents as a single storey to the adjoining No 17 George Road.

This addresses the issue of proximity, height, mass and adverse impact on the enjoyment, light and amenity of the occupiers.

We have also moved the front elevation of the proposed dwelling closer (front elevation 1.2m back from build line) to the building line with No 2 Shorefield Way, which moves this single storey built mass north and improves his amenity, daylighting and enjoyment of his patio garden adjoining the boundary. The western 1 ¾ storey element, with rooms partly within the roof, reflects both the ridge and eaves height of No 2 Shorefield Road, in an entirely appropriate and justified manner.

The central, two storey, gable gives the composition focus around the entrance and circulation spaces and acts as the primary element in a composition of three parts, with the secondary western element responding appropriately to the two storey dwelling at No 2 Shorefield Way to the west; and the third, more subservient element, to the east, responding to the single storey chalet dwelling at No 17 George Road; so successfully addressing the transition from a street frontage of two storey houses, to the single storey bungalow at No 17 George Road.

The immediate context is of a mix of substantial two storey houses, two storey houses with eyebrow dormers and bedroom partly within the roof and single storey houses with substantial accommodation within the roof with dormers and gables. There is no one fixed style, scale, age or architectural theme.

The context within George Road and Shorefield way is of variety and is not “mostly chalet bungalows”

- **The proposal clearly illustrates that it would overshadow and overlook the neighbouring properties:**

Any overshadowing has been addressed by virtue of the changes made to increase proximity, reduce height & mass to the boundary (below and further away than the face of the existing flat roof) to that of a lesser eaves height than the existing flat roofed garage, and whilst a pitched roof is proposed for reasons of appearance, quality and longevity; its low 25 degree pitch hipped roof will enhance daylight, sunlight and will be of enhanced quality and appearance relative to No 17 George Road.

As regards overlooking the proposed now has two bedrooms and a bathroom facing south in a similar position to the existing dormers to the two bedrooms and upstairs wc of the existing dwelling.

The large side window in the master bedroom to the existing dwelling, that looks into the patio garden and associated living spaces of No 17 George Road, will not be present in the proposed dwelling. No windows are proposed in either the East or West flank elevations, with any daylighting provided via high level velux rooflights.

Thus overlooking and loss of amenity to surrounding properties is improved over the existing situation.

- **Detrimental impact on the existing Oak which has TPO status:**
Ref proposed solution presented above within Arborocultural objection.
- **There was no evidence that the applicant engaged with the Highway Authority to make alteration of the access:**
In liaising with the Highways Authority, it was established that Shorefield Way is an unclassified road and does not require planning permission to change the position of the access and drive inc crossing traversing the soft verge. The proposed access and crossing is capable of meeting with HCC Highway published criteria and will be subject to an application to HCC subject to consent of this planning application.
One of the key reasons that we are seeking to move the driveway is to mitigate having to drive around the trunk of the street tree, to improve the welfare of the tree through re-instatement of the soft verge, mitigate the considerable resultant blind spots, to improve highway safety and address the impractical and unsafe situation that exists.

Peter Cox Objection:

The material points raised by Mr Cox have been addressed above.

