

Design and Access Statement

1 Burley Road

Felpham

West Sussex

PO22 7NF

ARUN DISTRICT COUNCIL REF: 176247

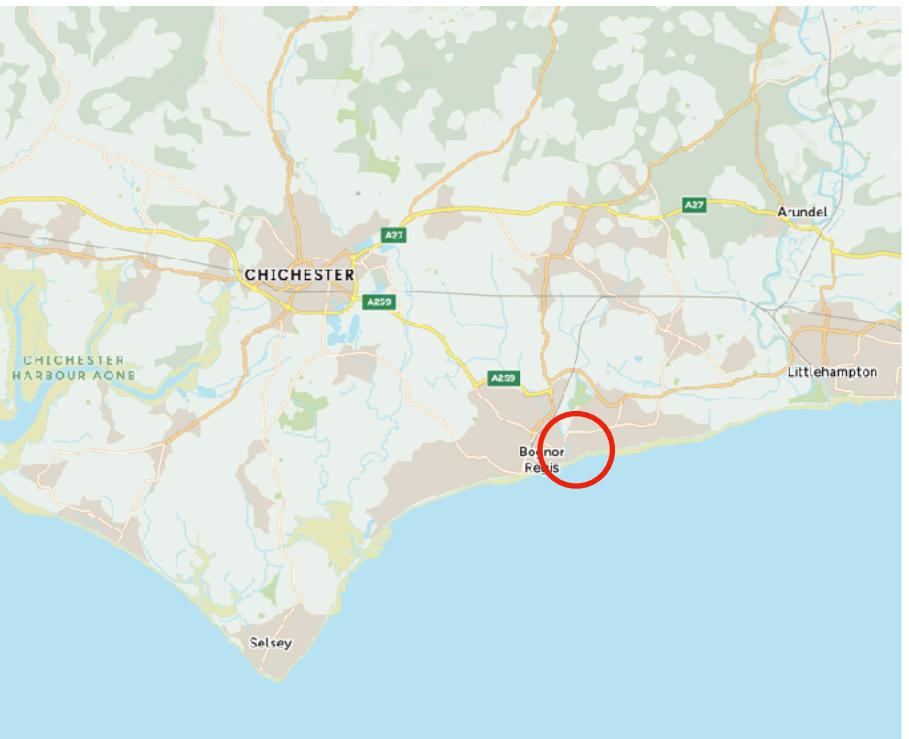


pete sonntag  
ARCHITECT

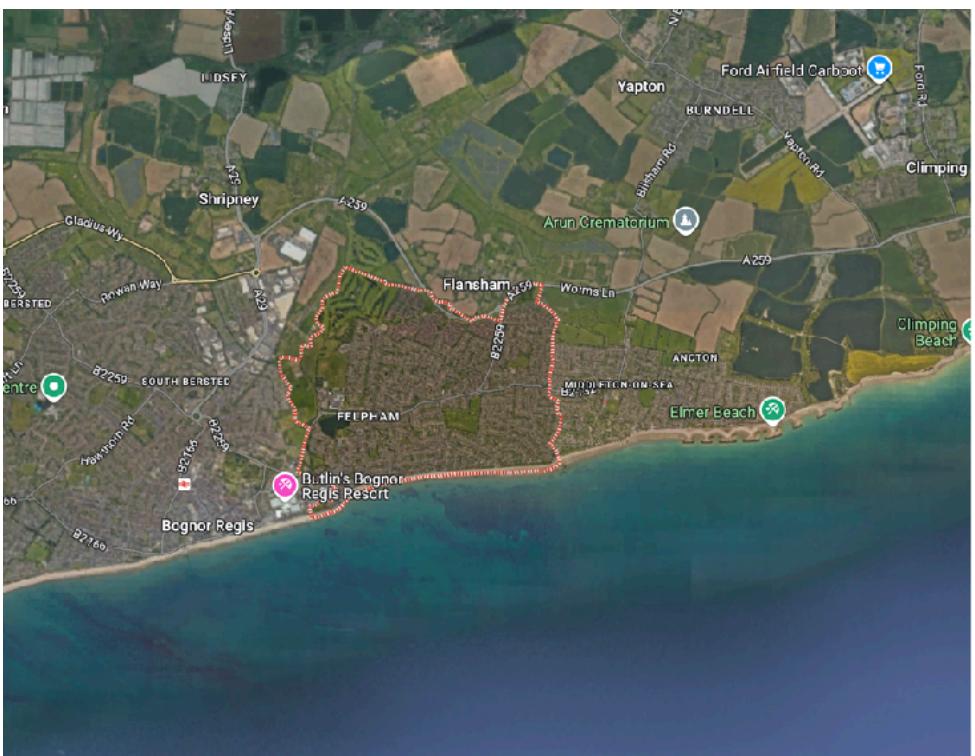
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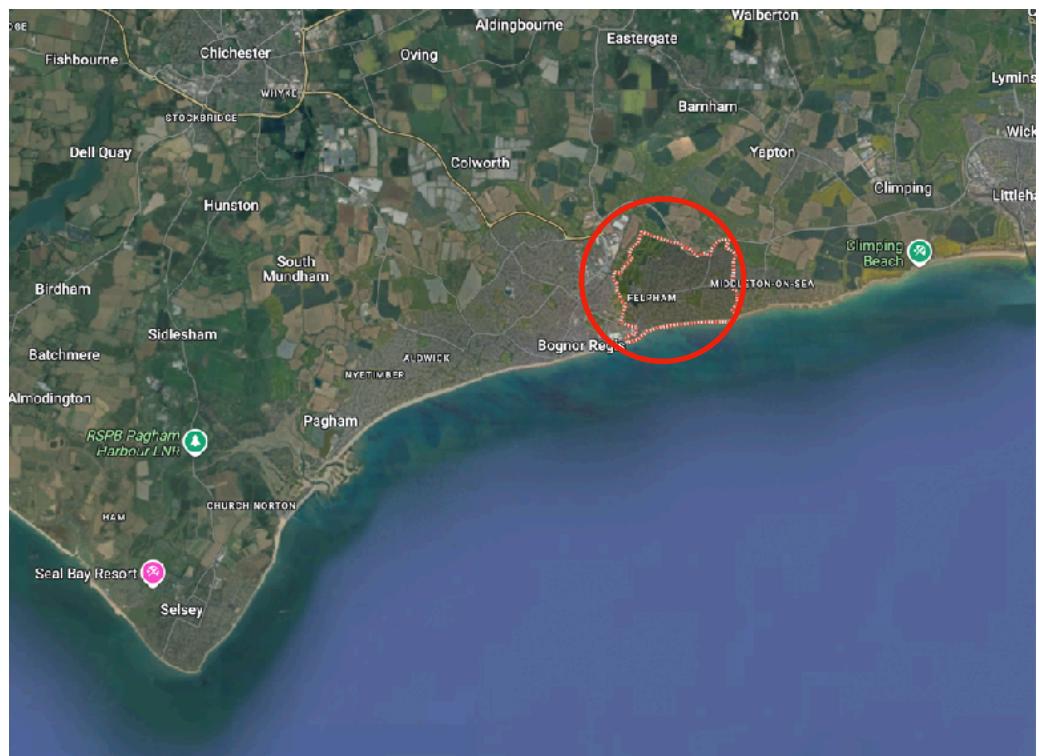
## 1.0 Introduction



Ordnance survey map



Aerial photos



The site is located on the south coast in Felpham Parish, adjacent to Middleton, south-east of Chichester and north-east of Selsey.

The proposed site is located on Burley Road and at the junction of Sea Drive. The site is located within the privately owned Summer Estate one road back from the sea-front and promenade.

The site is close to:

1. Pagham Harbour Nature Reserve, and
2. West Beach Nature Reserve

The site isn't located near any flood zones.

Felpham is a small coastal village located in West Sussex, England, with a population of around 10,000 people.

The village stands on the scenic coastal road, A259, which connects Havant in Hampshire to Folkestone in Kent.

Felpham has a mix of old and new buildings, with many listed structures, including Blake's Cottage, the Manor House, and St Mary's Church. The village has a post office, shops, pubs, and restaurants, as well as a leisure centre, two primary schools, and a secondary college.

Quote:

"Sussex is certainly a happy place and Felpham, in particular, is the sweetest spot on earth." (William Blake)

Proposed Development:  
Renovation and extensions to existing building.



View looking north-west



View looking north-west



View looking north-west to no. 7 Sea Drive



View looking north



View looking east



View looking to 2 Burley Road



View looking north-east to 2 Burley Road



View looking south to Sea Drive



View looking north-east to 2 Burley Road

## 2.0 Site Analysis

### Current Use:

Private dwellinghouse with garden on three sides and narrow path to the west. The existing dwellings gross internal area is approximately 90sqm.

The extant property is a detached two-storey residential building. The external finish materials include fair face brickwork, uPVC windows and doors with concrete tiles and overhanging eaves.

Following a conditions report the building is suffering from its proximity to the sea. External walls have cracked and are moving, all the window and door lintels are failing and timber in the roof needs replacing. The electrical and heating systems also need upgrading.

