

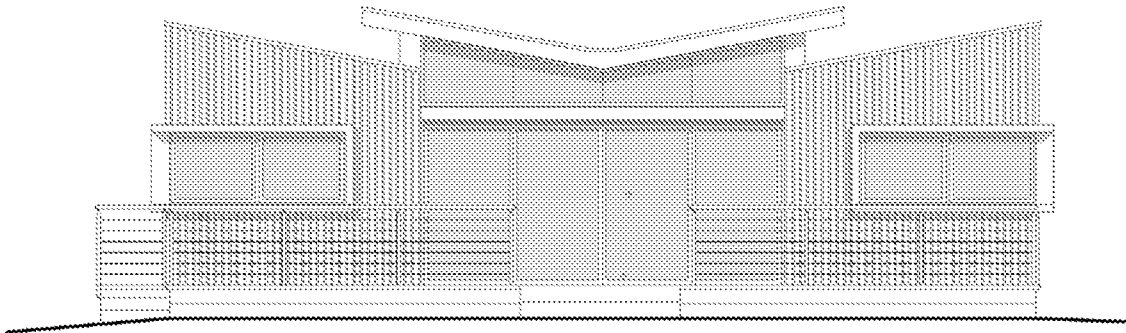
DESIGN & ACCESS STATEMENT

25 WEST FRONT ROAD

PAGHAM

WEST SUSSEX

PO21 4SY



IVON BLUMER ARCHITECTS LTD

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25 West Front Road Design & Access Statement

1.00 Introduction

This design and access statement is to accompany a detailed planning application submission to Arun District Council (ADC) planning department for a replacement dwelling at 25 West Front Road, Pagham, West Sussex, PO21 4SY.

Statements to accompany the planning application are:

- 1) Design and Access Statement
- 2) Flood Risk Assessment

The applicant is the current owner of the site.

2.00 Location

The site is located on the sea front accessed from West Front Road, Pagham, See Figure 1 below and comprises of a sub-standard dwelling and associated amenity land to the front and rear of the property including the provision of hardstanding for car parking. The site area is approximately 525 sq m in area.

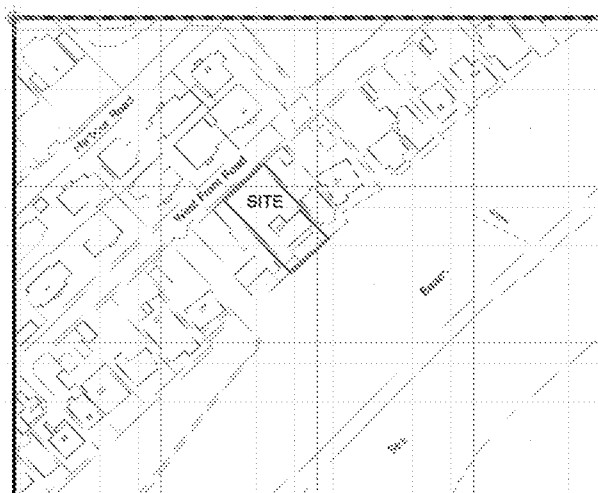


Figure 1 Location Plan

The external land is laid mainly to beach shingle, with no distinguishing feature or trees, See Figure 3 & 4 below. The site falls within an Area of Character. The listing notes "the estate is characterised by a wide range of individually designed properties" these are of varying architectural styles, ranging from contemporary modern houses, to converted railway carriages, generally the properties are of a single storey construction.