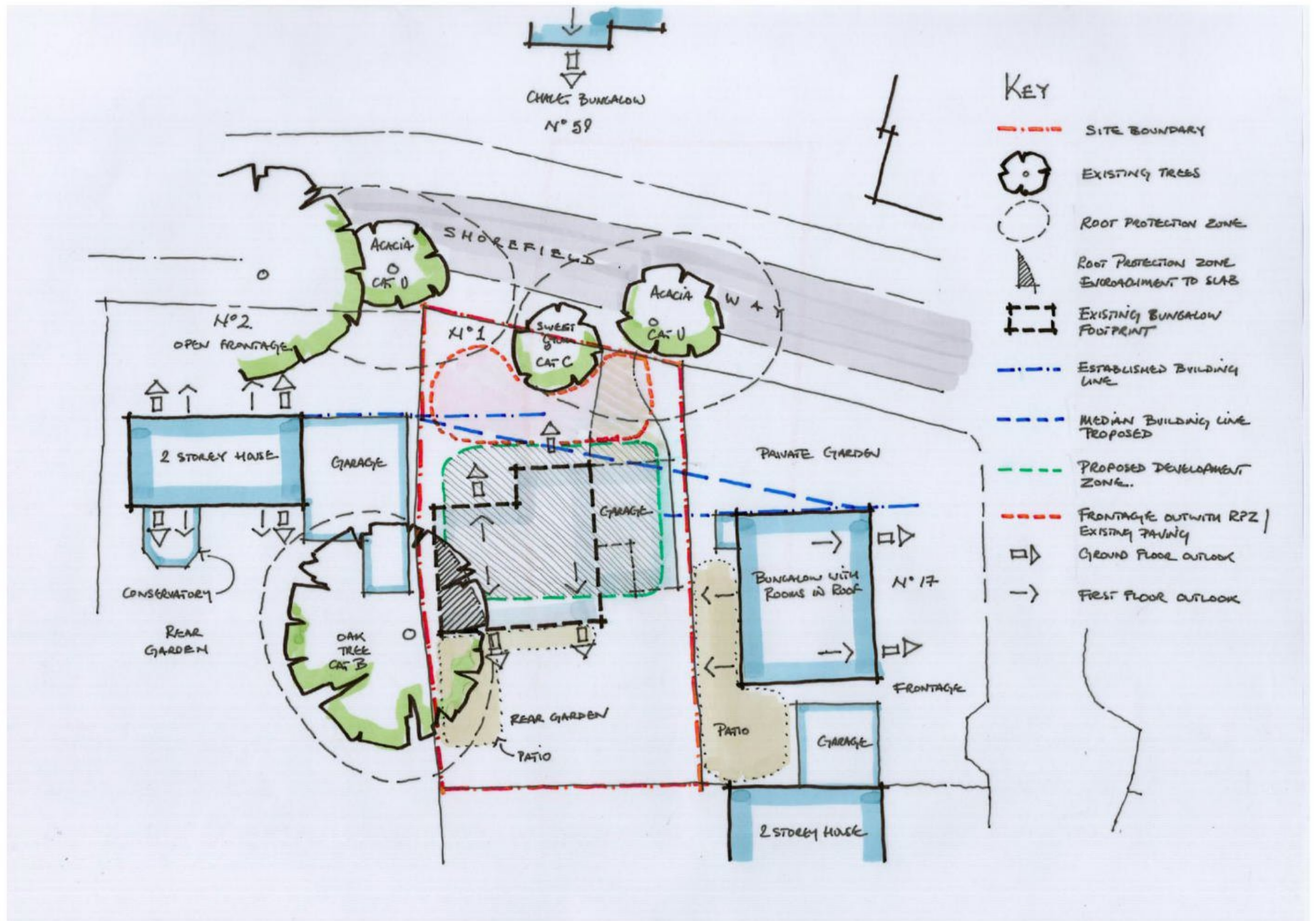
In terms of understanding What Mr Cox would like to see by way of proposals for No 1 Shorefield Way, in his written objection and following the Parish Planning meeting he did outline what he felt would be an acceptable solution. He stated that *“the new dwelling has any double storey eastern facing wall no nearer than that of the existing gable end wall and that any building beyond this, including the garage, to be single storey as agreed in the previous planning permission as not to create any overshadowing, overlooking or cause any loss of privacy to No 17 George Road. If the proposed property retains the double storey westerly footprint there is potential to move the footprint/ front elevation forwards to the building line which is parallel to the road this reducing the front garden and a more appropriate relationship with the street as requested in the Design and Access Statement. This is also more in keeping with the character of the road and within planning policy”*. This was also reflective of our discussions after the Parish meeting.

We have taken note of Mr Cox’s position, addressed the points raised and have worked with his wishes in the development of the revised proposals.

We have listened, worked hard and addressed the concerns raised and in the process we hope that this heavily revised and redesigned planning submission is found to be appropriate, justified and acceptable.

Site analysis and development strategy

This site analysis identifies the baseline opportunities and constraints for the site and underpins the development strategy for the replacement dwelling. In reviewing the potential for development.



The following were assessed as material considerations in identifying the optimum solution:

- Appropriate design response relative to visual impact, proximity, amenity and intervisibility to and from immediate neighbouring properties relative to the proposed location, form, scale, height and layout of the proposed
- Proximity to trees, with specific attention to the mature oak
- Create a high quality contemporary dwelling that delivers against the brief, is befitting of the site, the street, its immediate context and character

The site is not within a flood zone nor within a conservation area.

In considering the brief and balancing these material considerations, the emerging development strategy is as follows:

Location: Was informed by:

- The established building line taken along the face of the adjoining No 2 Shorefield Way
- Proximity to the tree and the desire to move the proposed dwelling further away from both the RPZ and canopy of this established tree
- Addressing the comparative imbalance of outdoor space, creating a smaller north facing frontage, still in keeping with the streetscape, enabling a larger south facing rear garden, and improved private amenity

Layout: The optimum layout was informed by:

- the optimum location of the proposed and the zoning of accommodation so providing living kitchen and dining space with primary outlook to the south, with entrance, utility and snug/ tv room, with aspect to the north
- the desire to best relate the sunniest south facing outdoor space directly to the lounge/ dining space. The kitchen and associated utility, garaging and associated driveway/ parking was located on the western flank of the site, where most impacted by the shading from the oak tree
- The aspiration to provide an internal layout with a simplicity and flow served from a central entrance, hallway and circulation space

