

Design and Access Statement.

Enhancements to:

49A Clayton Road, Selsey, PO20 9DF

Introduction

This proposal outlines our plan for the enhancement of our property situated at 49A Clayton Road, Selsey, Chichester, PO20 9DF. Facing the challenges posed by its coastal location, the project focuses on both functional and aesthetic modifications to future-proof the residence. With careful consideration for environmental conditions, the amendments aim to not only improve the property's visual appeal and amenities but also address practical concerns related to weather extremes. This document provides a detailed overview of the proposed changes, design choices, and their positive impact on the property and its surroundings. Additionally, photographic evidence showcases the intended improvements, emphasising the project's commitment to a harmonious integration with the residential area and the preservation of unobstructed views of the sea.

Access and Location Overview

Situated approximately 30 meters from the seafront, our property boasts a rear elevation facing south-west with views out to sea and the Isle of Wight. The location is characterised by its exposure to changeable weather conditions, enduring high winds and driving rain during the winter, while basking in the sun in the summer.

Access to the property is by a single-track driveway some 50 meters long from Clayton Road, discreetly positioned behind No 49 Clayton Road. This strategic placement renders the property only partially visible from Clayton Road, being predominantly only overlooked by its adjacent neighbours.

In response to the challenging environmental conditions and with a focus on future-proofing our retirement home, we aspire to enhance both the aesthetics and functionality of our dwelling. Our proposed changes aim to not only improve the visual appeal and amenities but also address practical considerations for weather extremes and ensure the long-term safety and accessibility of our home and garden, particularly as we plan for possible mobility challenges in the future.

During the Spring of 2023, we granted access to heavy plant and machinery related to coastal defence works, adhering to approved Planning Permission. Subsequently, any damage caused was rectified by Coastal Partners, who replaced cracked concrete slabs and contaminated soil with topsoil and shingle, under our instructions to harmonise with the local beach aesthetics.

Crucially, none of the proposed changes will impede access to the property or hinder potential future maintenance of coastal defences, underscoring our commitment to a harmonious integration with the surroundings and a sustainable, accessible future for our home.

Colour Palette Design

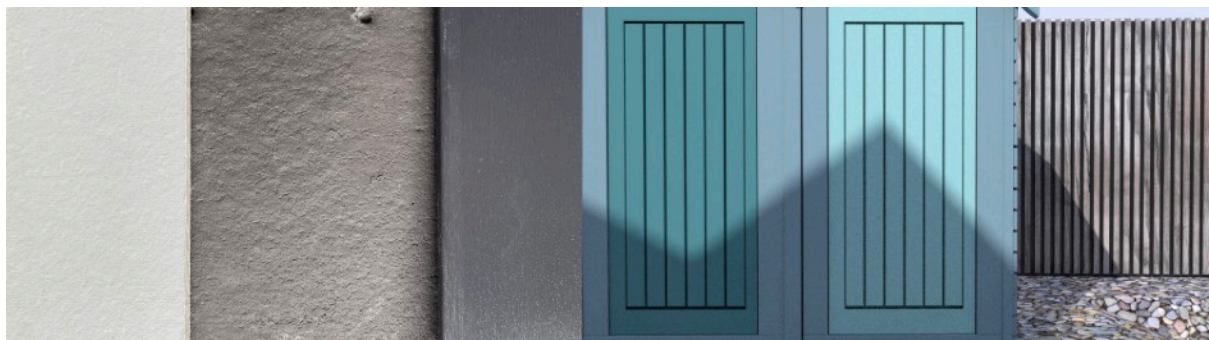
Our design approach involves a colour palette that not only enhances the aesthetic appeal of our property but also integrates with the natural surroundings. Observing the elements on our property, such as the weathered wooden boundary fences, faded to a silver grey by the sun, and the beach pebbles in shades of grey and beige, we aim to maintain a cohesive visual identity. The proposed colour scheme of neutral greys is chosen to harmonise with the environment. Complementing this palette, accent colours of sea green and sky blue are added to infuse vibrancy and visual interest.

The current dark grey patio slabs and anthracite grey UPVC window frames and door frames further inspire our design direction.



Natural colour palette

The samples below are, from the left: Smooth Grey Cladding, Roof Tile, Anthracite UPVC and sea green and sky blue paint choices



Materials colour palette

To maintain continuity and visual coherence, the new cladding, gutters, tiles, pergola, and porch will adopt the neutral greys of our chosen palette, while the proposed greenhouse and sheds will be painted in the accent colours of sea green and sky blue, contributing to a harmonious and unified appearance across our property.

