

PULLEN ARCHITECTURE

DESIGN & ACCESS STATEMENT

for
Single Storey Side Extension & Internal Remodelling
at

Fleet Cottage
Beach Estate
The Ridgeway · Felpham
West Sussex · PO22 7JQ

Doc No: 667-601
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Status: Planning Application Issue

Introduction

This Design & Access Statement has been provided in support of the Planning application for the proposed single storey side extension to Fleet Cottage, Beach Estate, The Ridgeway, Felpham, West Sussex.

This document explains the design and access principles in support of the application. It identifies the development in detail and context with its setting within the surrounding landscape.

This D&A Statement should be read in conjunction with the various drawings attached to this application.

Site Context

Fleet Cottage is a period three bedroom detached chalet style property predominantly set over two floors of traditional masonry construction with colour-washed rough-cast render facades, and replacement UPVC windows, all set below a series of simple Sussex hipped plain clay tile pitched roofs.

Built we believe in the 1930s, Fleet Cottage occupies a sea side setting on the established residential Beach Estate, in the village of Felpham and civil parish in the Arun District of West Sussex.

Albeit sometimes considered part of the urban area of greater Bognor Regis, Felpham it is a village and civil parish in its own right, and lies on the B2259 coastal road between Middleton-on-Sea to the east, and Bognor Regis to the West.

The former parish of Felpham, which included the hamlets of Flansham and Ancton, lies on the south coast, to the east of Bognor Regis and within sight of the South Downs.

In 1933 the parish was divided into three sectors, with the south-west going to Bognor Regis urban district and civil parish, to the north including Flansham to Yapton, and in the east including Ancton to Middleton. A new civil parish of Felpham was created in 1985, excluding Flansham and Ancton.

During the 19th Century a large portion of Felpham was owned by the Duke of Richmond. This included Felpham Farm, now known as Felpham Beach Estate.

In 1911 Felpham Farm was sold to farmer; Robert Sadler who subsequently sold off and sold 23 acres of his land (Felpham Beach Estate) to a Mr Henry Seymour Chamberlain on 29 November 1912.

Consequently, an estate company, Felpham Beach Estate Ltd, was formed in 1912 to facilitate the development of this land, with Seymour and Sadler being the two directors.

Felpham Beach Houseowners' Association (FBHA) was established in 1932, albeit originally named the Felpham Beach Estate Householders Protection Association until it changed to its current name in 1945. Records suggest there were 67 houses on the estate in 1932, with most being holiday homes.

The initial estate fee was two guineas, and covered the day-to-day maintenance, while bigger elements such as roads were subject to each house/plot owner paying an annual contribution.

An original covenant which still exists today is restricted parking on the estate's roads. During the 1930s, a person was employed on Sundays during the summer months to prevent this activity.

Today there are 124 houses on the estate, with a committee of nine managing the affairs, along with an allotment committee and tennis club.

Planning Considerations

There is limited planning history available for this property prior to 1974, so one can only assume that the property remained in its original form until then. However, the property was subject to some internal alterations in 2014 (ref: FP/191/14/BR), culminating in the property that we have today. While prior to this, there were two applications submitted in 2013 and approved (FP/17/13 & FP25/13) but not implemented and now expired.

Fleet Cottage is not Listed.

The site lies within the settlement policy area, albeit outside the Conservation Area, and not believed subject to any other landscape character designation.

The site is within The Environment Agency Flood Zone-1, and therefore considered not to be affected by sources of flooding.

There is vehicular access to the site directly off The Ridgeway, leading to a gravel driveway and parking for two vehicles. The site entrance will not be affected by the proposed works.

Proposal

The current house, albeit beautifully presented, lacks an element of family and utilitarian spaces or a functional entrance lobby conducive with a house in this seaside setting, therefore providing a wonderful opportunity to subtly extend and improve the property conducive with current living requirements.

A key feature of the property is its location and coastal charm, which we have been mindful to maintain this while considering our approach to extending and remodelling the current layout.