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Figure 2 – Aerial Photo



Figure 3 – View from Beach

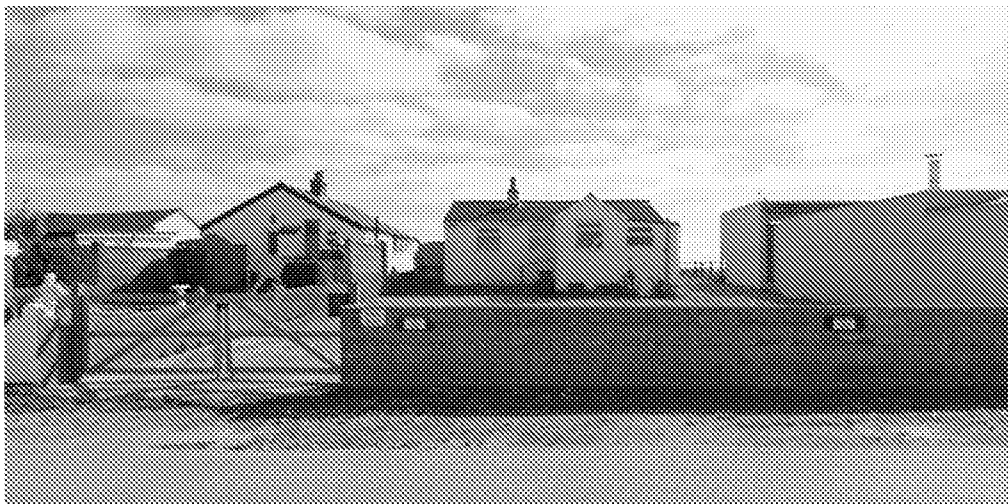


Figure 4 – View West Front Road

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The site falls within Flood Zone 3 as demonstrated in Figure 5 below.

The significance of this classification is addressed in the Flood Risk Assessment by UNDA as part of the application submission.

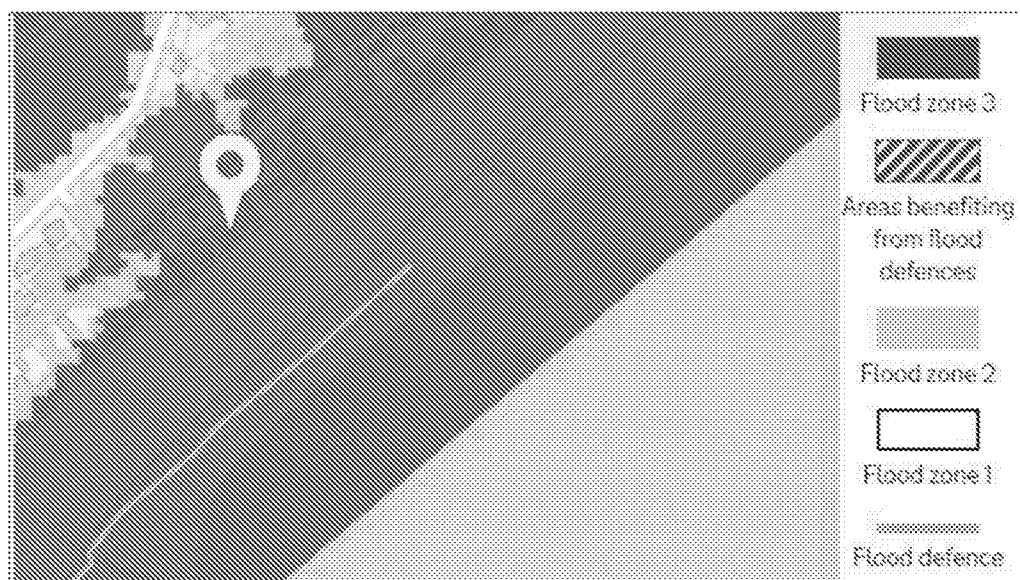


Figure 5 – EA Flood Risk Map

Given the risk from tidal flooding the proposed finished ground floor level will be set at 5.70 AOD, above any predicted flood levels.

3.00 Policy Background & Planning

The site is currently designated for residential use.

The proposed development has been designed in accordance with the guidance given in the following Planning Policies.

Arun Local Plan Policies: -

Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 requires planning applications to be determined in accordance with the provisions of the Development Plan (DP) unless material considerations indicate otherwise.