The property was built between 1940's and 1950's. The site is not located within a conservation area.

The property is surrounded by a mature garden with an established lawn and dense hedges to the east and

The property located on the corner of Burley Road and Sea Drive, about 50m back from the beach.

1 Burley Road is set well back from Sea Drive and behind the building line of Sea Drive by approximately 10m.

The proposal seeks to demolish the existing dwelling and garage, and replace it with a new dwelling with an integral garage and two storey extension to the south.

The proposed dwelling will be constructed on the footprint of the extant building.



View looking west to 1 Burley Road



View looking south-west to Sea Drive



View looking south-west to 1 Burley Road



View looking north to 1 + 3 Burley Road



View looking north-west to 1 Burley Road



View looking west to 1 Burley Road / Sea Drive



View looking north to 1 Burley Road



View looking west to Sea Drive



View looking north to 7 Sea Drive / 1 Burley Road

3.0

### 3.0 Planning History

The site has not been subject of recent planning applications based on the search of the Arun District Council Planning Applications Search facility.

However, a number of properties near Burley Road have been subject to previous development ranging from extensions through to complete demolition and construction of replacement dwellings, a number of which have created larger dwellings than those being replaced.

[FP/153/23/HH](#)  
5 Burley Road Felpham PO22 7NF  
Single storey rear extension, first floor rear extension to form a gable end, internal and external alterations.  
ApproveConditionally

[FP/211/22/HH](#)  
20 Burley Road Felpham PO22 7NF  
Single storey front extension, replace existing rear sheds/store with garden room, installation of canopy to rear and alterations to fenestration/openings.  
ApproveConditionally

[FP/152/20/HH](#)  
8 Burley Road Felpham PO22 7NF  
Rear extension.  
ApproveConditionally

[FP/138/17/HH](#)  
8 Burley Road Felpham PO22 7NF  
Detached brick garage  
ApproveConditionally

[FP/22/15/HH](#)  
9 Burley Road Felpham PO22 7NF  
Single storey rear extensions  
ApproveConditionally