Our scheme will seek to sympathetically remodel the property, both internally and externally (side) to provide not only the desired additional accommodation, but also a more flowing transition between the various spaces, while also introducing a defined yet cohesive feel internally, yet retaining some cosy/quiet individual rooms, while fused with a contemporary twist externally, ensuring the property continues to sit comfortably within its surroundings.

Firstly, we have improved the arrival experience to the building, welcoming visitors to the shelter of the traditional front door before entering a light and airy entrance hall.

Conducive with current living, the Kitchen is often seen as the hub of the house, and the current kitchen arrangement does not work. Consequently, we have suggested a new family kitchen dining area located centrally within the rear portion of the existing plan, utilising the existing glazed doors ensuring continued views access out onto a secluded rear terrace area and gardens beyond.

Mindful not to detract from character of this property, the new side extension has been carefully considered as a subservient addition to the overall composition, being simple in design with a recessed flat roof hidden behind a subtle parapet wall. The use of high-quality materials have all been detailed with deference to the main house, an approach present in many of the properties within the village. Consequently, the extension will weather overtime becoming more neutral in tone, ensuring it sits comfortably in context with the host property.

Therefore, as part of the process to provide the additional accommodation required, we have been mindful to ensure the fabric and layout the existing house remains predominantly unaltered. We have suggested removing the current in-fill garden room arrangement and creating a single storey extension along the length of the southern elevation, while being mindful to avoid creating any new openings, along this façade, yet ensuring a defined yet cohesive layout internally.

The first-floor layout shall remain unaltered.

As part of the scheme, we have also suggested a sensitive palette of external materials and finishes which would complement the evolving architectural language of this detached coastal property.

We have also suggested an appropriate, yet subtle landscaping scheme to the rear, which we believe complements the scheme, while ensuring continued privacy from the neighbouring properties.

Use

Currently, the property is a private dwelling, for residential use, with no change intended from this use.

Scale

We have adopted a sympathetic approach for extending Fleet Cottage, with consideration for the site and context, namely the siting of the extension and use of a sensitive palette of materials conducive with its surroundings.

The design approach for the extension reduces the effect of any size increase, partly by its shape and form and partly due to its internal layout.

The contemporary inspired form reduces the scale of the building to a friendly human level, as does the new covered entrance porch to the welcoming front door. This low form is balanced in this classical composition of the host property.

Layout

The existing detached dwelling house occupies a central position within the plot with the remainder to the east given over to the garden and a gravel drive and parking to the west. The garden is enclosed by a mixture of mixed native hedging and mature tree planting. Access to the property from the road is via a drive directly off The Ridgeway.

Appearance

The existing building appears to have evolved little from its original form, with its colour-washed external facades, simple Sussex hipped plain clay tile pitched roofs. Although all of the original windows have at some point been replaced with modern white UPVC units. In addition, the property was subject to some internal alterations in 2014.

Mindful not to detract from character of this property, the new side extension has been carefully considered as a subservient addition to the overall composition, being simple in design with a recessed flat roof hidden behind a subtle parapet wall. The use of high-quality materials have all been detailed with deference to the main house, an approach present in many of the properties within the village. Consequently, the extension will sit comfortably in context with the host property.

Landscaping

The site is bounded by a mixture of mature trees and hedges to all boundaries as annotated on the site plan, neither of which would be affected by the works. The gardens are a mixture of informal mature planting to the boundaries.

The scheme does not seek any changes to the existing landscaping, apart from a subtly extending external terrace area, while ensuring continued privacy from the neighbouring properties.

Access

As previously mentioned, there is vehicular access via a gravel private drive directly off The Ridgeway, leading to a parking area for two vehicles to the west of the property. Our proposals do not seek any changes to the existing site access.

Conclusion

We believe these alterations are sensitively conceived and will greatly improve the functionality of the current building as well as improving its usage and facilities, without adversely detracting from the existing dwelling or the surrounding context.

Careful consideration has been given to the available guidance, whilst creating a scheme that demonstrates the evolving development of the property.

In considering the above, we trust that this application will be supported.

Trevor Pullen
For & on behalf of Pullen Architecture
23rd February 2022