In this instance the relevant DP comprises the Arun Local Plan 2011-2031. The following policies are particularly relevant in this instance:

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Arun Local Plan 2011-2031

- . DDM1 D DM1 Aspects of form and design quality
- . HERDM4 HER DM4 Areas of Character
- . DSP1 D SP1 Design
- . ENV DM1 Designated Sites of biodiversity or geological importance
- . ENV DM2 Pagham Harbour
- . DMD2 Flood Risk

The Pagham Neighbourhood Plan was withdrawn by Pagham Parish Council on 25th February 2021 and this is not expected to be progressed at this moment in time. Pagham also has a Village Design Statement which any proposed design should consider.

4.00 Design Principles

The starting philosophy for the design brief was to design a modern, contemporary beach front house with a nautical twist taking advantage of the prominent sea front position and spectacular views, whilst respecting the relationship between the proposed building and the surrounding residential properties.

From the onset it was considered that, given the site's location and the architecturally mixed character of the neighbourhood that a distinctive contemporary style would not be out of place along the seafront. Modern architectural styles are not uncommon along the Pagham sea front. See Appendix A

Design Reference Points

- To respond positively to the site's character and location.
- To make efficient use of the available land.
- To be in context and respect the existing residential area character.
- To integrate building and landscape design to create a seamless flow between the beach huts and the environment.
- To minimise impact on the adjoining properties.
- To respect the exposed sea front location.

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- To create a positive visual enhancement to the locality
- Architectural detailing and materials to be of a well considered approach.
- To promote the use of sustainable energy technologies.
- To mitigate the risk of flooding.
- To provide dry escape in the event of flooding
- To allow the safe movement of pedestrians and vehicles.

5.00 Site Analysis

The site is generally flat and is approximately 525 sq. m in area, with a typical site level of around 4.35 m AOD with a natural fall to the North East.

The site lies within Flood Zone 3 and is at risk of flooding by wave overtopping during extreme storm events. It is proposed to set the finished floor level at 5.70 AOD.

A Flood Risk Assessment is attached to the application.

There is existing foul water drainage on the site connected to the public sewer in West Front Road.

The ground conditions are poor and the proposed foundations for the replacement dwelling will be of a piled design, with the new building sitting on a steel frame at ground level supported off the piles.

There are no trees or landscaping features currently on the site and it is not anticipated that the site is subject to contamination.

As the site is almost totally laid to beach pebbles and concrete hardstanding its bio-diversity is considered very low.

6.00 Use

The site lies within the built environment and is currently zoned for residential use.

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7.00 Amount

The existing single storey property has a GEA of 98 sq m and a GIA of 86 sq m, see figure 6 for floor plan.

The proposed replacement dwelling will have a GEA of 140 sq m and a GIA of 127 sq m. The Garage/Boat store will have a GEA 20 sq m and a GIA 17 sq m.

