

DESIGN & ACCESS STATEMENT

MIDDLETON SPORTS CLUB
3 SEA WAY
MIDDLETON ON SEA
WEST SUSSEX
PO22 7RH

THE CONVERSION OF AN EXISTING STORAGE
BUILDING INTO A TOURIST UNIT.



AMdesign Architects

leeza@amdesignltd.co.uk
07756 329400

Design & Access Statement

MIDDLETON SPORTS CLUB, 3 SEA LANE, MIDDLETON ON SEA, WEST SUSSEX, PO22 7RH
CONVERSION OF STORAGE BUILDING INTO TOURIST UNIT

INTRODUCTION

This document sets out the design and access statement to accompany the Full Planning Application for the conversion of an existing storage building into a Tourist unit at Middleton Sports Club, 3 Sea Lane, Middleton on Sea, West Sussex, PO22 7RH.

BACKGROUND

Middleton Sports Club is situated in an especially beautiful and unrivalled setting on Sea Lane, within the village of Middleton on Sea, approximately 1/4 mile from the sea front and half way between Bognor Regis and Littlehampton.

The modern development of Middleton began after the first world war, with the Sports Club being established on a meadow given as a wedding present to Captain Coldicott in 1926 by his father. The Sports Club have over the years preserved this meadow in the form of the spacious and well maintained grounds. Arun District Council in the Local Development Plan now lists this area as a Protected Open Space.

Today the Sports Club offers a wide variety of sporting activities along with a well-equipped club house overlooking the sports field and cricket green. The facilities include an impressive individual building (the clubhouse), which has been extended over the years and other buildings of a mixture of age and type, all enhanced by attractive boundary walling (including flint) and hedges.

SCOPE OF WORK

The submission is for the conversion of an existing outbuilding into a Tourist Unit. The existing building has previously been used by the grounds-man for storage of equipment and materials but has over the years been left disused. The building is approximately 13m x 5m rectangular in plan and attached to a similar style and scale building belonging to The Manor House which has recently been permitted planning for conversion into an Annexe.

PLANNING ITEMS

The property sits within the Middleton Area of Special Character and bounds the curtilage of The Manor House which is a Grade II Listed Building.

There are no recent planning applications that relate to the property.

DESIGN PHILOSOPHY

The conversion has been designed to create a visually appealing individual holiday let, with a modern appearance that complements the existing property. The scheme proposed relates sympathetically with the existing buildings and visually integrates with the site in design, form, and materials.

Careful consideration of the impact of the scheme on the surrounding area has been undertaken. We do not create any adverse overshadowing, overlooking or overbearing that effects any neighbouring properties, the design is confined to the existing building form.

The conversion is designed to be thermally efficient, whilst providing high levels of glazing, maximising daylight where possible.

AMdesign Architects

leeza@amdesignltd.co.uk
07756 329400

Design & Access Statement

MIDDLETON SPORTS CLUB, 3 SEA LANE, MIDDLETON ON SEA, WEST SUSSEX, PO22 7RH
CONVERSION OF STORAGE BUILDING INTO TOURIST UNIT

The internal layout has been sensitively chosen to give a comfortable open plan living area with kitchen and dining provision, along with two bedrooms and a bathroom. The living area has a large window affording south facing views over the tennis courts.



EXTERNAL APPEARANCE

The construction materials proposed for the new extension reflect the existing buildings and local environment. A controlled palette of good quality materials is proposed, such as natural timber weatherboarding, single-ply membrane roof and the retention and repointing of the red-faced brickwork and flint where possible.

The existing setting of the building is well away from the road and only visible if looking directly up the driveway from Sea Lane, therefore the changes will have minimal impact, if any, on the street scene.

SITE

No felling of existing trees is proposed as part of the works. The existing mature landscaping will be retained.

ACCESS

The existing access to the site is to be maintained along with all existing routes into the Sports club. Existing car parking provision will be unaffected, whilst a dedicated parking spot adjacent to the tourist unit will be provided.

CONCLUSION

A Tourist Unit would provide the Club with a two bedroomed self-contained annex for holiday lets, a much needed additional revenue source. The sympathetic conversion of the building will enhance the visual character of the area, whilst ensuring a redundant building is given a new purpose, avoiding further deterioration. The proposal complies with the relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining property, nor would it have an adverse impact upon the established character of the surrounding area.

AMdesign Architects

leeza@amdesignltd.co.uk
07756 329400