

Design Statement:

Outline Application for single detached dwelling with all matters reserved : Pipers Croft, 6 The Loop, Felpham, West Sussex PO22 7ND.

Assessment and Physical Context

The site is located to the west end of The Loop on the Summerley Estate, Felpham. The existing building constructed around the early 1920s, comprises a detached pitch roof, two storey dwelling with a flat roof side extensions, the entrance drive and front garden is laid out with granular material as a parking area with evergreen hedge along the east and north boundaries and close boarded fence along the south side with low level fence to the front of the house.

There is an integral garage on the north side with side gate and similar gate for access along the south side. Existing elevational treatment has tile pitch roof slopes with colour wash render walls and plastics casement windows, the front entrance door has a small porch canopy.

The west and south facing rear garden is largely laid out to grass with perimeter shrubs. There is a fence line within the site boundary beyond which ground levels rise to a mounded soil bund behind the foreshore promenade. Within the rear garden the north west corner has a dry base reduced ground level area, identified on the flood map as surface water flood area.

To access the site, the south side utility room will be removed to provide new access drive to the rear with new close boarded fencing to the existing garden. The cross over on the Loop providing split access to both propertys.

Social, Economic and Planning context.

The proposal is an outline application with all matters reserved, for a detached dwelling with ancillary access and associated services.

The development will produce a good design solution to ensure the proposals meets the requirements of Local Plan with a high quality in design, visually integrated in context, not compromising the spatial character creating a positive addition.

The scale and volume of the new property will be in keeping with the setting and compliment the scale and massing of the location. New window openings will not compromise the amenity of the location and will achieve high quality in design to compliment the adjacent modern dwellings in Jacken Close.

"Pipers Croft" will retain a spacious west facing rear garden with close boarded fencing along its new southern boundary to adapt the property to the changing needs of the users over the life span of the building.

The site is in within the Summerley Private Estate, with many houses of individual design and the Felpham Neighbourhood area which makes provision for small scale development opportunities of sensitive, appropriate, well designed development.

Involvement of Local Interests

Not consulted.

Evaluation and Design Principles

The new dwelling will compliment the character of the modern seafront properties adjacent the site, the orientation of new windows will be arranged to avoid intrusion to the privacy to adjacent property.

Amount of Development

A detached dwelling arranged with sea views to principle rooms. The ground floor will accommodate integral garage space with provision for cycle parking.

Layout

As described on the accompanying drawings, the building makes good use off the site and will not impinge adjacent property or detract from there amenity.

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Scale

The building will be in proportion within the context of the street scene. The dwelling will be simple, in modern form and will compliment the existing character area of individual dwellings.

Landscaping

To be developed to achieve suitable boundary screening.

Appearance

Vernacular materials to compliment the developed design.

Access

From the site entrance and driveway with suitable surface finish for access for ambulant persons with disabilities and wheel chair users, to the front entrance ground floor. Local roads link the site to nearby distributor roads and local services.

Wheel Bin

Storage area within the site boundary with a collection point adjacent the site access.

Flood risk

No greater risk than existing, floor levels to be minimum 300mm above finished ground levels. Ground floor areas to incorporate flood protection barriers. An area to the rear of Pipers Croft has reduced ground level/ sunken garden, that is identified on Flood maps. This area is outside of the proposed site, the proposed site is not know to flood. The sea frontage has concrete faced sea defence with raised soil bund behind the promenade and is not know to flood.

Drainage Statement

Foul water mains connection via the existing site connection to The Loop, routed via new access driveway. Surface water, sustainable drainage system to specialist design.

Land contamination assessment

Not applicable, established domestic dwelling garden.

Noise Assessment.

Domestic residential property constructed with robust materials to minimise disturbance outside the building.

Biodiversity

A walk over survey was conducted and no visible evidence was present for Protected Species referred to in the Biodiversity check list. The site has mature gardens largely laid to grass with boundary screen hedges and trees.

To encourage diversity, proprietary bat boxes and bird nesting boxes will be installed in a suitable locations.