

Design Access Statement

Ref

36 East Front Road

Pagham

West Sussex

PO21 4SU

The existing property is of non standard construction . Which organally started as 2 no railway carriages linked together with basic construction methods

Over the years the internal features and structural members have been removed leaving a building for short term accomadation only

The existing property sits below the beach level, leaving vulnerable to water ingress

The construction of the existing property means it has a very poor U value.

The new building proposed will incorporate latest insulation materials to provide a building with very high U values . New solar panels situated on the roof will provide a further greener energy source .

The building will be clad with a product that is made from eco friendly materials (samples provided)

The building will include double glazed windows with solar reflecting glass

There will be a lower ground floor with a reduced headroom to be used for storage

The new building floor level will sit above the beach shingle level whilst not having a roof level no higher than neighbouring properties .

The new property will benefit from a redesigned front garden which will include an outhouse building designed to be in the appearance of the main building for use of storage and home office .

The wonderful thing about this part of the beach is diversity of property designs which this will feel will add to that diversity .