4.0

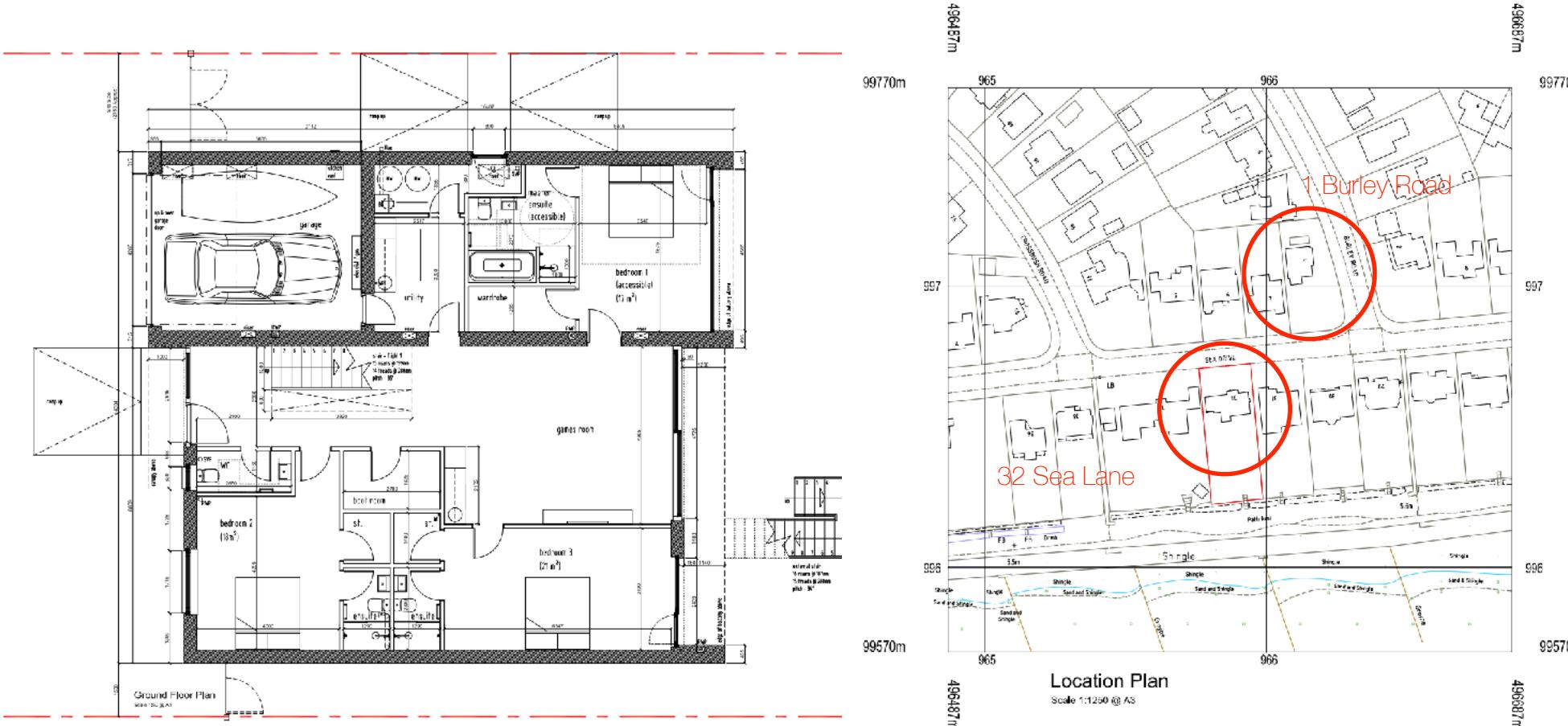
### 3.0 Planning History



[FP/51/21/PL](#)

32 Sea Drive Felpham PO22 7NE  
Demolition & erection of 1 No. dwelling with associated works.

Approved Conditionally



5.0

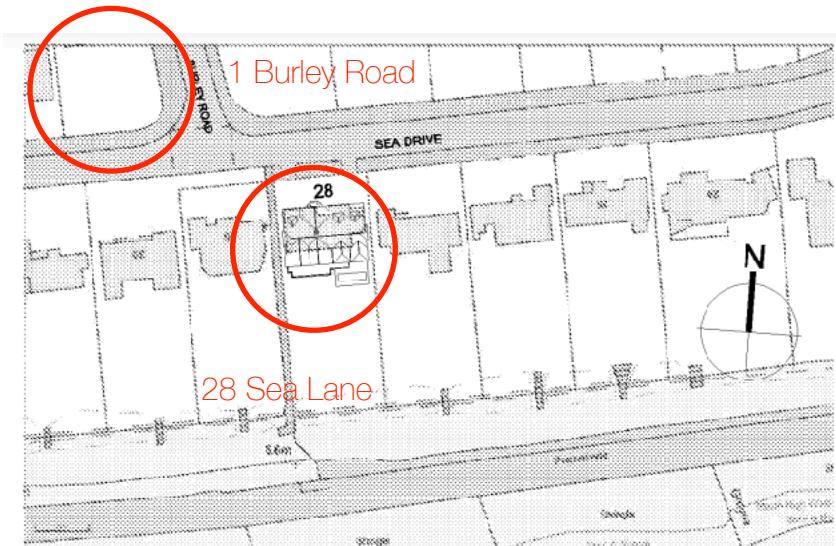
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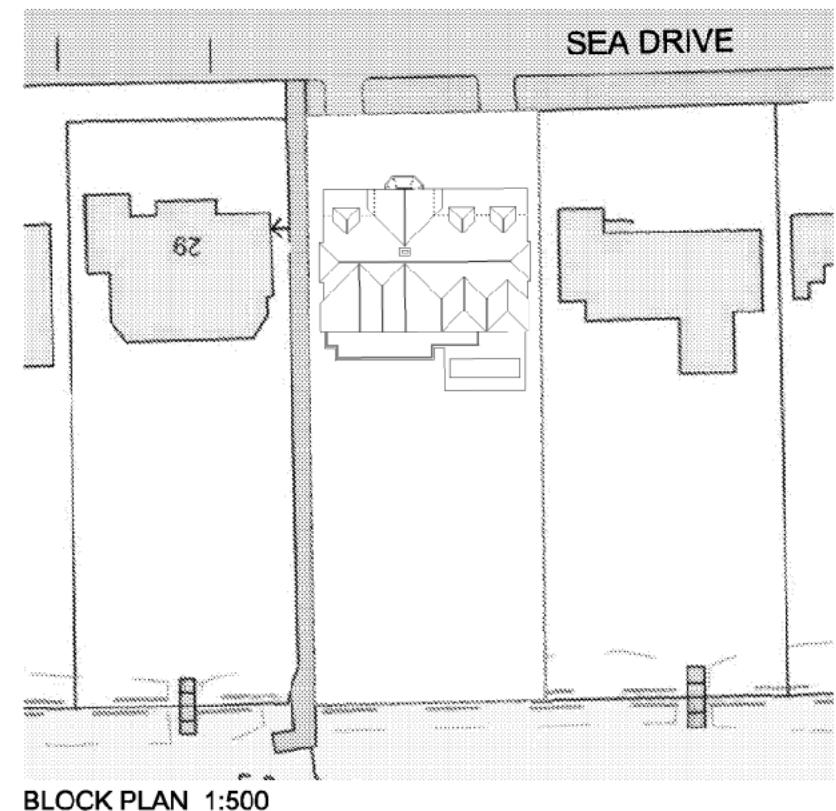
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### 3.0 Planning History



