



EXTENSIONS & ADDITIONS TO EXISTING HOUSE

DESIGN & ACCESS STATEMENT

THE WHITE HOUSE
OLD CAMP ROAD
EASTBOURNE
BN20 8DH

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Fig 3.1 View of the existing house from the street..

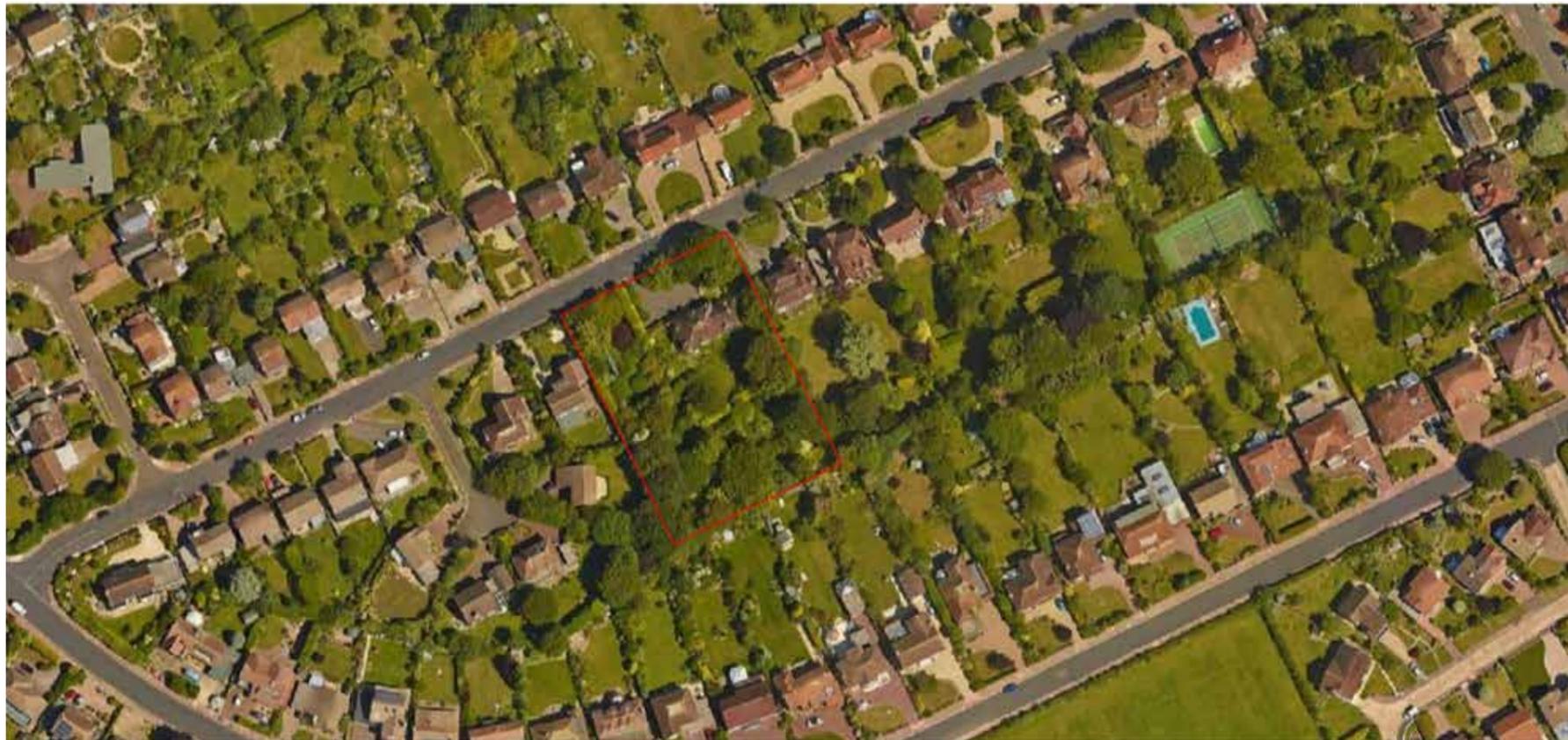


Fig 3.2 Google Aerial photo showing the site edged in red.

INTRODUCTION

1.0 INTRODUCTION

This Design and Access Statement accompanies the full planning application for extension and additions The White House, Old Camp Road, Eastbourne.

