

Design and Access Statement

Gull Point – Outram Road – Felpham

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1.0 Introduction

This design and access statement accompanies a detailed amended planning application for a detached residence at Outram Road, Felpham. The application revises elevation, roof and glazing details to the original approved application which includes the proposed demolition of the existing property, Sea Grit, and replacement with a three/four storey residence to be known as Gull Point.

A full Flood Risk Assessment has been carried out for the purpose of the original application due to the sites proximity to the coastline. It has been confirmed this Assessment is relevant and can be used in respect of the revised and amended application.

2.0 Location

The site is located on the sea front in the village of Felpham, on the eastern side of Bognor Regis, West Sussex. The site faces the sea on two sides, with the rear boundary backing onto the existing residential properties. See location plan;

Outram Road is a residential cul-de-sac giving access to the existing recently refurbished properties to the north of the site. The site lies behind existing sea wall defences at the rear of the promenade and is currently occupied by a now derelict converted railway carriage formerly used for residential purposes. The site enjoys a prominent position on the sea front with outstanding views to the south and east. To the seaward sides the promenade gives way to a series of granite sea defences and shingle.

The area is predominantly of residential development in character with a number of architectural styles and material quality. Heights and building lines vary between single storey railway carriages and four storey guest house and residential properties.

There is limited natural or planted vegetation due to the proximity of harsh coastal conditions.

3.0 Policy Background

The previous application was approved with conditions and took into account the Arun Local Plan of 2003 with respect to:-

GEN 7 (the form of new Development)

GEN 10 (ii) Tidal Flooding and Coastal Defence

GEN 12 Parking Provision

Table 1: Housing and estate development

GEN 15 Provision for increased cycle use

And National Policy:-

PPS 1 Delivering Sustainable Development

PPS3 Housing

PPS 25 Developing and Flood Risk

As previously discussed a full Flood Risk assessment was included as part of the original application a copy of which is included as part of this amended application.

4.0 Design Principles

As stated in the original application the design has sought to respond to and be conscious of the site's character and location;

To make efficient use of available land;

To respect context and respect the area character;
To minimise visual and environmental impact;
To be aware of the exposed nature of the sea front location;
To respond appropriately to the sites particular position and prominence;
To use sustainable energy technology where appropriate;
To mitigate flood risk;
Habitable Floor Levels to be set at 6.5 metres above AOD;

5.0 Site analysis

The site currently has one single storey, raised and disused converted railway carriage/ house. The site is flat across its entirety and is bordered by a 2.5m sea wall to its south-east boundary and by low walls to the north and west. A gated entrance allows access to the site from the parking/access route via Outram Road.

The site lies within Flood Zone 3, full details provided in the Flood Risk Assessment Document included.

The site is drained by existing public and foul water drainage systems.

There is no vegetation, shrubbery or trees present on the site.

The site is currently zoned for residential use

6.0 Amount

The site occupies approximately 445 sq metres of which the proposed building footprint occupies approximately 80 sq metres. There is proposed hardscape and amenity provision to the external surfaces including parking provision beneath an amended covered car port.

7.0 Scale

Amended Roof Lines respect the original approved application pitches and ridge heights. Material differences are considered more appropriate with local context than the original application. Additional Glazing to external elevations has been considered with sight lines in mind and will be suitably frosted to avoid overlooking issues to the north and west elevations. The footprint, position and internal general arrangement has not been altered from the original application.

8.0 Appearance

All materials have been considered appropriate to context. The pitched roof additions will be of grey slate and are felt to be more in tune with local material considerations. The Ground Floor “plinth” has been amended and shown as Buff Brick multi-cream stock or similar. Galvanised Zinc balustrades and window frames revise the original aluminium finishes. UV Panels have been added and amended to provide solar water heating from pitched south facing roof elevations. All other materials are in line with the original approved application.

9.0 Access

Vehicle Access will provided via existing access routes from Outram Road as indicated (DWG 002A). Distinct pedestrian access via the existing gated entrance. Level thresholds throughout to entrance doors and approaches provide inclusive external access, together with a DDA complaint lift to access all internal floor areas with all approaches to internal areas at min. 900mm.

10. Environmental Statement

The client is committed to and currently undergoing investigation into a range of energy saving technologies which might include but not be limited to the following:-

GSHP;

UV Solar Water heating;

ASHP;

Increased thermal protection;

Passive Solar Heating technologies;

Environmentally conscious material sourcing;

10. Conclusion

The amended application fulfils the basic criteria of the approved application with amendments to material and external glazing and roof details.

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