This colour scheme not only enhances the overall aesthetics but also ensures a seamless integration of our property with its natural surroundings, creating a visually pleasing and cohesive environment.

List of works proposed in this planning application

1. Remove Chimney Stack
2. Replace Red Roof Tiles
3. Increase depth of Master Bedroom Window
4. Replace Weatherboard Cladding
5. New Front Porch
6. Remove Redundant Garage Door
7. New Deck at Rear of House
8. New Pergola
9. New Greenhouse
10. New Garden Sheds
11. New Circular Sunken Seating Area
12. Slatted Cladding to Boundary Walls/Fences
13. Enlarge Existing Rectangular Sunken Seating Area
14. Overall Garden Design

1. Remove Chimney Stack

The current brick chimney, originally servicing a fireplace in the lounge, has remained unused for several years and has been boarded over. The household is gas centrally heated and aims to transition to a non-fossil-fuel alternative like air-source and/or solar in the future, the chimney serves no functional purpose but poses a dampness concern. The deterioration of the lead flashings has resulted in moisture ingress during driving rain. We propose to entirely remove the chimney, to below the floor level in the master bedroom. This will streamline the roof design, eliminate the dampness issue, enhance roof insulation efficiency, and potentially provide additional space for the future installation of solar panels. Its removal will also create a small amount of valuable floor space in the master bedroom.



Chimney before



After Chimney removal

2. Replace Red Roof Tiles

The roof on the southwest side experiences water ingress during periods of high winds and heavy rain. The attic insulation, installed more than 25 years ago, falls below current standards. Additionally, the existing red roof tiles, with a deteriorating rough sand finish, are prone to trapping organic debris, causing erosion and gutter blockage.

Our proposal involves removing the current red tiles and insulating at the roof line with modern PIR battens between and over the roof timbers to achieve a U-value of $0.17\text{W/m}^2\text{K}$. Subsequently, we plan to re-roof with smooth grey tiles. This approach not only enhances insulation with a warm roof design but also avoids disruption to internally decorated walls and ceilings.



Existing red roof tiles



New grey roof tiles

3. Increase Depth of Master Bedroom Window

The master bedroom currently offers views of the garden to the southwest. It is our last view of the sun as it sets over The Isle of Wight in the evening and our first view of the garden and sea in the mornings. As such we would like to make more of this asset.

Our proposal involves modifying the fenestration of the master bedroom by extending the window's depth. This adjustment allows the glass to reach almost to the bedroom floor, with fixed panes to either sides and a full-height opening window in the middle. The intent is to enhance natural light in the bedroom and provide an appealing view of the back garden extending to the sea. Importantly, the existing angle of view over neighbouring gardens to the left and right will remain unchanged.

To address safety concerns, a glazed security screen will be installed outside, aligning with the existing window sill's height. It's crucial to note that the area outside the window will not be accessible.



Existing dormer window



New deeper dormer window

4. Replace Weatherboard Cladding

The original cladding on the East, South, and West sides of the house, composed of white fibre cement in a lap style, has weathered and deteriorated to a point where replacement is necessary.



Existing weathered white cladding



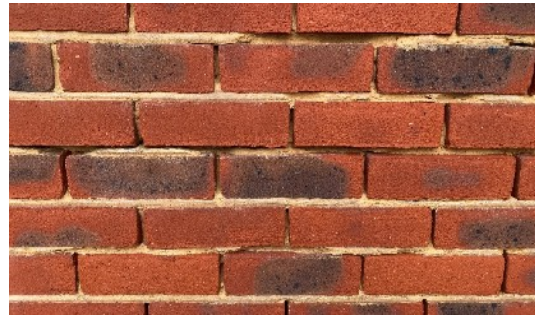
New grey cladding

To maintain consistency with the new colour palette of tonal greys, our proposal involves installing new pale grey cladding. This choice will seamlessly complement the grey roof tiles, anthracite grey window frames and doors. The appearance of the new cladding will otherwise closely resemble that of the existing ones.

Currently, the front elevation of the house and the elevations of the adjoining garage are red brick, which has suffered significant damage due to weathering, especially on the exposed south-west facing walls.



Inconsistent wall treatment



Existing weathered brickwork

We propose cladding these remaining walls with grey fibre cement boards, matching the style of the rest of the house. This approach will contribute to creating a unified and appealing exterior to the whole property.



