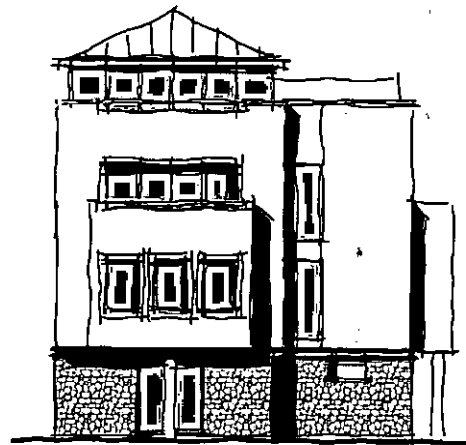


DESIGN & ACCESS STATEMENT

GULL POINT • OUTRAM ROAD • FELPHAM



No. FP 196 09				
Received				

IVON BLUMER ARCHITECTS LTD

Contents

1.0	Introduction
2.0	Location
3.0	Policy Background
4.0	Design Principles
5.0	Site Analysis
6.0	Use
7.0	Amount
8.0	Layout
9.0	Scale
10.0	Landscaping
11.0	Appearance
12.0	Access
13.0	Conclusion

1.00 Introduction

This design and access report is to accompany a detailed planning application for a detached sea front house at Outram Road, Felpham, Bognor Regis, West Sussex, and the refurbishment of the existing houses, Sea Lodge & Sea Bank. The application will include for the demolition of the existing property currently on the site, known as Sea Grit.

The client is Amberley House Investments Ltd, a local property developer specialising in high quality residential developments.

The site was acquired by the client in September 2007 and currently has planning consent for three houses on the site under approval **FP/153/08**. The proposed new build house (plot 3) is similar in design, elevation style, siting and massing to plot 3 on the above approval.

The project design team is as follows:-

Architect	Ivon Blumer Architects Ltd
Landscape Architect	Mark Payne Landscape Design
Engineers	BTP-Hyder
Project Manager	Boxal Sayer
Energy Consultant	Camco Design

The local planning authority is Arun District Council.

Preliminary planning enquiries with Arun District Council's planning Department and the Environment Agency on the revised scheme have been undertaken. It has been agreed with both ADC and the EA that the previous Flood Risk Assessment, as submitted with planning application **FP/153/08**, will be acceptable for this application.

2.00 Location

The site is located on the sea front in the village of Flepham, 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 and the remaining boundary formed by Outram Road. See Figure 1 – Location Plan. Outram Road is a residential cul-de-sac giving access to the existing properties and to the promenade. The site sits at a lower level behind the existing sea defence wall at the rear of the promenade, running between Bognor Regis and Felpham. See photograph 1 and the aerial photograph on the following page.

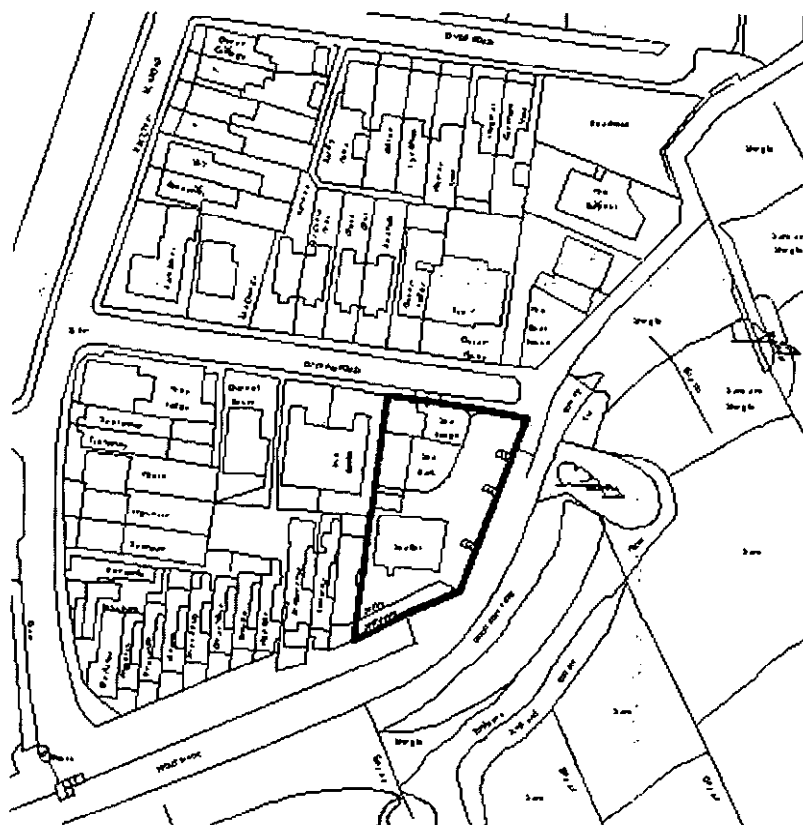


Figure 1 – Location Plan

The site is occupied by a fairly non-descript but locally dominant 3 storey terrace of 2 houses, together with a large, raised converted railway carriage. The remainder of the site is concrete hard-standing.