LOCATION PLAN 1:1250



100mm @ A3



FP/205/18/HH

28 Sea Drive Felpham PO22 7NE  
New entrance & double height hallway to front elevation, first floor extension over existing single storey side extension, single storey rear extension with glazed doors to balcony, creation of first floor balcony, single storey rear extension & cladding to entire dwelling.

ApprovedConditionally

6.0

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## 4.0 Planning Policies

2km Buffer for Site of Special Scientific Interest

Built Up Area Boundary.

DDM1 - Aspects of form and design quality

DDM2 - Internal space standards

DSP1 - Design

ECCSP1 - Adapting to Climate Change

ECCSP2 - Energy and climate change mitigation

ENVDM5 - Development and biodiversity

QESP1 - Quality of the Environment

SDSP1 - Sustainable Development

SDSP2 - Built-up Area Boundary

TDM1 - Sustainable Travel and Public Rights of Way

TSP1 - Transport and Development

W DM1 - Water supply and quality

W DM2 - Flood Risk

WDM3 - Sustainable Urban Drainage Systems

WDM4 - Coastal Protection

WM DM1 Waste Management

Felpham Neighbourhood Plan 2014 POLICY ESD1

Felpham Neighbourhood Plan 2014 POLICY ESD3

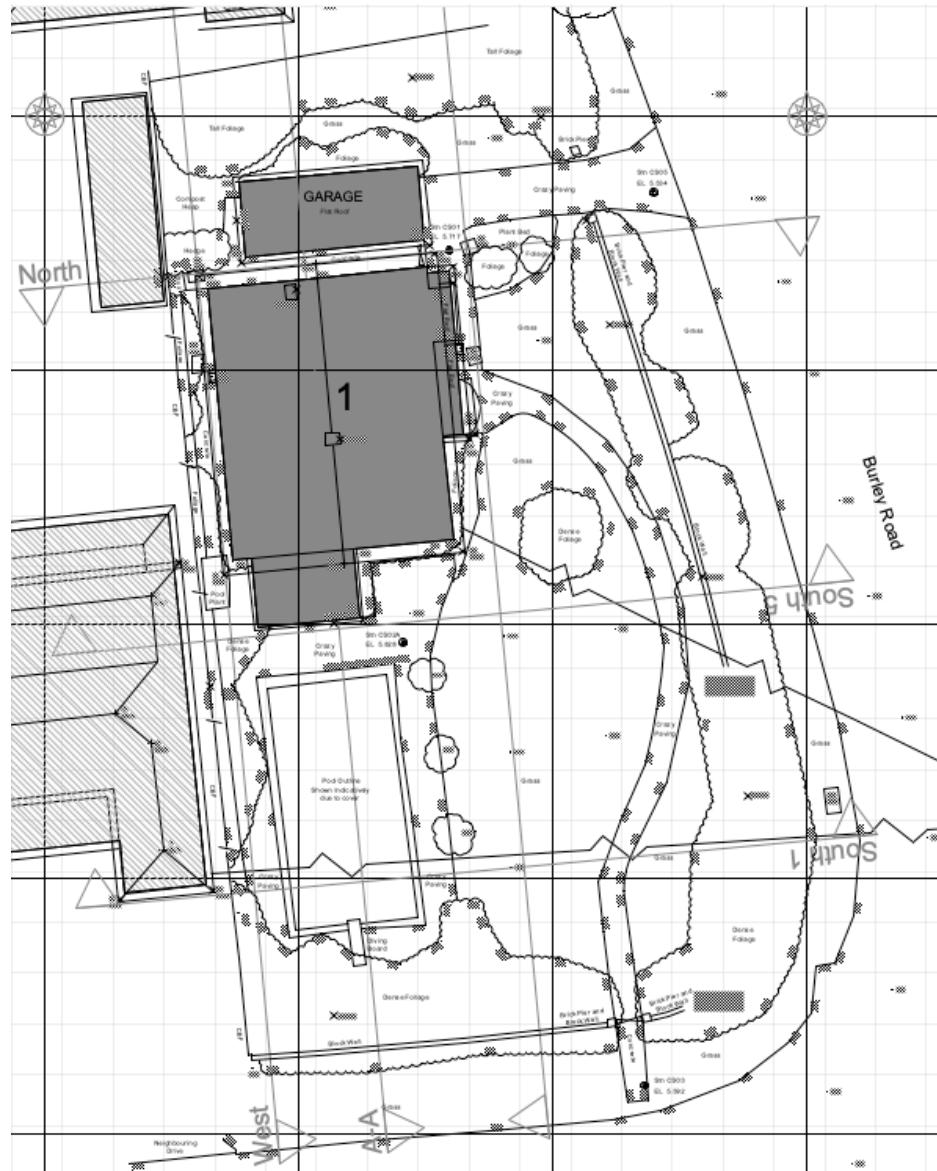
Felpham Neighbourhood Plan 2014 POLICY ESD5

