

Design and Access Statement

In support of the planning application for the construction of a
replacement bungalow at

31 Lagoon Road, PO21 4TQ



31 Lagoon Road, existing bungalow

CONTEXT

31 Lagoon Road is situated on the southern side of Lagoon Road.

The existing properties on the site include a 2 bedroom bungalow, a detached garage and an out-building. All are in very poor condition.

The properties are situated on a plot approximately 12m wide and 34m deep.

The previous planning application states that both neighbouring bungalows are larger replacements. The site is well screened by vegetation. The fencing has been damaged and will be replaced as part of the proposal.

There are no trees in the vicinity that will be affected by the proposal.

DESIGN and LAYOUT

The proposal is for a modest replacement 2 bedroom bungalow which runs to a total floor area of 153m², including decking. This remains below the 45% development threshold in accordance with the Pagham Neighbourhood Plan.

The proposed bungalow is set back from the road as per the existing and neighbouring bungalows.

The bungalow will be set in from the site boundary to the North and South. A new boundary fence will be erected to the South to replace the fence which was destroyed by strong winds.

The proposed bungalow roughly follows the existing building footprints. It is slightly larger in footprint but maintains a similar sized private garden to the rear due to the demolition of the existing outbuilding.

There will be adequate parking for up to 2 cars on the property as well as sheltered cycle storage space alongside the North elevation of the bungalow.

The bungalow sits on the boundary of flood zone 3, the floor level will be raised 600 mm off the ground as a precautionary measure.

SUNSTAINABILITY

Environmental considerations are central to the design of the bungalow. As such the following considerations have been made.

Where possible, all materials from the demolition of the existing bungalow and outbuilding will be reused. Salvaged timber will be re-used to build the new structural frame and rubble will be used for the new foundations and floor slab.

The bungalow will be a timber framed construction with straw bale infill and a natural clay and lime render to the outside and inside. The back elevations will be clad with reclaimed timber.

Straw bales are an incredibly sustainable construction material with excellent insulation properties providing high carbon savings. Both the straw bales and additional timber will be locally sourced to reduce embodied carbon. All other insulation materials used (for example for the roof and internal walls) will be natural materials.

As part of our commitment to a low carbon and sustainable future in the construction industry we will be working with the School of Natural Building during the straw bale construction phase. This will see our construction site being used to give students practical experience in building with straw.

Solar panels on the southern facing portion of the roof will generate electricity both for use by the bungalow and to contribute to the national grid.

Efficient water and heating technologies will be used throughout.

Windows will be triple glazed while a generous overhang will prevent excessive solar gain from southern facing windows.

Provisions will be made for rainwater collection.

SIZE, SCALE APPEARANCE and VISUAL IMPACT

The size, scale and appearance of the new dwelling responds to and is in keeping with the surrounding area. Materials are in keeping with the visual character of the surrounding area.

The proposed bungalow will be higher than the existing due in part to the aforementioned raised ground floor level for flood prevention, however it does not exceed roof heights of bungalows further along the street (e.g. 21 Lagoon Road)..

The footprint of the bungalow has been carefully considered to follow the existing footprint so as to minimise the impact on neighbouring plots.

From the street, the roof is oriented across the site continuing the line of neighbouring bungalows and the pitch of 27 degrees is in keeping with the area which rarely exceeds 30 degrees.

The entrance to the bungalow is centred on the front facade in accordance with the street scene. In addition the asymmetry of the windows design is simple while reflecting the asymmetry of the building's footprint to the back.

The strategies ensure the size, scale and appearance of the building is in keeping with the character and existing pattern of development of the area.

ACCESS AND LANDSCAPING

The proposal provides two car parking spaces as well as ample cycle storage space.

EV charging station provided to front of property.

Boundary fences to the South will be replaced/repared with the same where they have been damaged.

The new dwelling will meet current accessibility requirements of Approved Document M.