Existing front elevation



New front elevation

Aligned with our objective of enhancing the household's insulation properties, we plan to fill the cavity walls with an EPS bead insulation system. This installation is best carried out after stripping the old, deteriorated cladding and before installing the replacement cladding.

5. New Front Porch

The current front door is accessed through a 0.6m inset porch with two steps. However, this arrangement leaves the front door overly exposed and the existing porch and steps lack sufficient space for two people sheltering while entering the house.

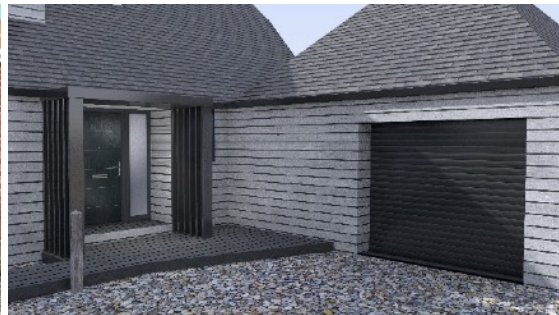
Our proposal involves extending the porch outwards

Dimensions: Depth 0.8m, Height 2.5m, Width 2.5m. The distance to the nearest neighbours boundary will be 7.8m.

The sides will feature a slatted design, which will be replicated at the rear of the property in the Pergola. Clad in Anthracite grey UPVC to match the windows and doors. The roof section will integrate with the rainwater gutters for efficient drainage. Additionally, the steps will be extended to the full width of the porch, creating more space for sheltered entry into the household.



Existing front entrance



New porch at front entrance

6. Remove Redundant Garage Door

The left-hand garage door is very rusty and in need of attention to the extent that it is no longer serviceable. We plan a redesign, involving removal of the old door. Replacing this with a wooden frame, insulation and finally cladding over the old opening. Consideration has been given to potential future conversion back into a double garage by preserving the opening, should the need arise. For us our present requirement for a single garage suffices, enough to accommodate our electric vehicle and utilising the remaining space as a workshop.



Existing double garage



New single garage and calling wall

7. New Deck at Rear of House

To enhance our enjoyment of our garden and location we propose constructing a deck along the rear of the house. This deck will be designed to accommodate a dining table and chairs, as well as a comfortable seating area. Ensuring a seamless transition between the indoor and outdoor spaces, the deck will be at the same level as the interior floor to ensure the long-term safety and accessibility of our home and garden as we plan for possible mobility challenges in the future.

Dimensions: Height 30cm. Depth 3.9m. Width 13.3m.

The deck will be built from grey-stained timber featuring a faux grass top and drainage channel. Above the deck, a pergola will be installed to offer both shade and privacy. This addition aims to create a pleasant and sheltered outdoor space for leisure and relaxation.



Existing rear of property



New deck to rear of property

8. New Pergola

The New Pergola will be a free-standing extension of the lounge and dining room. The design aims to be visually cohesive and sympathetic to the house, while defining the space of the deck below it.

Half the depth of the pergola's open roof will be covered by slats, creating shade from the sun and safeguarding the interior of the house from UV damage. Vertical side slats will create a privacy screen while still allowing a flow through of air. Constructed from grey-stained wood, which will fade to silver grey naturally in the sunlight, the materials aligns with the colour scheme of neutral greys, harmonising with the surroundings. Its position and shape has been carefully considered so as not to block neighbours sight-lines to the sea.

Dimensions: Overall Height 2.95m. Depth 3.9m. Width 14.5m. The distance to the boundary will be 4.5m to the north-west and 4.5m to the south-east boundaries.

Constructed from grey-stained wood, the material aligns with the colour scheme of neutral greys, harmonising with the surroundings.



Existing rear of property



New pergola to rear of property

9. New Greenhouse

In this exposed location, growing vegetables outdoors is impractical due to the damaging effects of the salt-laden wind. To overcome this challenge, we propose the installation of a greenhouse, enabling the cultivation of our own vegetables and plants. The desired position for the greenhouse is a relatively sheltered area, visible from the kitchen of the house and situated far from the sea and in a sunny and less exposed corner.

Dimensions: Perceived Height 2.5m to apex. Height of 1.73m to eaves. Width 2.7m to 4m at widest point. Length 5.5m. The distance to the boundary will be 1.2m to the north and 1.2 to the west boundaries.

To minimise its height near the neighbour's boundary, we propose to sink the base of the greenhouse 160mm below ground level, effectively reducing its height from 2660mm to 2500mm.