Form: Simple and complementary to the existing context through:

- Adoption of a simple rectangular building footprint elevated to an upper storey, with a central gable flanked by a single storey eastern element and higher 1 ¾ storey western element both with hipped roof over, dropped eaves and eyebrow dormers reflective of the scale and massing of the built context
- Careful consideration of the proposed massing ,roof geometry, ridge and eaves height relative to immediate adjoining context to achieve an appropriate built relationship. Two storeys to two storey context and single storey to single storey context. The design had to respond to the change in streetscene and scale from a two storey context to the west to a single storey context the east
- Use of unifying architectural elements that linked upper gable elements to provide shelter and solar control to entrance doors, external circulation and larger glazed openings; and use of similar complementary language in the design of eyebrow dormers above glazed apertures to the upper storeys

Architecture: A contemporary design language, complementary and appropriate to the existing context and to its character scale and materiality that:

- commits to the local vernacular whilst utilising more contemporary forms and materials
- maintains an appropriate relationship and amenity with adjoining dwellings by the careful positioning of massing and outlook from windows to locations similar but no more onerous than as existing
- proposes a bold crafted contemporary intervention that borrows from the wide variety of facing materials; to create an elevational palette that has an attractive contrast of materials, textures and colours

3.0 Design Proposals

4.1 Use – no change to the established existing residential use

4.2 Amount – summarised as follows:

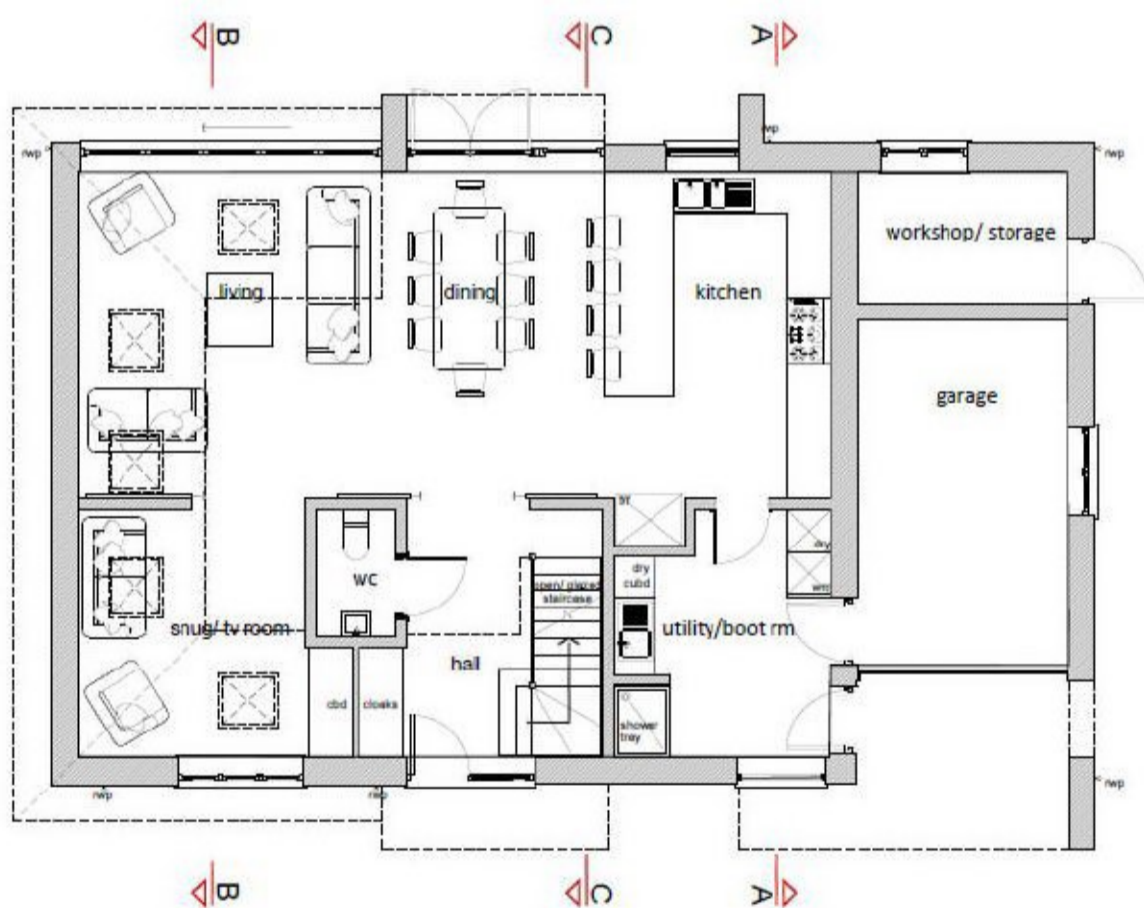
- The area of the application site is circa 0.06 Ha as shown by the boundary line indicated in red on the submitted drawings.