2 Car parking spaces

2 Cycle spaces

3 x 250 l waste/recycling wheelie bins, located in garage/store

Site area - 525 sq. m

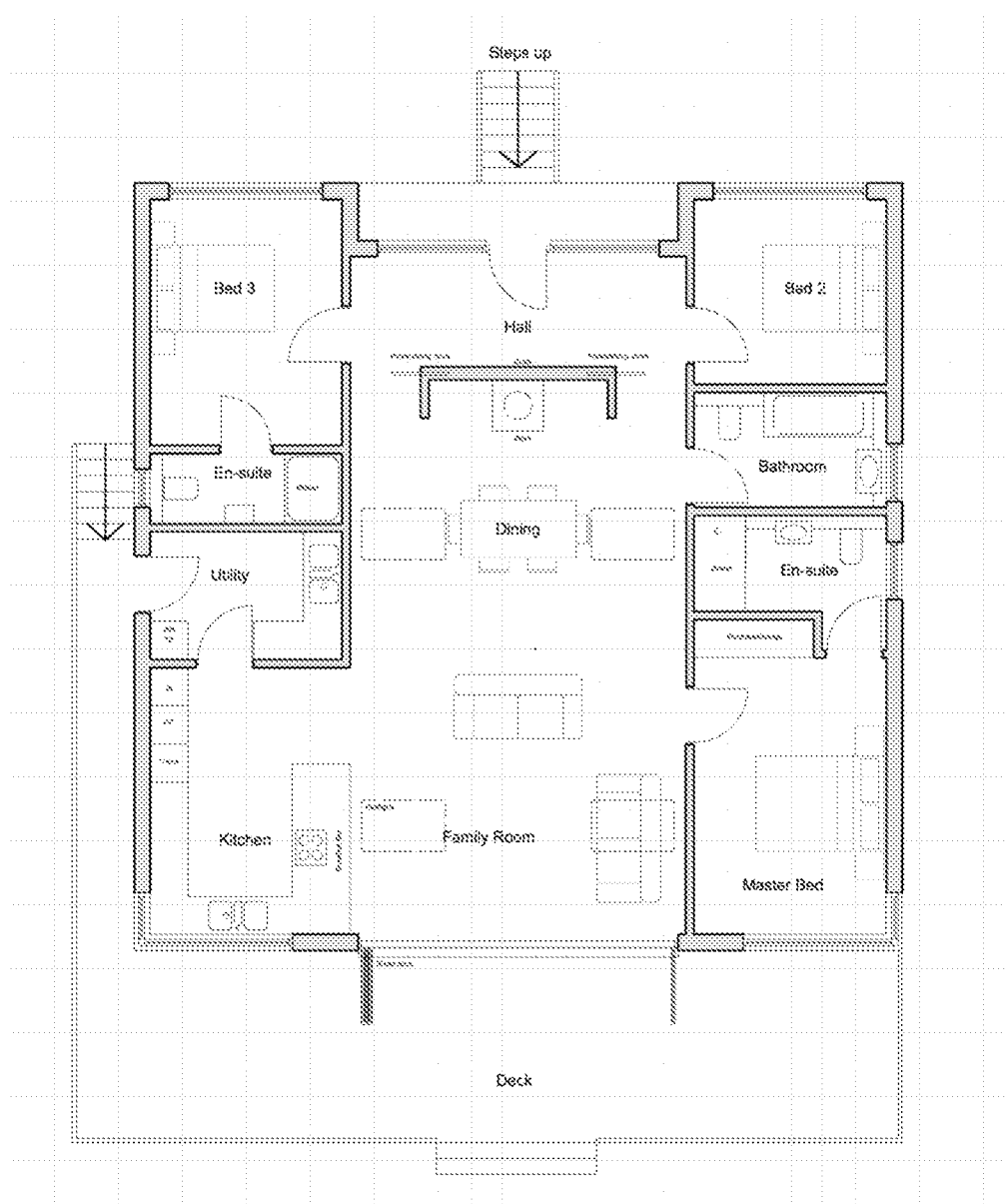


Figure 6 – Floor Plan

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Figure 7 – Site Plan

8.00 Proposed Layout

The proposed site layout is shown on drawing IBA/553/02, submitted as part of the planning application and shown in Figure 7.

The proposed replacement dwelling will sit in the same position as the existing bungalow in line with the existing building line along the beach, with a similar relationship with No 23 and 3.0 m from the boundary with No 27. The new floor area represents an increase in gross external floor area of approximately 42%. The layout to the rear remains roughly the same as the existing site with the addition of a small garage/store.

The replacement dwelling will be built off a steel frame at ground floor level, supported off the piled foundations.

9.00 Scale and Massing

The scale of the proposed replacement dwelling is considered appropriate for the location of the site. Given the site's prominent position the development will sit comfortably between No 23 and No 27 on the beach frontage.

The design of the single storey replacement dwelling in terms of mass, volume and height has been kept to the minimum in order to maximise the accommodation without over blowing the overall scale.

The concept behind the design is of two wings of bedroom accommodation either side of a central living/dining/kitchen area, orientated towards to the outstanding sea views.

Buildings of a similar height exist locally to the site and it is suggested that this development will form an important visual addition to the overall sea front scene.

