

P147/11.

52 EAST FRONT ROAD, PAGHAM, BOGNOR REGIS, WEST SUSSEX

DESIGN AND ACCESS STATEMENT

THE EXISTING BUILDING

The existing building is located between the beach and 'the Dell' in the Pagham Beach Estate, which was founded in the 1920s and 30s as a holiday village formed out of disused railway carriages set on brick piers on the shingle beach. In 1995 the Pagham Beach Estate was designated an Area of Special Character.

The existing single storey house dates back in parts to the 1930s and is formed by two railway carriages, which stand perpendicular to the beach. A pitched roof forms a large hall between them. A later addition with a slightly higher roof extends the dwelling towards the road and contains a kitchen, utility and shower room. A small conservatory style extension from UPVC was later added on the sea facing elevation.

In the garden are two single storey buildings and one boathouse. This bedroom has a FFL of 4.15 m AOD.

Access to the existing building is via a sandy estate road, which leads to a dead end. There is also pedestrian access from the beach.

The existing building, including the railway carriages, is finished in white pebbledash, windows are either UPVC or metal and the pitched roofs are covered with felt. The external appearance is modest but in poor condition.

PROPOSED ALTERATIONS AND EXTENSIONS

The proposal incorporates alterations to the existing main building, a single storey seaside extension (replacement) and a new single storey extension towards the garden.

Alterations to the Main House

We propose to preserve the unique railway carriages, dating back to the 1870s. The utility room and WC are now located in the new garden extension to allow for a large open plan kitchen. A large, horizontal 'drop down' window allows views from the kitchen and living area over 'the Dell'.

Seaside Extension

The existing UPVC extension is to be replaced. The new extension takes up the height of the existing roof and extends the living area towards the seaside wall. A large 'drop down' window allows views over the shingle out onto the sea. Glazed doors open the room to two decked areas.

The dual aspect of the living room is underlined by the two opposite windows, letting light, views and air flow through the building - living between sea and garden.

Garden Extension

The proposed extension replaces the former outbuildings, which include one bedroom. The footprint of the existing dwelling is only slightly increased.

The new timber clad extension has the clear, simple and recognizable shape of a beach hut. It is subordinate to the main house in scale and height and is set back from the road and beach to not impose on them.

The new extension accommodates a bedroom with dressing room, a shower room, 2 WCs, a utility room and the new entrance area.

The FFL of 5.14 m AOD is a significant improvement of the FFL of 4.15 m AOD of the existing bedroom.

To counteract the raised floor level a very modest room height and a shallow pitch (as existing) were chosen to keep the height of the building as low as possible - to minimise its impact on neighbouring properties and to keep it in line with the characteristics of the Pagham Beach Estate.

Large sliding doors in the South West elevation open from the bedroom onto a veranda, which connects to the slightly raised garden. Sliding timber screens on the veranda offer adjustment to sunlight and weather.

The main entrance to the house is via the timber decked veranda, which is reached by three steps from the raised ground of the garden.

The skylight over the entrance area is purely for light purposes, which cannot be achieved otherwise. The three small roof lights in the WC, shower and utility room were chosen to avoid overlooking of the neighbouring property. Narrow skylights 'catch' the morning light.

Under the extension is a basement for the storage of boats and bicycles and not for habitation. The FFL of the basement lies in average 1.2m under the existing ground level. Boats can be brought in from two sides through a 'slot in the wall', from the beach via a temporary ramp and from the parking area. Pedestrian access is via 4 steps from the parking area.

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The building is made up of different shapes, which reflect the various phases of extensions. The external finish underlines the shapes. The main house is mainly kept in white pebbledash/render with vertical timber cladding to the garden elevation to accommodate the 'drop down' window. The new extension is clad with horizontal timber boarding.

The outside space is mainly kept as one modulated garden. Timber decked areas are located towards the sea and to the East and replace concrete slabs. To the West is a shingle path with local vegetation.

The one on site parking space is retained. Access is improved by the adjustment of levels. The existing access to the property is by a flight of eight steps, which is now reduced to three. The pedestrian access to and from the beach is retained.

Sabine Kunze, 24.05.2011