**draft**

**DESIGN STATEMENT**

(in accordance with DCLG circular 01/2006)

**Application site:**

Pagham Yacht Club
Car/boat compound
Harbour/West Front Road
Pagham
Bognor Regis, Sussex.
PO21 4SY

**Applicant:**

The Trustees
Pagham Yacht Club

**J.Higham Associates**
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**Local Planning Authority:**

Arun District Council

**Application Proposals:**

Proposed new perimeter fencing

**Application Date:**

31st January 2014

**Application Ref:**

tba

**Application Drawings:**

Drawings no.: 14/02/01 Rev A Site & Location Plan

**Contents:**


**1.00 Introduction**

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**1.00 Introduction:**

1.01 This Design & Assessment Statement has been produced in accordance with Circular 01/2006 explains the design reasoning behind the accompanying Planning application. It also explains how the Local Development Plan, design principles and concepts have shaped the proposed development and how access issues have been handled.

**2.00 Site History**

2.01 Pagham Yacht Club was established in 1964, and in 2014 the Club celebrates its 50th Anniversary. The Club is an important village amenity currently with over 280 sailing and angling members. The Club promotes various water sports and has a thriving cadet training scheme, and is Affiliated to the Royal Yachting Association.

The Club organises and holds numerous sailing regattas and local competitions. In the 2014 season the Club is proud to be hosting the Sheerwater Nationals, and in the 2015 season will be hosting West Sussex Schools and Youth Regatta.

2.02 The car and boat compound is an essential element of the Club's facilities and allows many members to store and maintain their yachts and equipment close by. The compound also provides car parking facilities for members and Club visitors.

2.03 The compounds have been repaired and refurnished over the years but regrettably the existing perimeter fencing has deteriorated through vandal damage and weather conditions. It is proposed in this important year that the Club will provide new perimeter fencing to improve security and it is hoped this will also improve the visual amenity of the site.

**3.0 Site Analysis & Evaluation**

3.01 The Application site is shown outlined in red on both the site and location plans, and extends to 0.327ha (0.808 acres). Approximately 75% of the compound area is held by the applicant on a

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secure 25 year Lease. An area of the Application site to the north, with frontage to Harbour Road, is held on an annual License from the landowner, Pagham Beach (Holdings) Ltd.

3.02 The adjoining Clubhouse at 1 West Front Road is owned by the Club and provides sail lofts and storage, toilet and changing facilities, bar and restaurant and is shown outlined in blue on the location plan.

3.03 The Application site is generally level with gated vehicular access from West Front Road.

**4.0 Design Principles:**

4.01 The Application site is situated on the Pagham Beach estate, defined in the Arun District Local Plan as an Area of Special Character. The design of the proposed new fencing has been selected having regard to this designation.

4.02 The existing perimeter fencing and some sub-dividing fencing is to be removed complete. Earth bunds at the perimeter will also be re-shaped, graded and reduced in height to approximately 0.300 (1'0"). This will also allow the bunds to be reduced in width, which will slightly increase the storage area within the compound.

4.03 The proposed new fencing to the perimeter has been selected from the Citadel Fencing system, type Dirickx Axis, supplied in panels 1.500 (5'0") height steel mesh crimped panels with powder-coated finish colour green, with cold-rolled steel posts with matching powder-coated finish, positioned at nominal 3.000 ccs.

4.04 Vehicular access points on West Front Road are to be retained, and gates replaced to match the new fencing.

4.05 Photographs of the existing fencing are attached in an Appendix at the rear of this Report, together with extracts from the fencing manufacturer's website, illustrating the style of fencing proposed.

**5.00 Design Solution:**

5.01 It is hoped that it has been shown that the Application proposal complies with Local Plan policies and will also achieve the aims sought by current Government policy by providing a sustainable, economic and environmental development within the existing settlement.

**6.00 Appendix:**

Photographs – existing perimeter fencing
Extract from Citadel Fencing system website

20-1-14
amended 24-1-14
amended 31-1-14

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## PHOTOGRAPHS

1. Left top: Link road frontage between West Front Road and Harbour Road
2. Left lower: Bank and fencing Harbour Road frontage
3. Below: West Front Road frontage











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DIRICKX AXIS FENCING SYSTEM



Citadel

# DIRICKX AXIS Fencing System

The perimeter fence that combines high quality protection with easy, speedy installation. No screws, no bolts. The panel attaches directly into the purpose made grooves along the full length of the post.

Available in crimped and double wire panels with various mesh sizes and diameters.

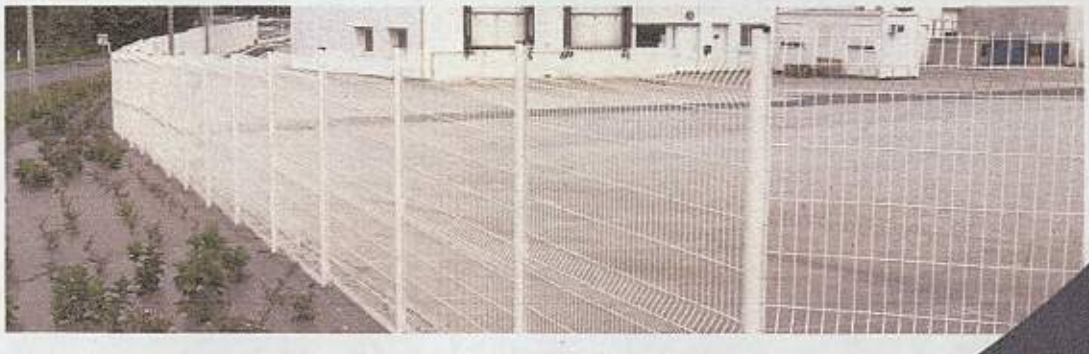
**Panels:** Axis C, Axis DR, Axis D, Axis SR, Axis S.
**Posts:** Axis, Axor.



POST FIXING DETAIL (ABOVE)



DIRICKX AXIS INSTALLATION (ABOVE)



Citadel

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