Design of new development

Coast protection and sea defence works Surface  
water management

7.0

## 5.0 Layout



Existing and proposed site plan



The proposal has been generated in response to:

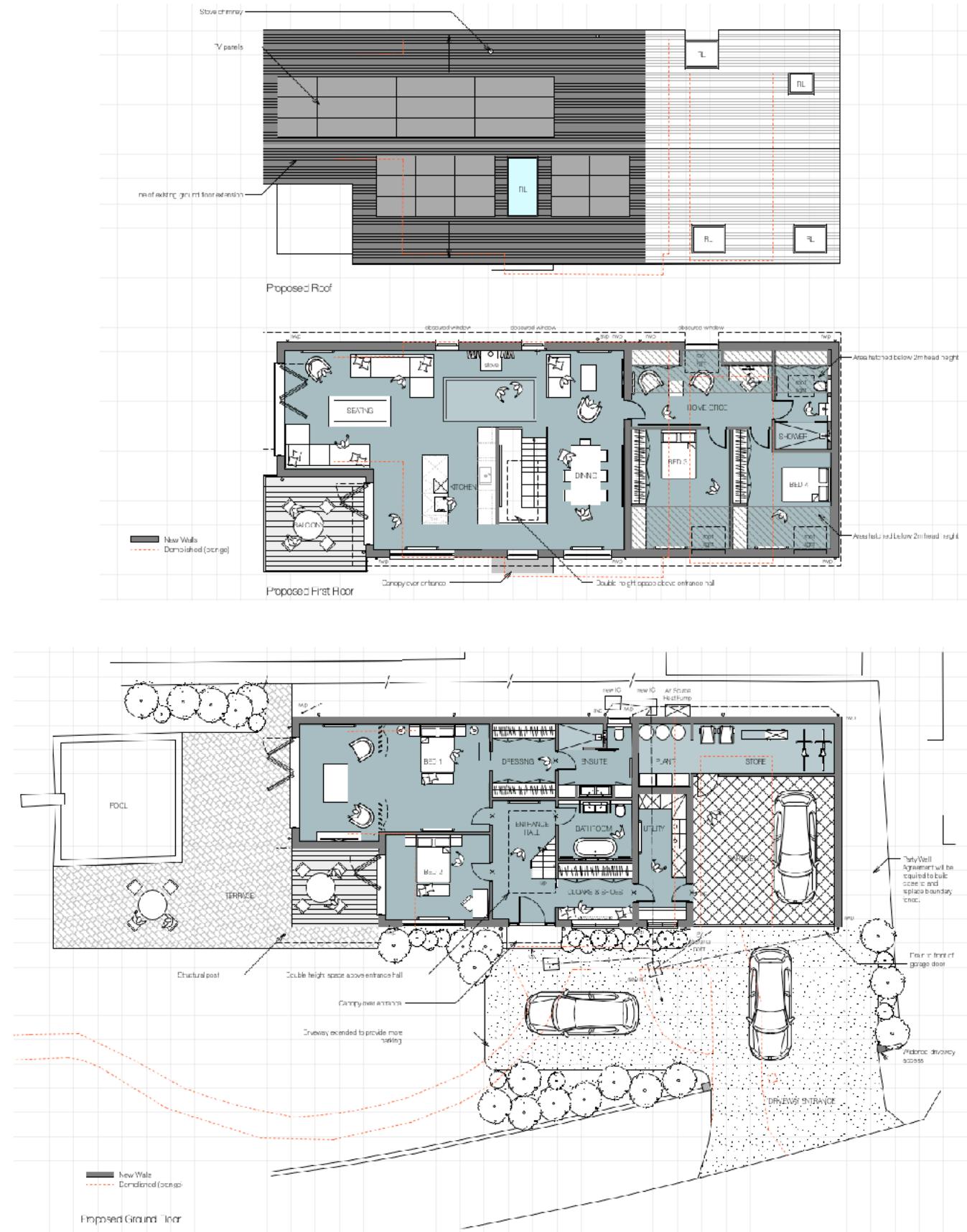
1. The specific constraints of the site,
2. Size and location of existing dwelling.
3. Street scene and local vernacular.