- The existing dwelling has an approximate GIA of 154sqm, 99sq.m on ground floor and 55sq.m on first floor.
- The extended dwelling as proposed has a GIA of 195sqm, 113sq.m on ground floor and 82sq.m on first floor.

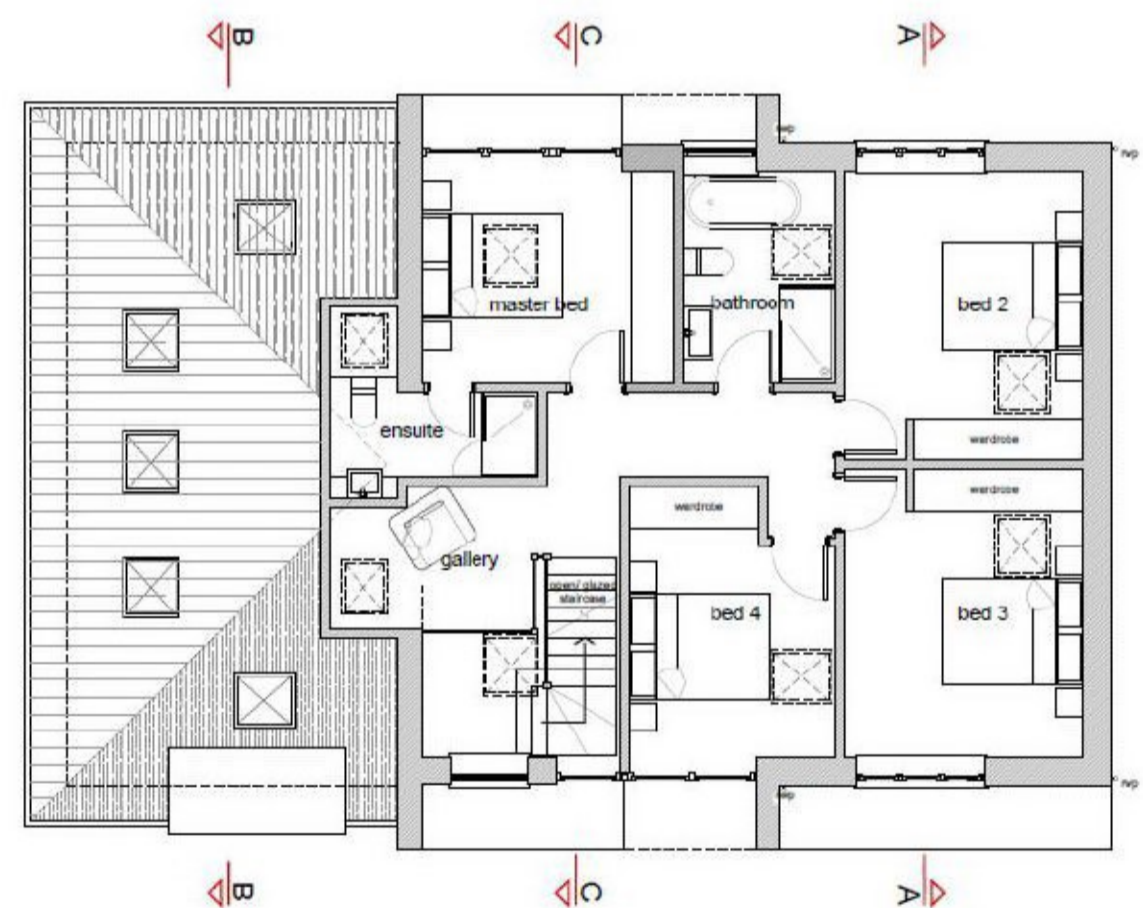
The proposed footprint is smaller in size than the existing when taking into consideration the car port which links the garage to the dwelling. The additional GIA floorspace sits primarily within the first floor to satisfy the required quantum bedroom and sanitary space.