The proposals include retention of the existing west side of the house which is single storey with rooms within the roof, demolition of the east side, to be replaced with a new half. Additions to the house also include large oak framed glazed double height gables and dormer windows front and rear. Within the extensive garden at the rear is proposed an outside swimming pool with pool house adjacent also housing a gym. Garaging for cars and storage for external garden equipment is also to be provided.

Many of the ground floor walls and footings of the existing house will be retained and re-used in the construction, particularly on the west side of the house.

The site is located along Old Camp Road which is characterised as large detached houses with large gardens. As such the increase in size of the house is commensurate with the size of the plot and other houses nearby.

Indicative landscape proposals are provided to accompany the application. Securable by condition is an established informal wildlife corridor at the south end of the garden. The remainder of the outside space is to be used as private garden for recreation and vegetable growing and as such will evolve and change with time.

Vegetation and trees on the existing site have been allowed to become overgrown. For this reason, tree and ecology studies have been undertaken and reports prepared by St Aubyn Tree Consultancy and JWK Wildlife Surveys which accompany this application.



Fig 4.1 The White house viewed from north west along Old Camp Road.



Fig 4.2 The White House viewed from the north west



Fig 4.3 The White House viewed from the west showing extent of rear garden



Fig 4.4 Rear of The White House showing rear of No 13 on the right hand side



Fig 4.5 Ground slab of demolished number 17 due west of the White House.

CONTEXT

1.1 EXISTING HOUSE

The existing dwelling occupying the application site is a relatively modest single storey house with integral garage and rooms in the roof.

According to literature from estate agents dealing with the recent sale of the property it is a 4bed house. However two of the bedrooms are extremely small, have low skelings and would not meet current minimum housing standards.

The house is set back from the road and follows the prevailing building line elsewhere along the street. At the rear the extensive garden is 50m long and 54m wide. The significant width of the application site results from it including the plot of the former No 17 Old Camp Road on the west side.

It is proposed that the extension and remodelling of the existing house results in a home which is commensurate in size and quality with the setting and large garden.

The existing house is not of any historic or architectural note. It features whitewashed brick walls to the ground floor, some wall tile hanging, black uPVC windows and a large dark brown clay tile roof with small hipped dormers.

The original part of the house appears to have been extended on the east side with a single storey extension, part of which has a room in the roof see fig 4.2.

Our client has only very recently purchased the house. The previous owners of the house evidently have had a lot of small trees and vegetation that had become overgrown cleared earlier this year in preparation for the sale of the house (photos figs 4.1 to 4.5 were taken whilst the sale of the house was still in progress, aerial photo fig 3.1 evidently taken before vegetation was cut back).

The house is in a great location close to the south western edge of Eastbourne with views up onto the South Downs towards Beachy Head. An opportunity therefore existis to open up the south facing rear of the house, take advantage of the views south and substantially improve the thermal performance of the building by with passive solar collection and superinsulated new and refurbished walls, roof etc.



Fig 5.1 The White house viewed from north west along Old Camp Road.



Fig 5.2 Nos 19 and 21 Old Camp Road just west of the site various 1970's design features.



Fig 5.3 No's 11 and 13 on Old Camp Road just east of the site mock tudor brick, render and half timbering.



Fig 5.4 1970's bungalow on north side of Old Camp Road.



Fig 5.5 Various traditional designs on the north side of Old Camp Road with render and tile



Fig 5.6 Numbers 7 and 9 Old Camp Road various styles including mock vernacular sussex barn.

CONTEXT

1.2 LOCAL CHARACTER

The character of the local area including Old Camp Road is defined by its many large detached properties, well set back from the road often with leafy verdant front gardens.

The house designs appear generally to be bespoke with only a few repeating designs occurring in pairs or three's (including some on the north side of Old Camp Road) but these are the exception.

The houses are predominantly two storeys high with dual pitched roofs, but beyond that designs are very diverse. There are no prevailing design styles or and no unifying language of materials.

Close to the site immediately to the west numbers 19 and 21 Old Camp Rd (see fig 5.2) are 1970's gable fronted designs featuring buff coloured brick, grey and white cladding at first floor level, some tile hanging and clay tile roofs.