Constructed from sustainably sourced pine that has been thermally modified to enhance its resistance to the elements, the greenhouse is set on a grey brick dwarf wall atop a concrete slab base. The toughened glass is glazed with a silicon sealant. Both external and internal woodwork is painted in one of our colour palette's accent colours, namely, Lulworth Blue.



North west corner of garden



New greenhouse

10. New Garden Sheds

A New Garden Shed (No1) is proposed for the north side of the property in the kitchen garden area . It has a double-pitched roof and double doors and will be painted in the accent colours in our chosen colour palette. Designed to reflect the style of a beach hut but built to house gardening tools, It is constructed from wood, on a concrete slab base.

Dimensions: Height 2.3m to apex. Width 2.3m. Depth 1.2m. The distance to the boundary will be 1.2m



West side of garden



New double shed for garden tools

A second Garden Shed, (No2) has a single-pitched roof and with the primary purpose of the storage of seat covers for the adjacent seating area is again styled as a beach hut.

Dimensions: Height 1.9m to apex. Width 1m. Depth 1.2m. Positioned 30cm from the easterly boundary to the south of the property,

It is situated within an existing sunken area and therefore is concealed discreetly below the boundary fence and not visible to the adjoining neighbours.



Existing sunken seating area



New single shed for seating storage

11. New Circular Sunken Seating Area

It is desirable to create multiple seating areas within the garden, that capitalise on the amenities and weather. Given the exposed nature of this site, the strong wind can make enjoying the garden challenging without additional shelter, even on sunny days the wind can sometimes be robust. To address this, this circular seating area is to be set below ground. Built from oak sleepers it incorporates integral bench seating.

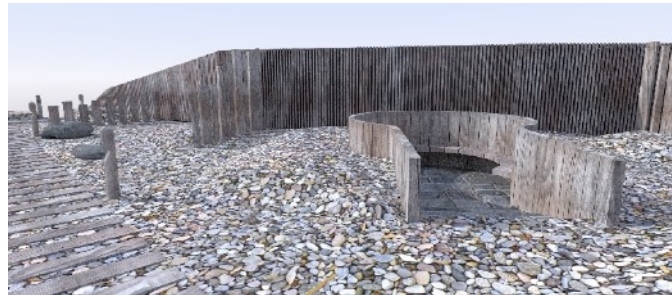
Dimensions: Height above ground 0.6m, depth below ground 0.6m. Radius 1.5m. Distance to boundary 0.5m

The entrance is strategically placed away from the prevailing onshore wind, providing a space to enjoy the sun whilst sheltered from the wind.

During the build process, soil extracted will be banked up to a maximum of 30cm against the low walls. This saves on disposal to landfill. Dressed with pebbles and planting it will seamlessly blend with the surrounding garden.



West side of garden



New circular sunken seating area

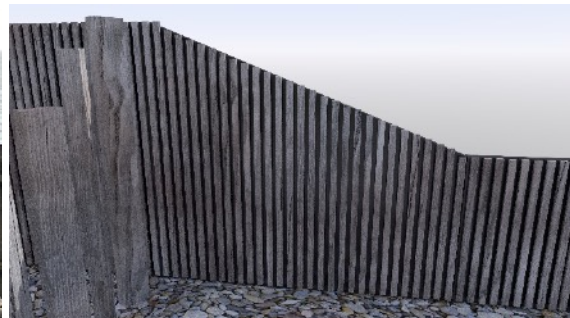
12. Slatted Cladding to Boundary Fence/Walls

The current garden's boundary is a mismatch of brick wall to the west and wood panel fences to the east and north. Our objective is to create a cohesive and harmonious appearance.

Utilising a supply of recycled roof battens we propose to create slatted panels, as depicted in the visuals. The panels will be tailored to the height of the existing boundary. Reaching a maximum height of 2m on the East boundary and following the stepped height of the neighbour's existing fence on the West. This approach aims to maintain a uniform and pleasing appearance around the garden.



existing fences



New fence/wall slatted cladding

13.Enlarge Existing Rectangular Sunken Seating Area

This seating area is situated adjacent to the sea on the southwest of the property. The current dimensions of the seating area extend 3.8m from front to back, positioned approximately 4m back from the seawall. It forms a 0.8m step down from the garden level and is accessible via concrete steps and a redundant boat ramp. There is then an additional step down of 1.5m to the apron of the seawall.

Created about 17 years ago during the repair of the seawall behind 49A and 47 Clayton Road, this area holds the potential to be an appealing amenity, offering views across the sea to The Isle of Wight, The Witterings, and Portsmouth.