The proposal includes:

- Demolition of extant building.
- New foliage to be provided to all boundaries.
- Widened driveway entrance.
- Solar panels to east and west facing roof slopes.
- Electric car charging point to east facing facade.
- Air source heat pumps.
- Highly insulated fabric.
- Weather resistant materials.
- Electric boiler.
- Extant pool retained and enhanced.
- Covered secure entrance, bin and bike store.
- Daylight and natural cross ventilation levels are considered with windows located to the front, rear and side elevations. Windows to bathroom will be openable and obscured.

8.0

## 6.0 Design



The proposed exterior design has taken reference from the host building (no.2 Glebe Road) in the following areas.

Roof: concrete tiles at the same angle as the extant dwelling.

Walls: Composite cladding and brickwork.

Overhanging eaves to match extant dwelling.

Ground and first floor windows configured to provide privacy and views to the sea.

Covered entrance.

Ridge height to match extant dwelling.

Garage incorporated into dwelling.

The proposed new dwelling drawn reference from the extant dwelling and refers to similar nearby dwellings for its materials. Considering the 'run down' appearance of the extant dwelling, the proposal will enhance the character of the street scene and the local vernacular as well as providing more new vegetation and new planting that has the potential to enhance the ecology of the area.

Following careful design criteria, the proposal is not an unexpected addition to the street scene and would not cause any detriment to the street scene, neighbouring amenity or wider landscape.

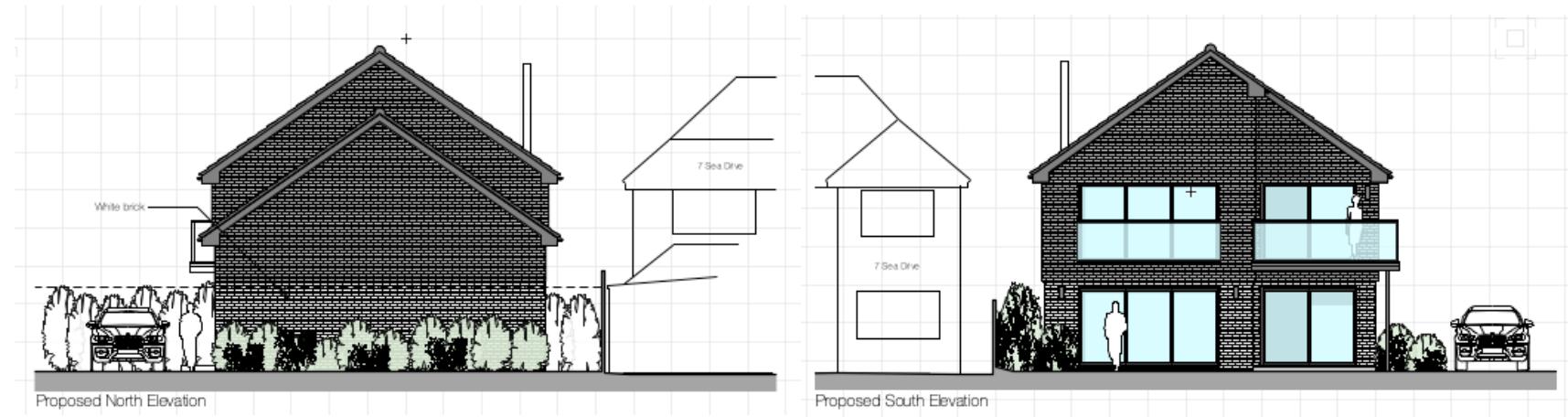
9.0

## 7.0 Scale



The proposal includes:

- Main living accommodation to the first floor and bedrooms to the ground floor.
- Large glazed openings to the south facing facade.
- Minimal number of rooflights.
- Ridge height the same as the extant building.
- Landscaping adjusted and enhanced.
- 4 Bedrooms and open plan living, dining, kitchen.
- Off street parking.
- Covered secure access.
- Secure covered bike and bin store.
- Footprint of proposed dwelling similar to the extant dwelling.

