

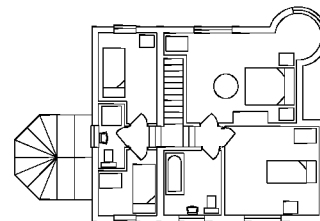
Surveyors and Designers

Building design

Planning

Surveys

Glazed structures



Bryceson Shaw Associates

2 Wellesley Court, Fitzalan Road,
Littlehampton, West Sussex BN17 5JW

Pagham Beach Club, 2 West Front Road, Pagham PO21 4SY
Design and Access Statement

Our ref.: 2730
07/03/2021

Proposal

The proposal is to convert part of the premises to a residential holiday let by internal alterations, the remainder will be retained as a smaller club.

Layout and scale:

The proposal is in keeping with the scale and diversity of Pagham beach front houses. The overall site area is 890m² with the club building being 265m² in footprint. The proposal seeks to convert 139m² to a holiday let. The majority of the site is in flood zone 2.

Appearance:

The appearance of the building will not change externally except for 1 window being altered and 1 being installed, both windows and rooms then comply with building regulations.

Setting:

The setting is Pagham beach front. Schools, shops and public transport are all within walking distance of the site.

Landscaping:

There is no potential for landscaping except the formation of some amenity space where bicycles can be stored.

Amount:

The 139m² proposed provides a comfortable apartment with 3 bedrooms.

Access:

The accommodation will be designed with access and internal layout complying with part M of the Building Regulations. The site is essentially flat.

The club owns the car park and spaces will be allocated to the apartment.

Emergency services access is considered adequate to all parts of the buildings and site.