Immediately to the east of the site numbers 11 and 13 Old Camp Road (see fig 5.3) are mock tudor gable fronted houses featuring brick, white render with black fake half timbering and clay tile roofs. Further west number 9 (see fig 5.6) is a brick and tile hung mock sussex barn vernacular design and further down the street there are gable fronted bungalows, 1970's detached family houses (figs 6.1 and 6.2) and other traditional designs referencing other eras and using other materials (including figs 5.5 and 5.6) all cheek by jowel.



Fig 6.1 Example of large garage



Fig 6.2 Nos 22 to 26 Old Camp Road with garages projecting forward of the house



Fig 6.3 Google Aerial view showing the site edged in red

Swathe of vegetation close to the rear boundaries of properties to be retained as a wildlife corridor

CONTEXT

1.3 FRONT GARDENS AND PARKING

A strong characteristic of the neighbourhood is the consistent set back of main facades from the public footway. On both sides of Old Camp Road this is circa 15m. Front boundaries are fairly uniformly 1100mm high brick garden walls with piers at gateways with small trees and front garden planting and vegetation behind.

Extensive paved or gravel drives usually lead to on-plot parking, and garages which are either aligned with the prevailing building line (as shown in examples figs 5.2 to 5.6 and 6.1) or forward of the prevailing building line as shown in fig 6.2.

Garages, drives and parking of cars at the front of houses therefore clearly contributes to the existing established character of the area.

The 15m set back of properties from the footway, extensive on plot drives and parking are all clearly visible on aerial photo fig 6.3.

1.4 REAR GARDENS AND ECOLOGY

As is also clearly visible on fig 6.3 there is an existing swathe of vegetation aligned with the rear boundaries of all nearby properties along the south side of Old Camp Road.

It is understood that this acts as a local wildlife corridor and therefore the vegetation and ground cover should be maintained within this boundary along the end of the garden. Any boundary treatments such as fences should also have suitable openings within them at low level to permit passage of local wildlife.

For this reason no buildings or structures will be proposed in or near this zone within the site.

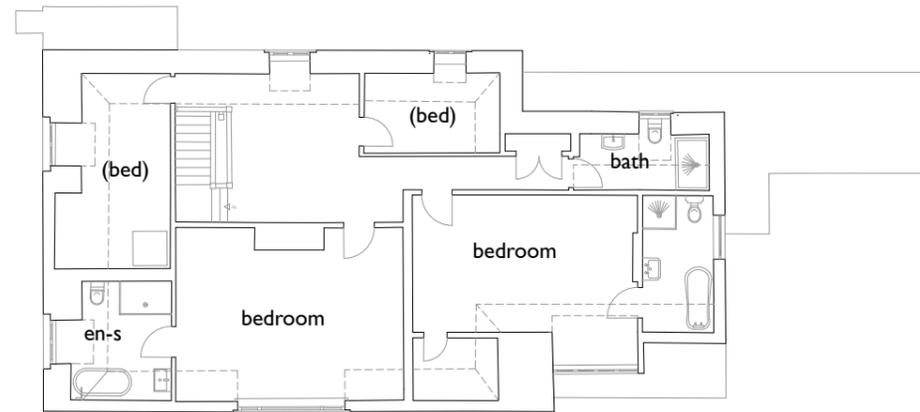


Fig 7.1 Existing First Floor Plan

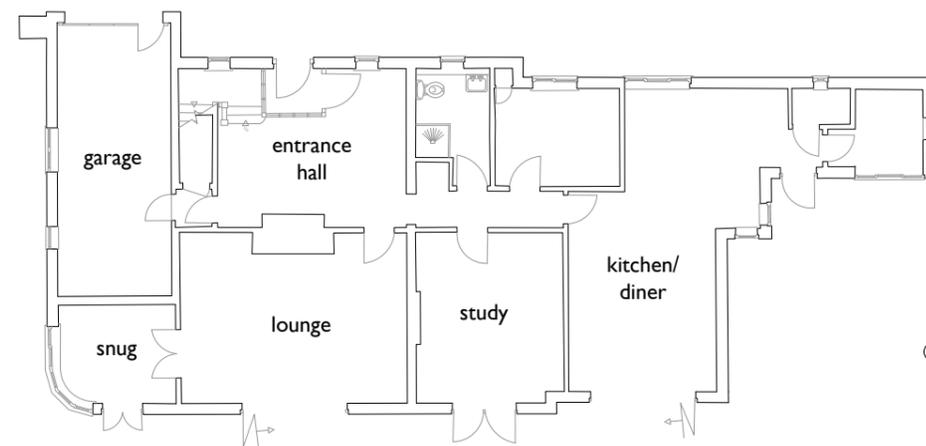


Fig 7.2 Existing Ground Floor Plan

USE & AMOUNT

2.0 USE

The existing use is C3 residential and this will remain unchanged.

