

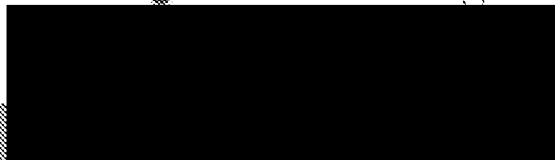
DESIGN & ACCESS STATEMENT

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

EXTENSION TO MAIN BUILDING TO PROVIDE
ADDITIONAL FIRST FLOOR GYM, WITH NEW LIFT
AND STAIRCASE.

REPLACEMENT OF EXISTING BOWLS PAVILION
WITH NEW BOWLS PAVILION.

AMdesign Architects



Design & Access Statement

MIDDLETON SPORTS CLUB, 3 SEA LANE, MIDDLETON ON SEA, WEST SUSSEX, PO22 7RH
PROPOSED FIRST FLOOR EXTENSION & REPLACEMENT BOWLS PAVILION

INTRODUCTION

This document sets out the design and access statement to accompany the Full Planning Application for an extension to provide first floor accommodation that includes additional gym space, lift and staircase and a replacement bowls pavilion 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 two elements of work within the site.

1. The extension of the existing main Sports Club building to enlarge existing gym facilities on the first floor and accessibility to these facilities.
2. A replacement bowls pavilion with a new pavilion (due to the poor condition of the existing building).

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.

DESIGN PHILOSOPHY

The main building extension has been designed to create a visually appealing addition, that complements the existing property extensions. The scheme proposed relates sympathetically with the existing buildings and visually integrates with the site in design, form, and materials. The Bowls Pavilion is designed to replicate the existing timber clad building in a contemporary way.

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.

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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, timber weatherboarding and GRP flat roof to match the existing.

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

SITE

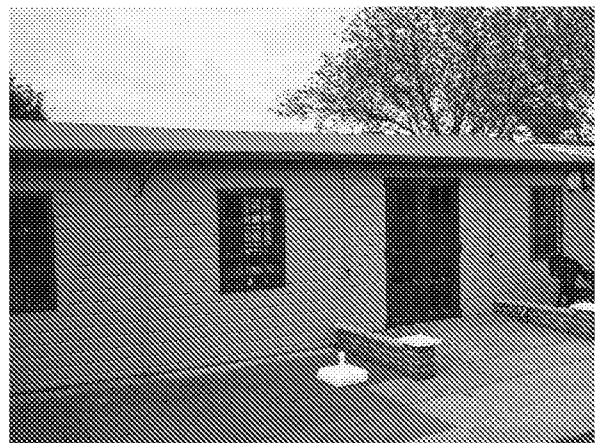
No felling of existing trees is proposed as part of the works. The existing mature landscaping will be retained.

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.

CONCLUSION

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.



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