4.3 Layout - summarised as follows:

- Ground floor entrance hall with storage leading to a large open plan lounge kitchen diner and doors opening out into the south facing rear garden. Separate snug/ tv/ play room. Utility room with washing and drying space with door directly into an attached garage and to the covered area adjoining the driveway and refuse area
- First floor accessed via stairs from entrance hallway below onto landing reading area, with hallway to bedrooms. Master bedroom ensuite, with three further double bedrooms each with built in storage, and a shared family bathroom
- Reduced front garden with the front elevation moved forwards to closer to the building line, three parking spaces, workshop/ room to the rear, with outdoor access. Improved and increased rear garden space with terrace and soft landscape inc lawn and raised planters



ground floor plan



first floor plan

4.4 Scale – the design approach has sought to ensure that the proposed is in keeping and not at odds with the enjoyment or amenity of the adjoining residences:

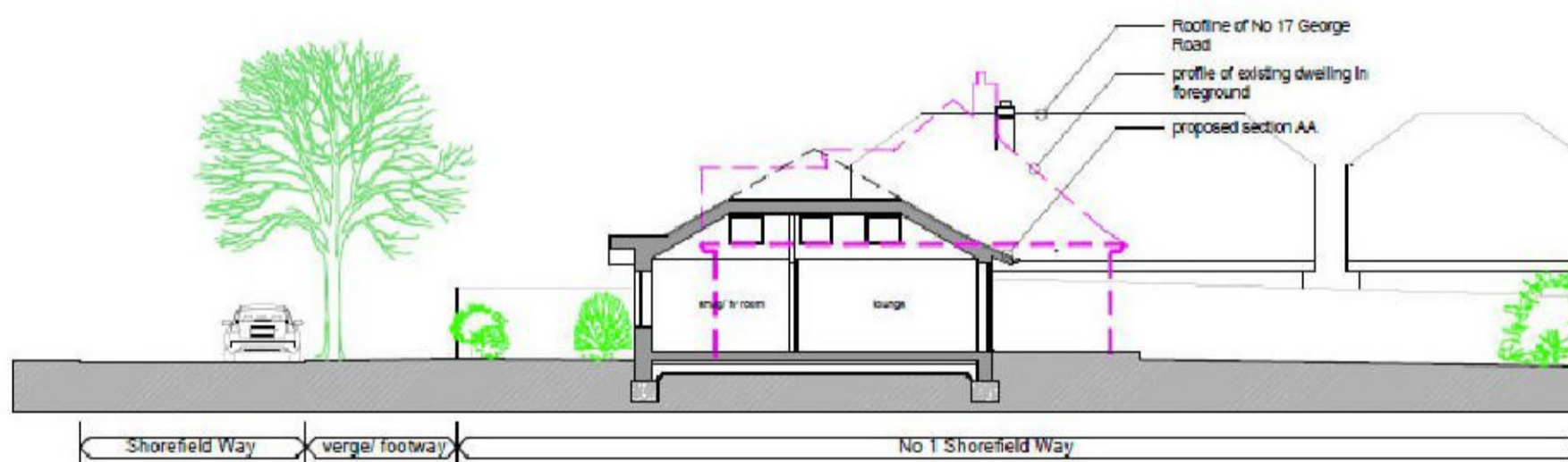
- Whilst the footprint of the proposed is similar in area, the shape is rationalised with a reduced overall length of frontage so affording space between the flank walls of the proposed to both boundaries, so substantially mitigating the increase in upper level mass created by the first floor.
- The roofline whilst higher than the existing is matched to the modest roofline of adjoining No 2 Shorefield Way
- A low pitch hipped roof with sprocketed eaves reduces bulk and mass