To enhance this valuable asset, we propose extending the area into the garden from its current depth of 3.8m to 4.8m. The existing ramp will be removed and levelled, increasing the width available for seating. Access will be improved through the installation of galvanised metal steps. This modification will create space for additional seating below the horizon, unseen from neighbouring properties.

The existing retaining wall, made from concrete blocks, has suffered spalling and erosion due to salt spray over the years. It is currently in a state of disrepair with noticeable cracks. Our proposal involves removing the existing block wall and replacing it with a gabion wall made from galvanised wire baskets, infilled with the old concrete blocks and rubble as ballast. The front and top surfaces of the gabion wall will be finished with grey pebbles, creating a harmonious transition into the garden and serving as an attractive and practice backdrop to the seating area.



Existing seating area



New seating area



Existing seating area



New seating area

14.Overall Garden Design

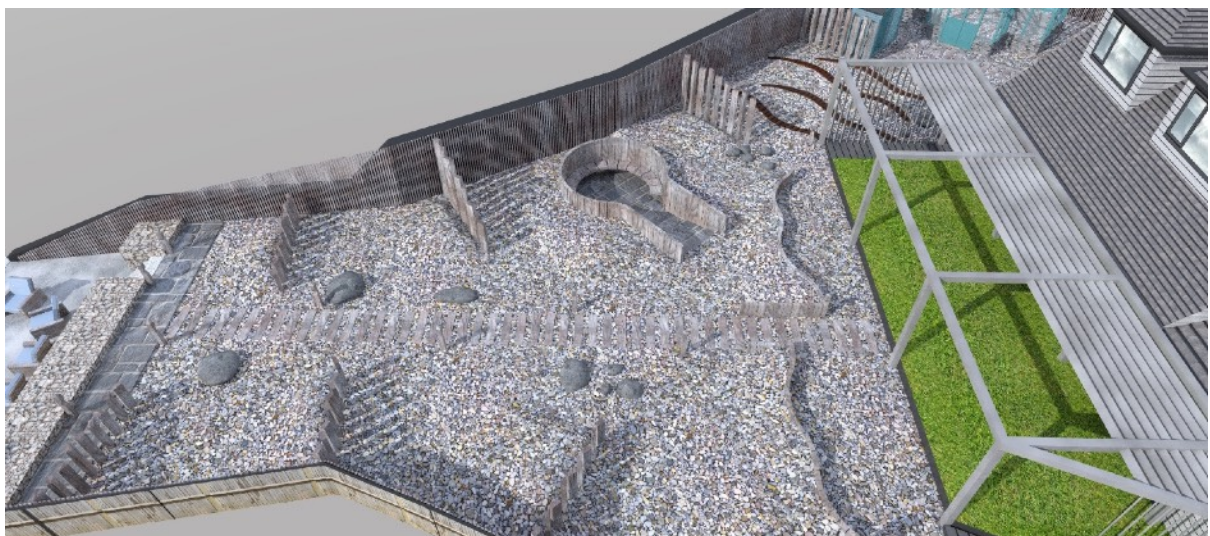
The site is situated in an extremely exposed south-westerly facing position, subject to strong winds, driving rain in winter, and drying winds with hot sunshine in the summer. The adjacent beach consists of shingle with sand exposed at low tide. It is worth noting that common plants that thrive on the East beach of Selsey struggle to grow on the West beach. Consequently, careful selection of robust plants is imperative.

The original garden area predominantly featured concrete slabs and chippings, presenting a flat and windswept terrain with limited opportunities for plant growth.

Our proposal aims to transform this space into an appealing naturalistic beach garden. Utilising staggered sleepers set in the style of beach groynes to slow the wind. We hope to create a calmer air flow so that low-lying plants and grasses capable of withstanding challenging environmental conditions will be encouraged to grow. Creating areas of low shelter will provide a conducive environment for plant thriving, allowing us to introduce greenery and enhance the overall aesthetics of the garden.



Existing garden



Aerial view of new garden design

Sustainability and Environmental Considerations

We strive to minimise our environmental impact and embrace eco-friendly principles wherever possible. Noteworthy initiatives include:

Reuse of Rubble and Spoil: We recognise the importance of minimising waste going to land-fill and reducing our ecological footprint. We propose to repurpose old concrete in the construction of gabion walls and reuse excavated soil around the garden to create low-lying banks and berms no higher than 30cm.