3.0 AMOUNT

The existing site is 4126 sqm,

The gross internal floor area of the existing house is 303 sqm

The gross internal floor area of the proposed house is 511 sqm

The gross internal floor area of the proposed suana/gym wing is 99 sqm

The gross internal floor area of the proposed garage is 147 sqm

4.0 LAYOUT

The existing house has an integral garage on its north west corner adjacent to the main front entrance door both of which lead to the entrance hall/stair. South of the entrance hall at ground level is the main lounge and then from a corridor leading east there is a study, shower and toilet and utility room before reaching an open plan L shaped kitchen diner with doors opening out onto the south facing patio.

Upstairs from the generous landing at the top of the stairs there are two generous bedrooms, each with an en-suite bathroom and two small bedrooms, also with restricted head room beneath sloping ceilings and a family bathroom.

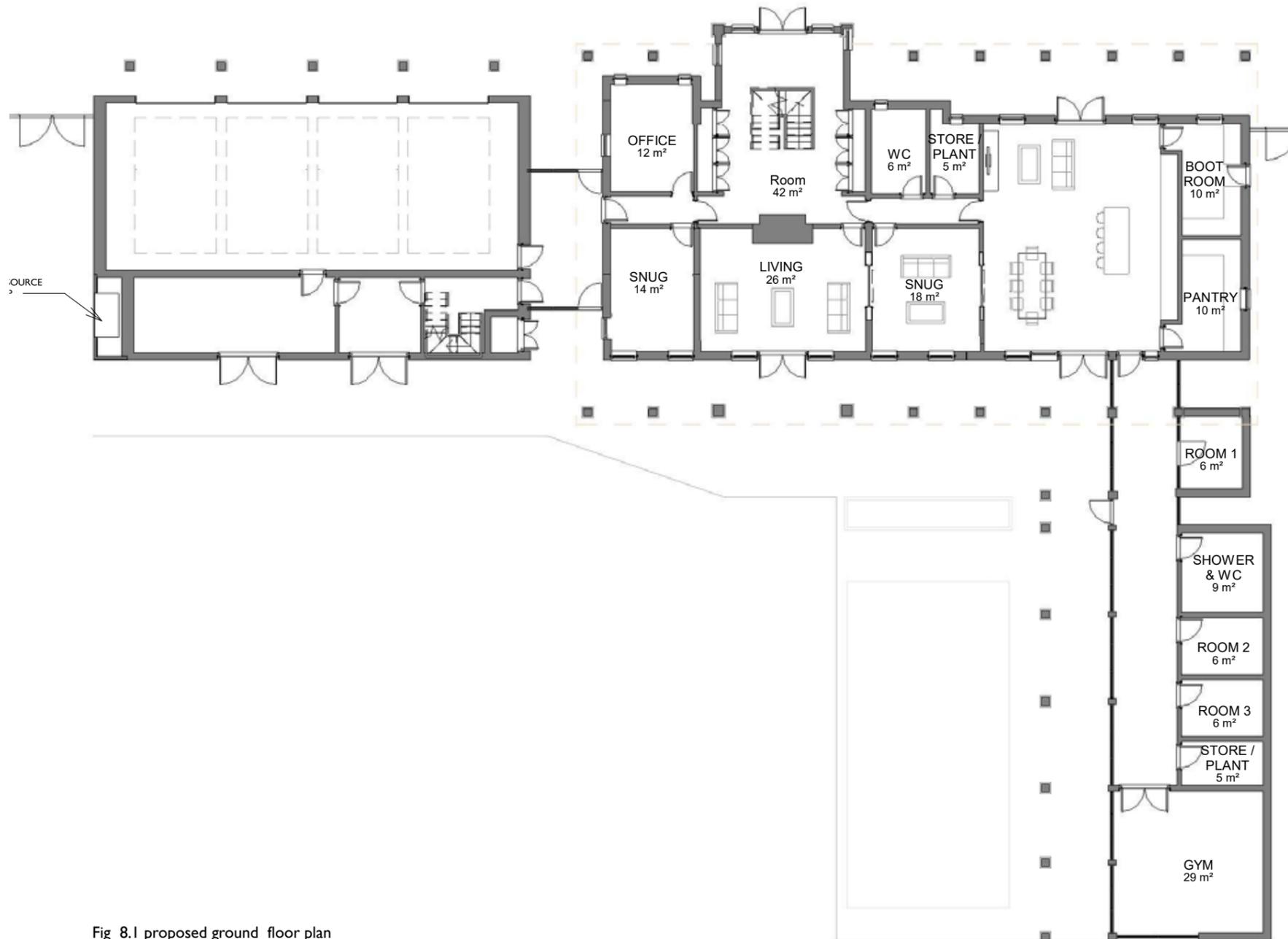


Fig 8.1 proposed ground floor plan

LAYOUT

The proposed design for the main house re-uses many of the existing walls at ground floor level and also the footings along the front. It is extended at ground floor level to create a rectilinear overall plan form, and some existing walls at ground floor level of the existing house with a slight lifting and remodelling of the roof, extended on the east side. The upstairs layout is completely remodelled and new.

At ground floor the original integral garage becomes a home office and the previously L shaped kitchen/lounge dining at the east end of the house is extended slightly to make it a more generous rectilinear south facing space, with utility, pantry and boot rooms along the east end wall.

Within the existing entrance hall the stair has been located centrally to create a strong feature within the generous entrance hall. At ground level hallways lead off west to the home office and a snug in the south west corner of the house and east to the main lounge, kitchen diner. The main lounge faces due south and overlooks a generous outdoor terrace.

On first floor level the stair hall leads to the Master bedroom on axis with the entrance hall with dressing and en-suite either side. Bedrooms 1 and 2, each with en-suite are at the east end of the plan with guest bedrooms and family bath on the north side. A service type enclosed stair also leads up to the attic space for storage from the north side.

