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DESIGN & ACCESS STATEMENT

Site of Mermaid & Playbox, Felpham

Description
▪ The site is currently vacant. It was formally occupied by the properties known as "Mermaid & Playbox". It is therefore defined as previously developed land, under Policy GEN5. These were two former railway carriages, converted to residential use, and elevated off the ground on brick piers. Adjacent properties known as "Shingle End" & "Vilhoet" are similarly converted former railway carriages. ▪ The site is approximately 0.2 hectares in area. ▪ The site is within the Built-up area boundary, as defined by Arun District Council Local Plan, Policy GEN2.
Amount of Development
▪ The application is an outline to seek approval in principle for the construction of a three-storey building. The ground floor being for services, refuse, cycle storage, car parking and access. The residential accommodation will be located at first and second floors.
Layout
▪ An illustrative scheme is enclosed with the application. The orientation of the site, being narrow east-west, longer north-south dictates the arrangement of buildings on site, which have principal rooms with orientation only to north and south. ▪ The proximity of existing dwellings to the east requires side elevations to have high level glazing only.
Scale
▪ The new buildings will have floor to ceiling heights of 2.4m maximum. The principal floors are elevated above ground level, (as with the original Mermaid & Playbox, and houses to the east "Shingle End" & "Vilhoet".) This has a dual function with the new development to a) benefit from the view looking south to the sea and adjacent beach and b) to alleviate the flood risk to the occupants by putting principal rooms at least 2.7m above existing ground level. This will ensure compliance with Policy GEN10, and does not pose an unacceptable risk to

existing development.

- The scale of existing adjacent buildings has been taken into account.
- Numbers 1-3 Longbrook comprise a three-storey brick built structure, with a pitched and tiled roof.
- "Limpet" is constructed over three floors, with a stepped flat roof at each level.
- Our proposal is for a 3-storey building, which is in keeping with mixed development of a similar scale in adjacent buildings.
- The proposal complies with the spirit and content of Policy GEN7.
- "Starry Nook" is constructed over two floors, each stepped level having a flat roof.
- The land to the west of "Starry Nook" is vacant.
- "Vilhoet" and "Shingle End" are single storey dwellings mounted on brick piers.
- Buildings immediately to the west are service buildings associated with the adjacent sluices and watercourse.

Landscaping

- A knowledge of the location of the site will disclose that the site is located very close to the sea, and is therefore subject to extremes of seasonal weather. It is intended that suitable hardy planting will be used, together with other hard and soft landscaping decking and screen fencing.
- It is proposed the site shall be screened and secured on all sides with 2m high close boarded fencing.

Appearance

- Materials proposed for the exterior are intended to be reserved by planning condition. The intention is that the building shall respect the marine location; having generally painted rendered elevations, shallow pitched roofs, and large overhangs to eaves. All materials will respect the aggressive marine environment, and use non-ferrous materials externally.

Access

- There is a rear (north) pedestrian access to the site, and similar access to the south from the end of Sea Road, across a landscaped area. Both of these accesses have been used for some time.
- It is understood that vehicular access to the rear, for the benefit of the site will have to be agreed with the adjoining owners.
- It is further understood that a vehicular access has already been provided to the

rear of "Starry Nook", and this will be extended by private treaty between the relevant parties.

- Level access to the principal entrance of the new property is available, and since it is virtually level, would prove suitable for a wheelchair user or ambulant disabled.
- As previously developed land for housing, and in an area designated for housing, in the Arun District Plan Boundary, the application complies with Policy GEN1.
- Satisfactory pedestrian and vehicular access can be made on the site by way of the public highway, and access across adjacent land by private treaty, to comply with Policy GEN7.