Roof Tiles Repurposed in the Garden: Roof tiles will be repurposed within the garden. Specifically, we have designed dwarf walls for the kitchen garden with a maximum height of 30cm, arranged in a wave pattern reminiscent of patterns on the beach sand. These walls will serve a dual purpose by providing visual interest and creating areas of microclimates on the leeward side, fostering optimal conditions for plant growth.

Supporting Local Trades: A key aspect of our sustainable approach involves working with local trades. Where possible trades involved in this project, including the garden construction team, builders, roofers, and glazers, will be from Selsey or the local. Beyond the advantage of their low-carbon travel, their local knowledge ensures a deeper understanding of the location and its challenges, contributing to efficient and mindful construction practices. By engaging local expertise, we aim to build once and build right, minimising wastage and fostering a sustainable, resilient project.

Our commitment to these sustainable practices aligns with our vision for an environmentally conscious design that harmonises with the surrounding ecosystem while promoting responsible construction and landscaping methods.

Visual Impact for Neighbours

The proposed amendments to our property aim to enhance its visual appeal while carefully considering the perspectives and experiences of our neighbours. The transition from the current white exterior to the selected neutral greys, as shown in the provided photos, is designed to complement and improve the view from adjacent properties. The curated colour palette seeks to establish a cohesive streetscape, fostering visual unity and contributing positively to the overall residential area. By adopting neutral greys, we aim to harmonise with the neighbouring houses to either side, such as the cream and white or black residence shown in the accompanying photos. This intentional choice is not just an aesthetic consideration but also a step towards preserving and improving the character of the surrounding houses.

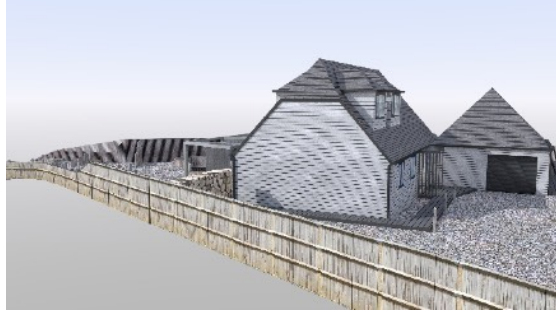
These alterations have been meticulously planned to ensure they do not obstruct or compromise our neighbours view of the sea. Where possible they have been consulted and have given their approval of what we intend to do should planning permission be granted. The property has been rented out for much of its recent past and as such has been somewhat “unloved”. This has been obvious to the neighbours who are delighted that we wish to improve and maintain our home. Underscoring our commitment to maintaining the scenic qualities that make our residential area unique.

Views from Neighbouring Houses

This series of “before and after” photographs and visuals shows how the refinements we wish to make will be perceived by our immediate neighbours.



Existing view from 47 Clayton Road



Proposed view



Existing view from 49 Clayton Road



Proposed view



Existing view from 51 Clayton Road



Proposed view



Existing driveway view from Clayton Road



Proposed view

The inclusion of the view from Clayton Road is essential in providing a comprehensive perspective on our proposed modifications. The transition from the existing white exterior to the proposed neutral greys is a deliberate choice to harmonise with the surroundings. Unlike the current white facade, the selected colour palette ensures our home blends more seamlessly with the neighbouring properties.

Diverse House Styles in and around Clayton Road

Houses in Selsey and around us in Clayton Road vary in their look and style. Styles range from cream cladding with red tiles, blue cladding with cream render, pale grey cladding with slates, blue cladding with slates, lilac cladding with slates, cream cladding with red tiles, grey cladding with grey tiles, stone walls with thatch, cream pebble dash with thatch and brown cladding, Black cladding with a black roof, and even green pantiles.





Conclusion

The proposed planning amendments aim to enhance the overall functionality, aesthetics, and resilience of our property in response to the challenging environmental conditions it faces.

The design modifications, including the removal of the chimney stack, replacement of red roof tiles, and strategic adjustments to fenestration, prioritise practical considerations for weather extremes.

The planned colour palette and cladding choices are curated to seamlessly integrate our home with the natural surroundings, fostering a visually pleasing and cohesive environment.

Importantly, the proposed changes are designed to be sustainable and environmentally conscious, utilising eco-friendly practices such as reusing rubble, repurposing roof tiles, and engaging local trades.

The addition of outdoor features, including a new deck, pergola, greenhouse, and garden sheds, is intended to create functional and enjoyable spaces while taking into account the exposed coastal location. Furthermore, the photographic evidence demonstrates that the proposed modifications contribute positively to the visual harmony of the residential area, complimenting the existing colour palette of neighbouring houses and maintaining unobstructed views to the sea.