shorefield way



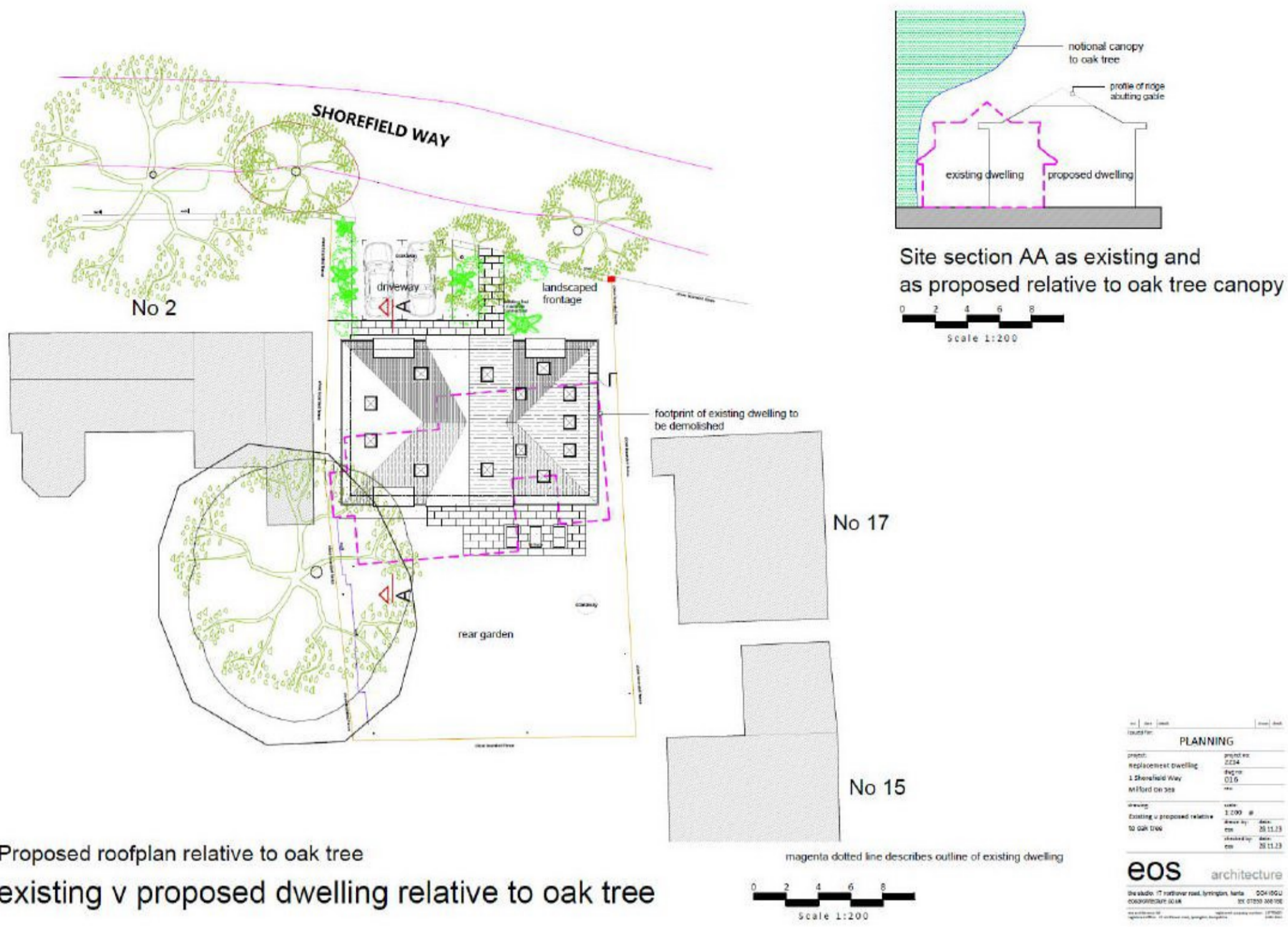
southern elevation in context



north/ south contextual section

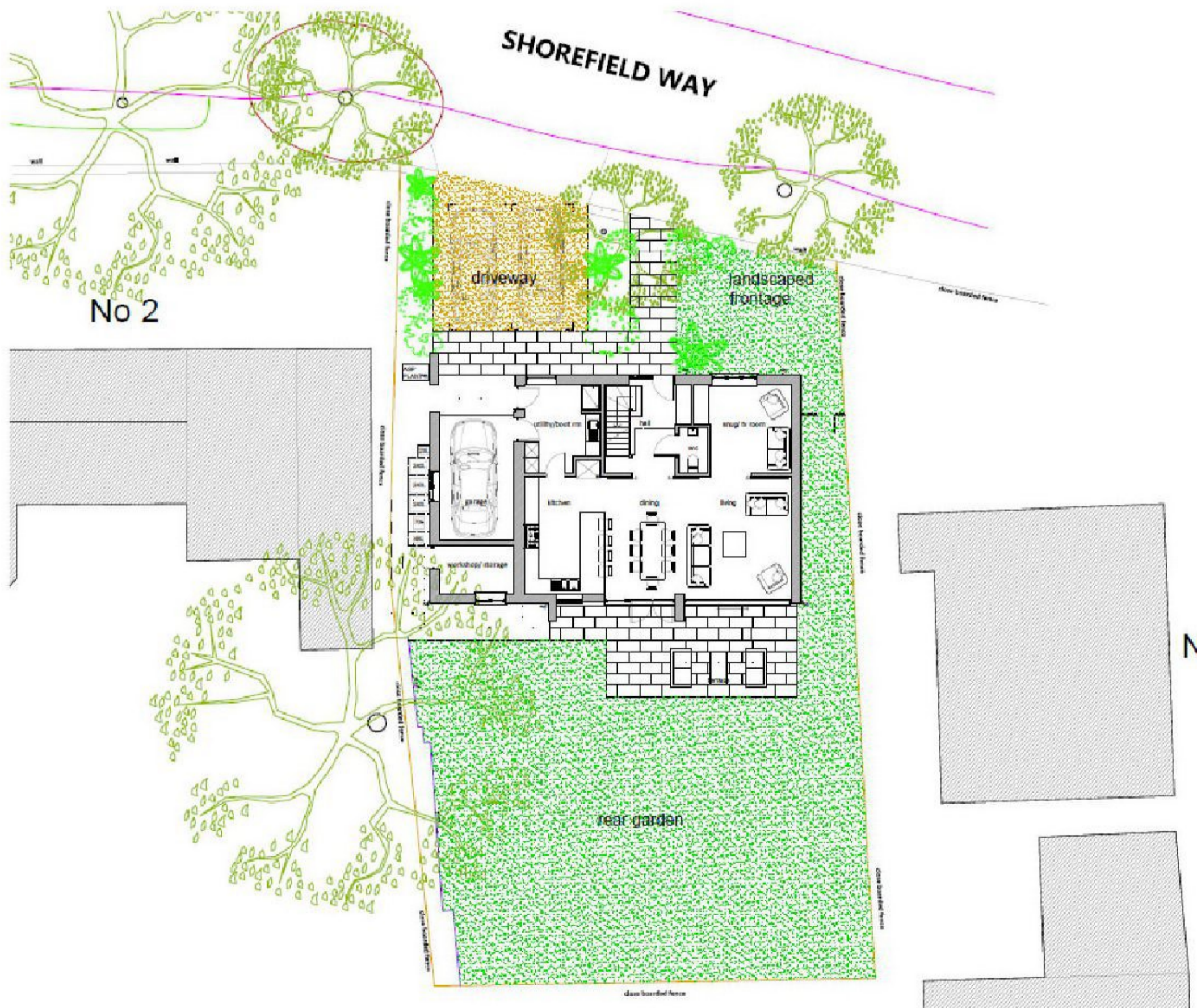
4.5 Landscape - The proposal includes for:

- a frontage driveway and pathways in permeable paving with raised planter and lawned area. Softening of the western boundary will be afforded by shrub planting
- A larger rear garden with access pathway to the western flank leading to a paved patio adjacent to the bifold doorway to the lounge/ dining space
- The proposed dwelling has been moved further forward on the plot and away from the oak tree by 4.3m. The footprint whilst still within the canopy is now on the periphery with the proposed eaves line less impactful on the tree than the current and future growth zone relative to the position of the existing roofscape. Note that the proposed footprint is sat well within the existing slab to the existing dwelling. Overall the proposed dwelling location and form addresses current and future pressure on the growth and canopy of the oak tree



Proposed roofplan relative to oak tree
existing v proposed dwelling relative to oak tree

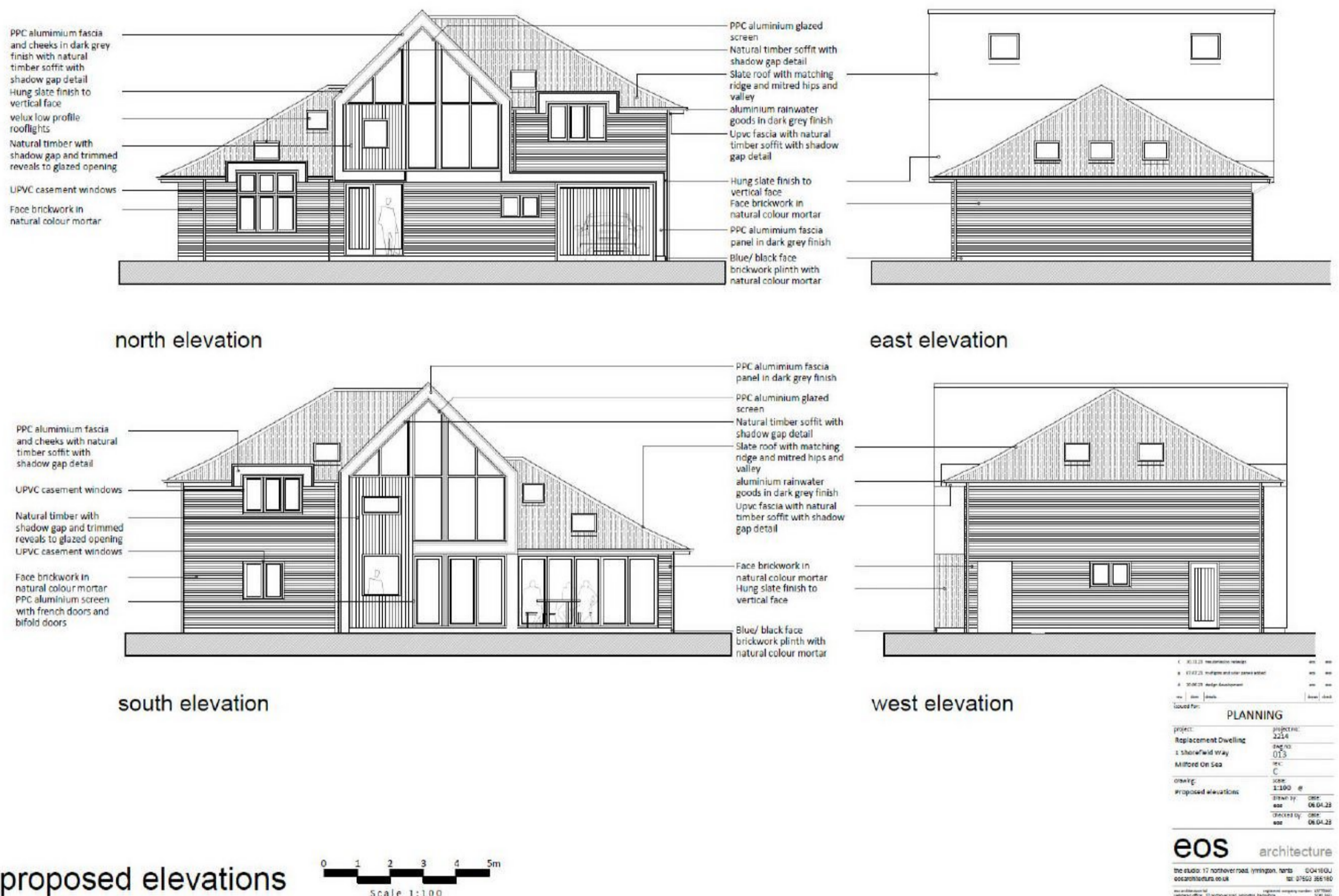
This moves the proposed dwelling clear of the level and spread of the canopy by virtue of location, height and hipped roof form. This affords an opportunity to substantially improve the future welfare of this TPO oak and improve living conditions.