A gym, steam room and changing facilities for the pool are in a new wing accessible from the lounge diner close to the east boundary of the site, creating a sheltered sun trap externally receiving south and west sun for use in all but the coldest weather.

A new garage for 4 cars is located west of the house on the same building line as the main house with garden storage on the south side. Within the roofspace a space for play and recreation for all the family is created with wc and small kitchenette. The stair up to the accommodation within the roof is in the south east corner of the garage structure and a glass link/lobby is provided between the house and garage to enable access in all weathers.

SCALE & SUSTAINABILITY

5.0 SCALE

For the size of the plot the existing house is relatively small with a relatively large empty space to the east for plot No 17 was left.

Within the existing house at first floor level head room is very low in places due to the eaves spring point of the roof being lower than usual, leading to low skellings and spaces that are barely usable.

Although it was always the intention to re-use and repurpose as much of the existing structure as possible, it was always anticipated that fairly substantial remodelling and extension of the roof would be necessary. For this reason it appeared that the potential exists to raise the roof slightly in order to make better use of the floor space at first floor level. By raising the roof by 600mm enables all 1st floor rooms to have a minimum 1800mm skelling height and hence enables the full depth of the building footprint to be utilised.

When we tested this increase in height in the street scene, it appeared not to have any unacceptable impact on neighbouring properties in terms of overbearing or mass scale and bulk. On this basis we have proceeded with the design with the existing roof plane and ridge line raised by 600mm (eaves have been kept at a conventional height by introducing a colonnaded veranda front and rear as described in item 8.0).

The proposed garage accommodates 4 cars, garden equipment, with playspace above. For continuity it is proposed that the garage structure ties in visually with the main house. Accordingly a pitched roofed building is proposed using the same roof pitch as the house, along with many similar details including oak post colonnade. In order to make this outbuilding clearly subservient in height to the main house it is proposed to use a crown roof. As can be seen in fig 9.2 this creates variety in the roofline whilst tying in well with heights of adjacent properties, unifying the overall appearance of the proposals as seen from the street.