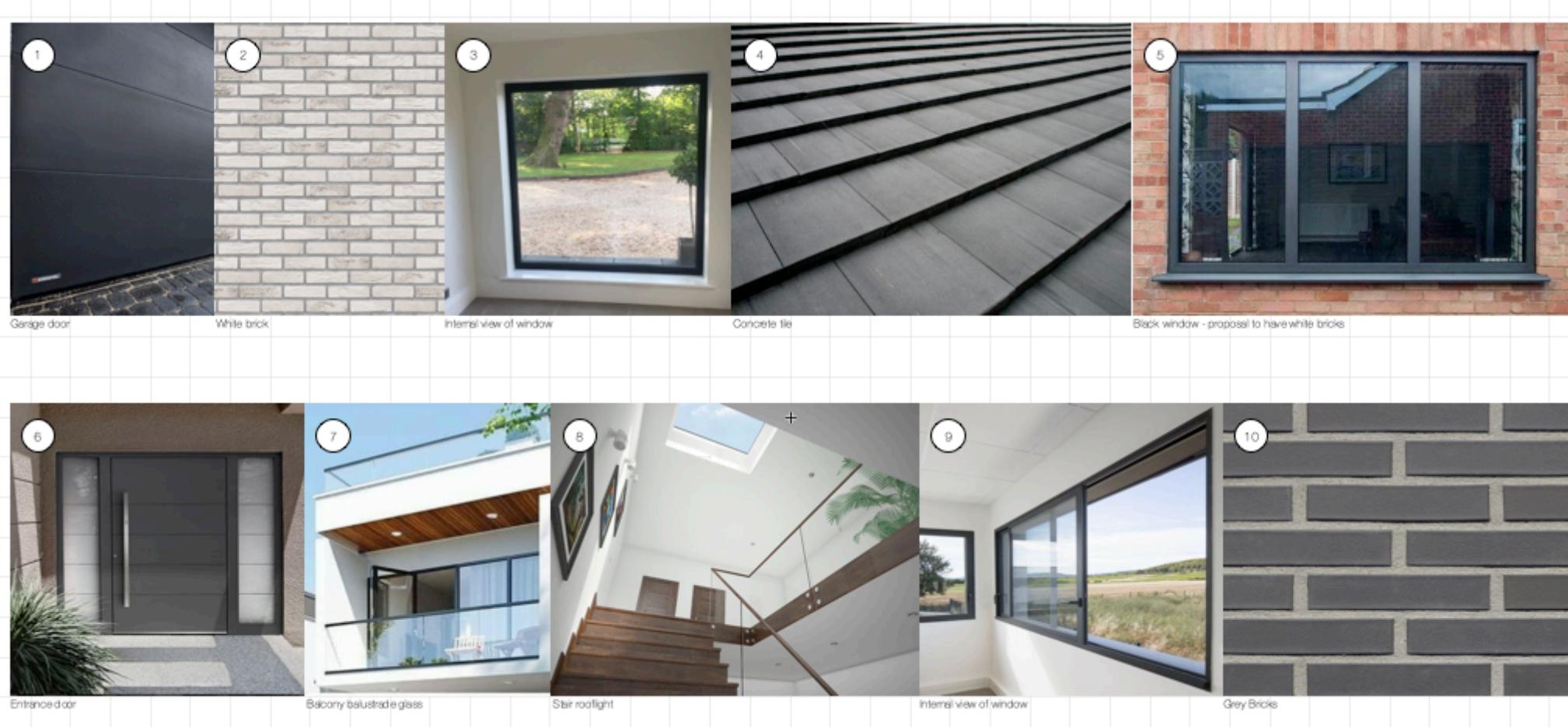


10.0

## 8.0 Appearance and Materials

The proposed palette of materials is in-keeping with the context of the site and surrounding buildings.

Proposed use of materials to include:



1. Garage door
2. White bricks
3. Double/triple glazing
4. Powder coated windows
5. Concrete roof tiles
6. Main entrance
7. Low iron toughened glazing
8. Rooflights
9. Views to sea
10. Dark bricks

Boundary treatments to include:

- Native trees
- New hedge
- Additional planting

11.0

## 9.0 sustainability



A holistic approach to sustainability has been taken and will encompass urban design, architecture, energy, transport, materials and water, and may include such measures as:

- Improved u-values and a fabric first approach
- Low impact and low-toxicity materials and finishes will be specified wherever possible
- Water conserving devices dual/short flush toilets to reduce water flow and provide instant savings on water
- Rainwater harvesting collected from the roof for reduced utility bills and environmental implications
- Monitoring of energy usage and project energy costs
- Energy efficient light bulbs and energy rated appliances.

### Recycling:

Designated refuse/recycling to be provided. Collection day and frequency to be agreed with the local authority.

12.0