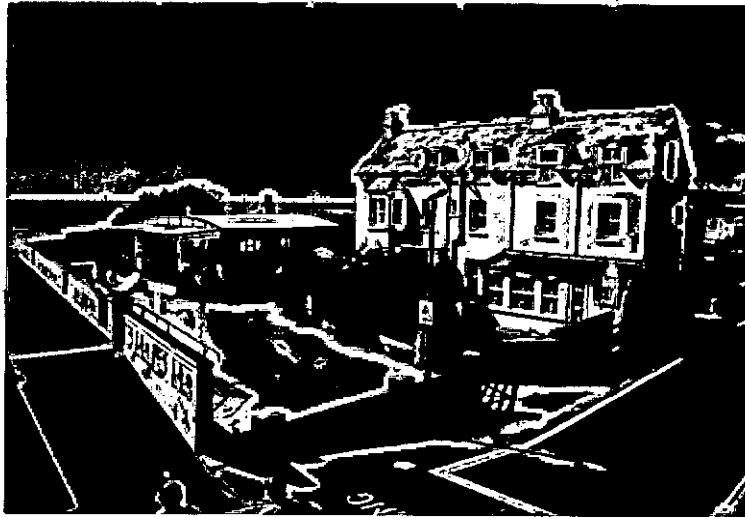
Whilst the level of the site is below that of the promenade the overall area falls away down Outram Road towards Sea Road and the Aldingbourne Rife.

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 rugged granite sea defence structures and shingle beaches.

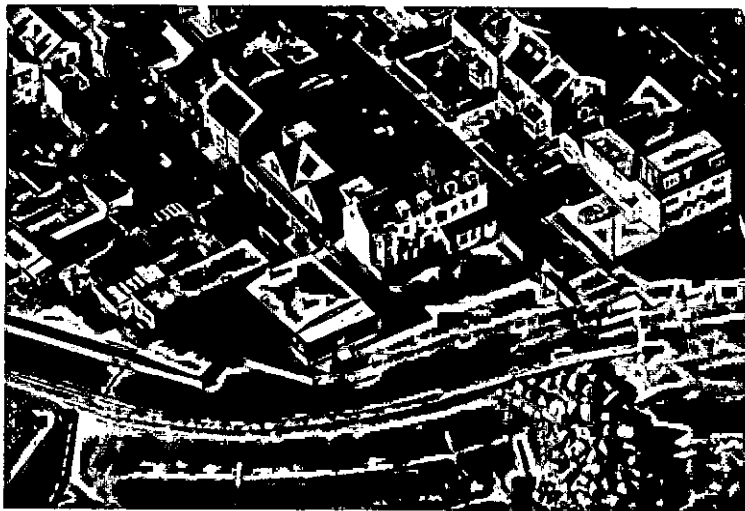
The surrounding area is predominately residential in character together with a number of small hotels and guesthouses. The architectural style is very mixed ranging from converted railway carriages, terraced and semi-detached houses and apartment blocks. Heights range from single storey through to 3/4 storeys with a mixture of architectural styles and ages.

The area is not characterised by a high degree of natural vegetation, possibly due to the proximity of the sea and the influence of wind and salt spray.

The site is considered to be sustainable in respect of residential development and access provision.



Existing Site



Aerial Photograph

3.00 Policy Background

The proposed development has been designed in accordance with the guidance given in the following Planning Policies. The site is currently designated for residential use.

Arun Local Plan Policies:-

The local planning policy is stated in the Arun District Local Plan 2003, the relevant policies being:-

- GEN 7 (the Form of New Development)
- GEN10 (ii) Tidal Flooding and Coastal Defence
- GEN 12 : Parking provision
Table 1 : Housing and estate development

- GEN 15 : Provision for increased cycle use
- National Policies
- PPS 1 : Delivering Sustainable Development
- PPS 3: Housing
- PPS 25 : Developing and Flood Risk

A full and detailed flood risk assessment has been undertaken and is attached to this application as a separate document.

4.00 Design Principles

The starting philosophy for the design brief was to design a contemporary, high quality, architectural, residential design, maximising the prominent sea front position and spectacular views, whilst respecting the relationship between the proposed building and the adjoining residential properties Sea Lodge & Sea Bank. From the onset it was considered that, given the site's location and the architecturally mixed character of the neighbourhood, a distinctive contemporary style was appropriate. A modernist architectural style is not uncommon in such sea front locations.