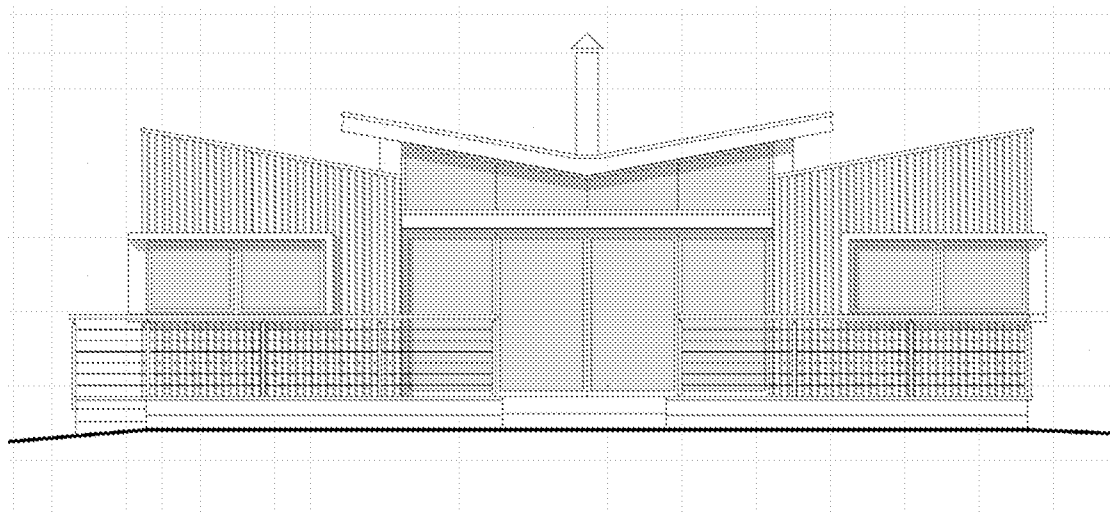


Figure 8 Elevation to Beach

10.00 Landscaping

Landscaping will remain as existing mainly laid to beach shingle.

11.00 Appearance

The design of the replacement dwelling picks up on similar details found along the Pagham beach front, with vertical cladding, port hole windows, wire balustrading and full height glazing. See appendix A or similar contemporary styles.

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The architectural appearance of the proposed replacement dwelling is of a modern contemporary style with a nautical twist. With elevations in vertical cladding, under a metal clad mono pitched roof with a central gullwing style roof over full height glazing. The whole building will sit on a raised ground floor plinth formed with gabion cages filled with beach size pebbles. The area under the building will be free draining in the event of any breach over topping of flood water. Balustrading will be galvanised wire with access stairs being in galvanised steel, detailed in a nautical theme. All windows and doors to be in glazed polyester coated aluminium frames.

12.00 Access

i) Vehicular & Transport Links

Vehicular access to the site will be from the existing access off West Front Road, with the internal area laid out with parking for 2 cars

Provision for 2 cycle storage will be provided in the new store/garage.

Pedestrian access is from West Front Road.

ii) Inclusive Access

Internal design of the house will comply with ambulant access only, under Part M of the building regulations.

Due to the raised nature of the proposed design, the sloping location of the site, it is not viable to provide full accessibility.

13.00 Drainage, See FRA

Foul drainage will be connected into the existing foul drain on the site, which connects to the foul drain in West Front Road.

Rainwater drainage to be by cellular soakaway, located within the car parking area.

14.00 Conclusion

- The development meets the design principles set out in section 4.0.
- The development will provide a modern well considered replacement dwelling.
- The development is in line with the relevant planning policies set out in section 3.0.
- The development responds to and will enhance the visual amenity of the surrounding area.
- The development will not compromise the adjoining properties.
- The development will be of a high architectural design.
- The development will not be compromised by any flood risk.

The new dwelling will be built to the latest thermal standards as defined in Part L1A of the building regulations and will incorporate heating by means of an air source heat pump to increased energy efficiency.

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Appendix A

Examples of recent modern replacement dwellings along the Pagham sea front.

