

DESIGN AND ACCESS STATEMENT

Proposed Managers Live-Work accommodation unit. Part change of use of existing Amusement Arcade, 129 East Front Road, Pagham PO21 4SX. (Permission Previously Granted 10th Feb 2011. Ref: P/107/10)

1. Assessment of physical context

The site is located immediately to the north of the junction of East Front Road, Beach Road and West Front Road in the village of Pagham.

The site is set within the well-established residential settlement policy area and is immediately adjacent to existing storey detached dwelling to the north east and north west.

On the opposite of Beach Road is a private members social club and on the opposite side of the East Front Road are single storey dwellings set on the defensive shingle bank protecting the Pagham Beach Estate.

The existing amusement arcade building is a single flat roofed modern structure comprising of brick elevations with shiplap boarding facias under a large felted roof. There is a rendered 2-bedroom single storey dwelling unit (129 East Front Road) attached to the amusement arcade on the north east elevation which currently serves as the applicant's accommodation and is attached via an internal door opening to the amusement arcade. The dwelling is of substandard construction.

The amusement arcade has direct access onto the public footpath serving Beach Road and partial access onto the small section of public footpath serving East Front Road.

There is an enclosed rear courtyard and covered workshop area immediately adjacent to the dwelling which is accessed directly off East Front Road via metal gates.

The boundaries are made up of close-boarded timber fencing where not formed by the building itself.

The site does not benefit from any garden or amenity except that provided by the rear courtyard and hardstanding.

The single storey dwelling currently occupied by the applicant is leased from family relatives whereas the amusement arcade is owned solely by the applicant.

2. Social/economic context and planning context

The amusement arcade is formed of stock brickwork external walls under a large flat roof typical of functional properties constructed in the later part of the 20th century.

The windows and doors to the amusement arcade are all painted or stained timber.

The building has been solely as an amusement arcade since it was constructed and has been in the same family ownership since that date.

The current owner and applicant reside in the single dwelling attached to the arcade in a live-work relationship giving 24hr access to maintain and run the business.

The attached dwelling is owned by applicants' parents who have sought and gained approval for a detached replacement dwelling on the site of the current attached dwelling and associated workshop and hard standing areas.

The applicant has been given notice to vacate the dwelling but would like to retain the same live-work relationship which is essential to the successful running of his business.

The proposal is therefore to replicate the current live-work relationship by the converting part of the existing amusement arcade into self-contained 2-bedroom dwelling unit/ managers accommodation. The current arrangement of raised floor levels between the requirements of the PPS25 without increasing any flood risk to the occupants.

As the applicant currently lives and works in the same location there will be no increase in either vehicular or pedestrian access. The applicant's vehicle is currently parked within the large car park located to northern end of Beach Road, which is also owned by the applicant's family.

Provision for the storage of refuse and recycling waste has been made together with a secure cycle rack and an area of amenity to the north of the proposed dwelling unit.

3. Involvement of local interest

No local groups or statutory body were consulted on a format basis prior to this submission.

4. Evaluation

The impact of the proposed development will result in a reduction of floor area for assembly and entertainment and an increase of residential floor area, albeit with a net gain in a development floor area of nil. On a like for like basis the development will not create any new footprint or floor area.

5. Design principles

It is proposed to raise the internal floor level of the existing building within the proposed dwelling unit to a level nominally above that of the existing attached dwelling occupied by the applicant in a similar live-work relationship. As a result, the existing flat roof construction is too restrictive and it is proposed to slightly raise the section of flat roof over the proposed dwelling unit to accommodate adequate headroom in the dwelling. The raised roof element will be formed by the extending the timber clad fascia and forming a slightly pitched flat roof in highly insulated profiled metal sheeting to fall back onto the amusement arcade roof.

The roof will incorporate two roof lanterns to allow for natural daylight into the centre of the proposed dwelling whilst reducing the requirement for numerous windows in the external walls of the building, especially those facing East Front Road.

The external walls facing North East and North West have a minimal number of opening windows and doors to provide some natural daylight and ventilation to the dwelling.

The dwelling unit has been carefully designed to provide the least impact both visually and in terms of amenity to the surrounding character of the area into the existing amusement arcade.

6. Amount of development

The proposal is to provide a 62 square meters single storey 2-bedroom dwelling unit within the footprint of the existing amusement arcade. The 62 square meters loss of assembly/ entertainment space would be a simple trade off to residential.

7. Layout

The orientation of the proposed dwelling within the amusement arcade is determined by the space available and the structural layout of the supporting structure.

The kitchen/ living space will be located to East Front Road with the bedrooms towards the rear adjacent to the other residential properties surrounding the site.

8. Scale

The scale and shape of the live-work dwelling is dictated by the current building and the minimal changes required to achieve the raised floor level and headroom in the dwelling to ensure that the occupants are at no greater flood risk than that in the existing attached dwelling.

The dwelling at 62 square meters is a modest proposal 2 double bedrooms, a bathroom and living room/ kitchen.

9. Landscaping

The small amenity and garden area serving the dwelling has been formed in the 2m space to the proposed boundary on the North East elevation and the rear on the North West elevation.

The garden will be planted with shrubs in the raised planters as indicated on the drawing.

10. Appearance

The site has vehicular access via Pagham and Bognor Regis to the A27 running along the South coast.

There are regular local bus routes within walking distance of the property and a train station serving the south coast mainline in Bognor Regis.

The property will benefit from all of the current facilities required to help registered disabled people access and enter the house with firm and even access across the site and level thresholds at the major points of entry to the property.