Design Reference Points

- To respond positively to the site's character and location.
- To make efficient use of the available land.
- To be in context and respect the existing residential area character.
- To integrate building and landscape design to create a seamless flow between Gull Point and it's environment.
- To minimise any impact on the adjoining properties.
- To respect the exposed sea front location.
- To create a positive visual enhancement to the locality
- Architectural detailing and materials to be of a well considered approach.
- To promote the use of sustainable energy technologies.
- To mitigate the risk of flooding.
- Habitable floor levels to be set at a minimum of 6.50 m above AOD.
- To comply with part M of the building regulations.
- To comply with level 3 of the Code for Sustainable Homes.
- To allow the safe movement of pedestrians and vehicles.

5.00 Site Analysis

Currently the site has three residential units, a three-storey property containing two houses and a two-storey detached, converted railway carriage.

The site is generally flat and is 775 sq m in area, with a typical site level of around 3.95 m AOD with a natural fall to the North West. A site survey and topographical survey are attached to the planning application, drawing IBA/239/202. The site is bounded on two sides by the concrete sea defence wall to a height of 2.5 m.

There are 3 sets of freestanding steps up to the promenade from the site, these are to be removed, as these steps form no part of any structural support to the existing sea wall. See Letter from K. E. Hilton, Civil Engineers

The site lies within Flood Zone 3 and is at risk of flooding by wave overtopping during extreme storm events. The Environment Agency has not provided any records of the site having experienced any flooding during any recent historic flood events. A Flood Risk Assessment report forms part of the application and the same report was accepted by the EA under the planning approval **FP/153/08**.

The site is protected against tidal flooding by a raised, wide concrete foreshore (with a crest height minimum of approximately 5.40m AOD), and a concrete sea wall along the site boundary (with a crest height of 6.55m AOD).

The site is not at risk of tidal flooding during the 1 in 200 year tidal flood event or the 1 in 200 year tidal breach event (with allowances for sea level rise as a result of climate change made in both cases).

The site is drained by existing public foul and surface water drainage systems. The off site and on site manholes, pipe sizes and flow directions have been picked up as part of the topographic survey, drawing IBA/281/206. The proposed development of the site will maintain the existing foul and surface water sewer connection to the off site sewer network.

There are no trees or landscaping features currently on the site and it is not anticipated that the site is subject to contamination.

6.00 Use

The site lies within the built environment and is currently zoned for residential use.

The proposed development is for three freehold residential houses, for open market sale.

7.00 Amount

Accommodation Schedule

Plot 1	2 bedrooms	2 parking space
Plot 2	4 bedrooms	2 parking space
Plot 3	3 bedrooms	Garage & 1 parking space
Site Area	775 sq m	
Density	40/ha	

8.00 Proposed Layout

The proposed site layout is shown on drawing IBA/281/201, submitted as part of the planning application and shown in Figure 2 on the next page.