At the rear it is proposed that the pool house also has a pitched roof and similar traditional details to the main house.

Figs 9.1 and 9.2 show the height and scale of the proposed design as seen along Old Camp Road. Sketch view 9.1 is based on the same viewpoint as photo of existing fig 3.1 on page 3 enabling 'before and after' comparison.



Fig 9.1 Eye level illustration of the proposed viewed from the north east along Old Camp Road (based on the same viewpoint as existing photo fig 3.1 on page 3).



Fig 9.2 Long elevation along Old Camp Road showing the proposed house in context with neighbouring properties.

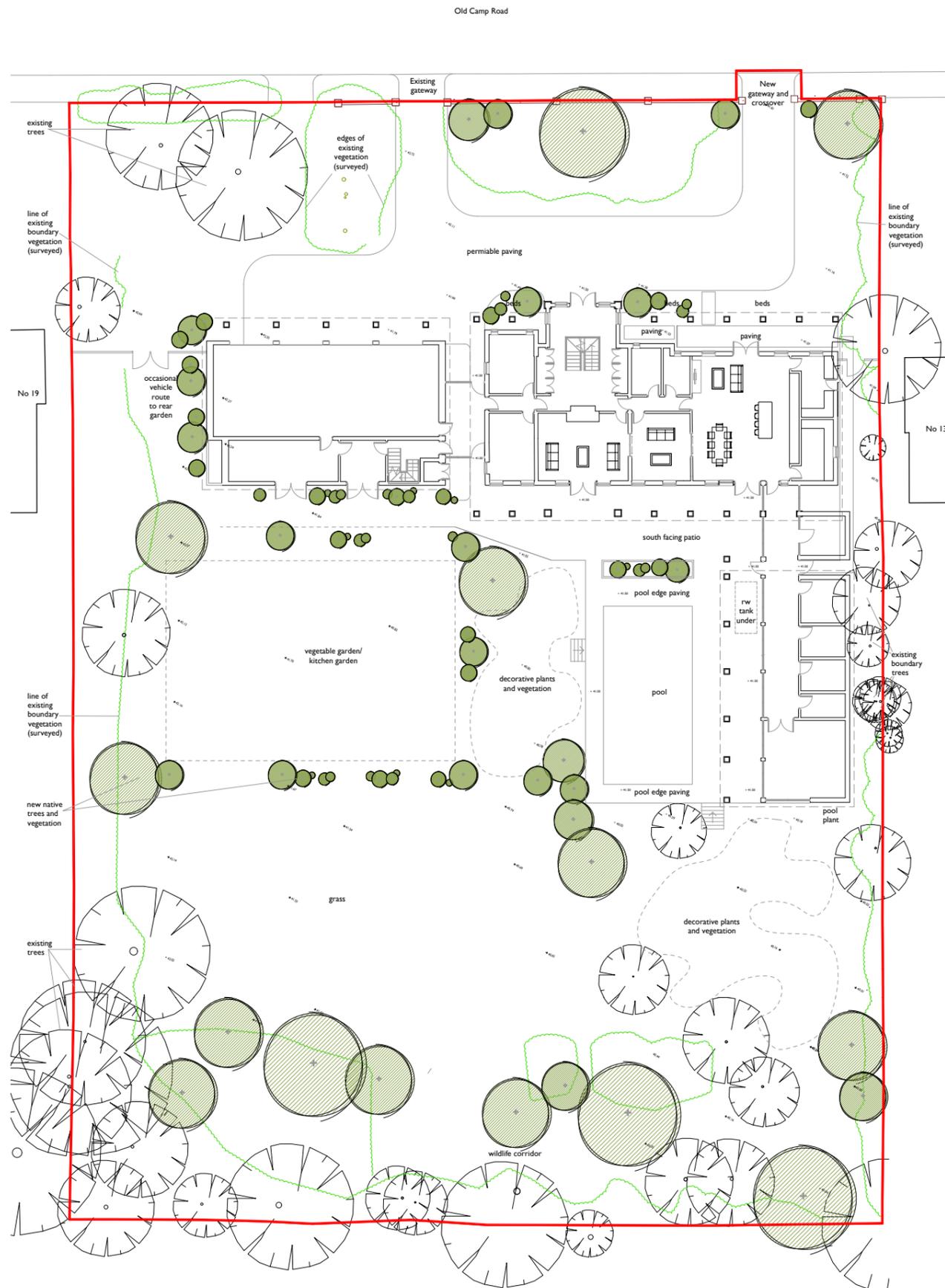


Fig 10.1 Indicative landscape plan

APPEARANCE & ACCESS

6.0 SUSTAINABILITY

The conversion and extension of the existing building will conform to current building regulations part L which therefore will result in a house with very much improved energy performance compared to the existing.