4.6 Appearance and Materials – The proposed whilst contemporary is respectful of the surrounding vernacular and materiality

- face brick (colour tbc), in natural colour mortar, to the elevations
- slate tile finish to the roof, with mitred hips and matching ridge tile
- PPC aluminium clad unifying elements to gables, overhangs and dormers
- natural timber to contrasting elements within the aluminium clad unifying elements to gables and below overhangs
- Simple well proportioned glazed openings in dark finish upvc and aluminium
- Use of low profiled rooflights, dark in colour, that sit into the proposed roof

Note: Refer to accompanying elevation drawings for full details of elevational treatments and materials.



4.7 Access and Parking

- The quantum of parking is maintained with 1 No garage space and 2 No spaces within the driveway
- The access has been relocated to the western boundary from the east (so better serving the proposed garage and rear access door). This reduces pressure on the existing tree to improve the existing rather contorted driveway and parking arrangement. The proposed new driveway and crossing is further away from the next street tree in front of No 2. The existing driveway will be removed and the crossing returned to footway and soft verge, with new soft landscaping to the front garden.

4.8 Sustainability and Air Quality

In addition to the replacement dwelling meeting current Part L regulations the following mitigation measures have been incorporated into the design:

- Highly insulated fabric with opportunities for controlled solar gain to the double height living space, with provision for natural stack effect via high level opening rooflights.
 - Provision of solar panels on the south facing roof slope considered but discounted due to lack of south facing roof area (limited roof area out with shaded area under tree canopy) to accommodate sufficient number of panels to make PV viable
 - Provision of an air source heat pump, located adjoining the garage, serving underfloor heating to the ground floor and wet rads to the first floor accommodation
 - Low energy lighting throughout
 - Provision of a vehicle electric charge point located within the covered area adjoining the garage
- No provision of any solid fuel appliances such as log burners or open fires

4.0 Summary

The current dwelling is in need of substantial investment, has significant shortcomings, and falls well short of the quality and quantum of accommodation required by our client and their growing family.

The proposed will deliver a home that is appropriate and cohesive, that realises to a greater extent the potential of this substantial plot, is sympathetic appropriate and respectful of its context and its architecture, character and materiality ; whilst also delivering a home that will provide spacious, highly efficient, low energy, modern and practical living accommodation.

5.0 Accompanying Drawings

2214/001 – Location Existing Site Plan and Floorplans Rev B

2214/002 – Existing Elevations Rev A

2214/003 – Existing Street scene and Section in Context

2214/011 – Location and Proposed Site Plan Rev D

2214/012 – Proposed Floorplans Rev F

2214/013 – Proposed Elevations Rev C

2214/014 – Proposed Street scene and Section in Context Rev C

2214/015 – Proposed Sections Rev B

2214/ 016 – Existing v Proposed dwelling relative to oak tree