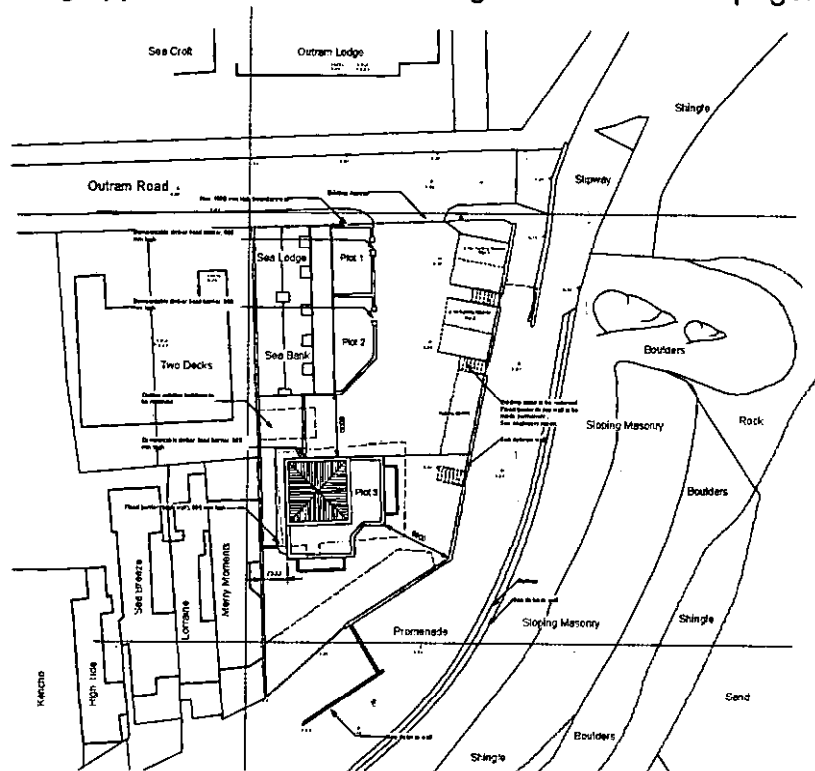


Figure 2 – Proposed Site Layout

All habitable rooms to plot 3 are to face the sea with the windows in the West elevation to be of a high level horizontal style set with a cill level at 1700 mm above FFL to prevent overlooking.

The external space to the front of the houses is essentially hard surfaces with areas landscaped with boulders and salt tolerant plants. This space allows vehicular access to all plots and the integral garage to plot 3.

The proposed access is as existing, with adequate pedestrian and vehicle visibility sight lines, shown on the site layout drawing IBA/281/201, Figure 2.

9.00 Scale

The scale of the proposed house is considered appropriate for the location of the site and in line with the planning approval **FP/153/08**.

The form and massing of plot 3 has been articulated to reflect and respect the adjoining properties to avoid over-shadowing and over-looking.

The design of the building in terms of mass, volume and height has been kept to the minimum in order to maximise the accommodation without over blowing the overall scale.

Buildings of a similar height exist locally to the site and it is suggested that this development will form an important visual addition to the overall sea front scene.

10.00 Landscaping

Design Aims

- To design and implement a scheme that reflects and incorporates elements of it's maritime surroundings and enhances the atmosphere of local distinctiveness.
- To create a visually pleasing and interesting landscape for owners and visitors to the Gull Point development.
- To enhance the landscape quality of this site when viewed from the surrounding lanes and from the sea promenade.
- To allow ease of access for pedestrian and vehicular users of the scheme.
- To provide a planting scheme that includes native seaside plants able to tolerate the harsh maritime conditions.
- To provide a sense of flow and cohesion between the different elements of the landscape, buildings and surrounding environment.

11.00 Appearance

The architectural appearance of the proposed house is of white rendered elevations sitting on a stone clad ground floor plinth under a floating metal clad roof, to match the existing elevational style of plots 1 & 2.

Materials

- Slate dry stonewall to ground floor.
- White rendered elevations.
- Galvanised metal roof.
- Aluminium PPC windows and doors.

The proposed house will have both a vertical and a horizontal theme expressed through a sculptural articulation of the form, creating projecting balconies, variations in height and roof top terraces. This sculptural concept is further emphasised by deeply recessed windows with raised detailed surrounds.

The contrast between the ground floor stone clad elevations and upper clean minimalist rendered elevational detailing is designed to visually reduce the height and massing of the overall form. It also forms a visual connection with the higher promenade and sea wall.

The stone cladding to the ground floor and external walls is to be detailed in slate in a dry stonewall type of construction. This detail forms a visual and physical analogy with the rugged sea defence boulders and the shingle beach beyond the sea wall.

The white rendered finish will be in a through coloured thin coat render system with a silica additive to give a slightly sparkly effect.

12.00 Access

The development has been designed in accordance with the Disability Discrimination Act 1995, BS 8300 and Part M of the building Regulations 2004.

i) Vehicular & Transport Links

Vehicular access to the site utilises the existing site access off Outram Road, with the internal site area laid out with parking for 5 cars and adequate turning facilities. Plot 3 will have an internal garage with parking for one car including cycle storage with lockable floor stand/point. Total parking 6 spaces plus 1 visitor space.

Pedestrian access is from Outram Road, with a shared access to the rear of the proposed houses and a shared access through the vehicle access point to serve the main entrance doors.

Adequate vehicle and pedestrian sight lines are shown on the Site Plan.
IBA/281/201

ii) Inclusive Access

Internal design of the houses will incorporate the following:-

- Level threshold to entrance doors.
- Plot 3 to have lift access to all floors.
- All doors to have a clear width of 800 mm.
- All approaches to doors to be 900 mm wide when head on and 1050mm in all other cases.
- All switches and sockets to be located between 450 and 1200 mm from FFL.

13.00 Conclusion

- The development meets the design principles set out in section 4.0.
- The development is in line with the relevant planning policies set out in section 3.0.
- The development responds to and will enhance the visual amenity of the surrounding area
- The development will not compromise the adjoining properties.
- The development will be of a high architectural design.
- The development complies with the recommendations of the flood risk assessment, as required by PPS25.
- The development will comply with the DDA and Part M of the Building Regulations.