Air source heat pumps are proposed as the main means of heating. A total of 20 solar pv panels are also proposed (9 west facing on the pool house roof and 11 south facing on the concealed flat part of the crown roof above the garage (see drawing PA-002) .

It is understood that an established informal wildlife corridor exists along the south boundaries of properties along the south side of Old Camp Road. In order to maintain and enhance this it is proposed to leave a strip of the site uncultivated along the south boundary, supplement existing trees and vegetation with new indigenous planting and ensure any new boundary treatments have openings within to enable passage of wildlife.

The Preliminary Ecology Study by JWK Wildlife Surveys confirms that there are no reasons to prevent the proposed development on the site but that some mitigation is required for bats. Recommendations are also made regarding potential enhancement of boundary wildlife corridors. It is therefore proposed that all mitigation measures proposed are secured by condition and included in the detailed design drawings moving forward.

The Tree survey/constraints plan provided by St Aubyns Tree Consultancy which accompanies this application identifies that there are no category A trees on the site. No trees are to be felled to enable the proposed development and new additional native trees and planting are to be added, as shown on the indicative landscape plan.

7.0 LANDSCAPE

Indicative landscape proposals are as shown on drawing 2074-PA-013 shown also in fig 10.1.

This highlights that most existing trees and vegetation around the perimeter of the site will be retained. Trees hatched green show indicative proposed new planting of native trees and vegetation.

At the front of the house the existing boundary wall is to be retained but adapted to create a new vehicular egress close to the north east corner of the site with new crossover in the pavement. The drive will be of a water permeable paving such as resin bound gravel.

At the rear, areas are identified for a grass play area, veg plot/kitchen garden, and beds of garden plants.

As described in item 6.0 the established informal wildlife corridor along the southern boundary is also indicated with supplementary native trees and vegetation added to maintain and increase cover, roosting and foraging opportunities for local wildlife.



Fig 11.1 Eye level view of proposed from south west within rear garden



Fig 11.2 Precedent for oak framed veranda with dormers above



Fig 11.3 Precedent for projecting oak framed rear gable



Fig 11.4 Precedent for garage with roof dormers

APPEARANCE & ACCESS

8.0 APPEARANCE

The basic geometry of the west side of the existing house remains basically intact. The intention is to re-use many of the existing footings and walls at ground floor on this half of the building. The geometry of the roof, including its pitch, is also to remain basically as the original but for being raised by 600mm to create more headroom at first floor level.

The main changes to the appearance of the main house from existing to proposed include the extension of the main roof the inclusion of large oak framed gables, oak framed verandas and larger roof dormers than on the existing house.

Colonnaded verandas front and rear with oak posts and exposed rafter ends are proposed. These are a unifying feature that not only provides shelter around the perimeter of the building, solar shading to the large areas of glazing on the south side to prevent summertime overheating, but also help result in a conventional eaves height and traditional proportions whilst achieving full height rooms on the first floor (ie skelings only above 1800mm).

The appearance of the garage and pool house has been conceived broadly as a continuation of the same materials and design as the main house, except that garage walls are to be finished externally in timber cladding.

The highly glazed links between the main house and garage and pool house are the only contemporary elements of design proposed - minimal in their appearance - but these are very small and barely visible and completely subservient to the 3 main buildings.

The proposed material palette takes inspiration from the existing building with the addition of oak framed elements to add richness and quality to the overall composition.

We believe the proposed design will be a worthy addition to the street scene and will sit comfortably alongside the many other diverse and bespoke one-off designs along Old Camp Road.

9.0 ACCESS

The house will be constructed to Part M(4)1. All thresholds will be flush including between rear lounge diner and external patio.

LRA-RTM