

Design & Access Statement

Thomas A'Beckett Cottage, 2 Pagham Road, Pagham, PO21 4NP

05/07/2020

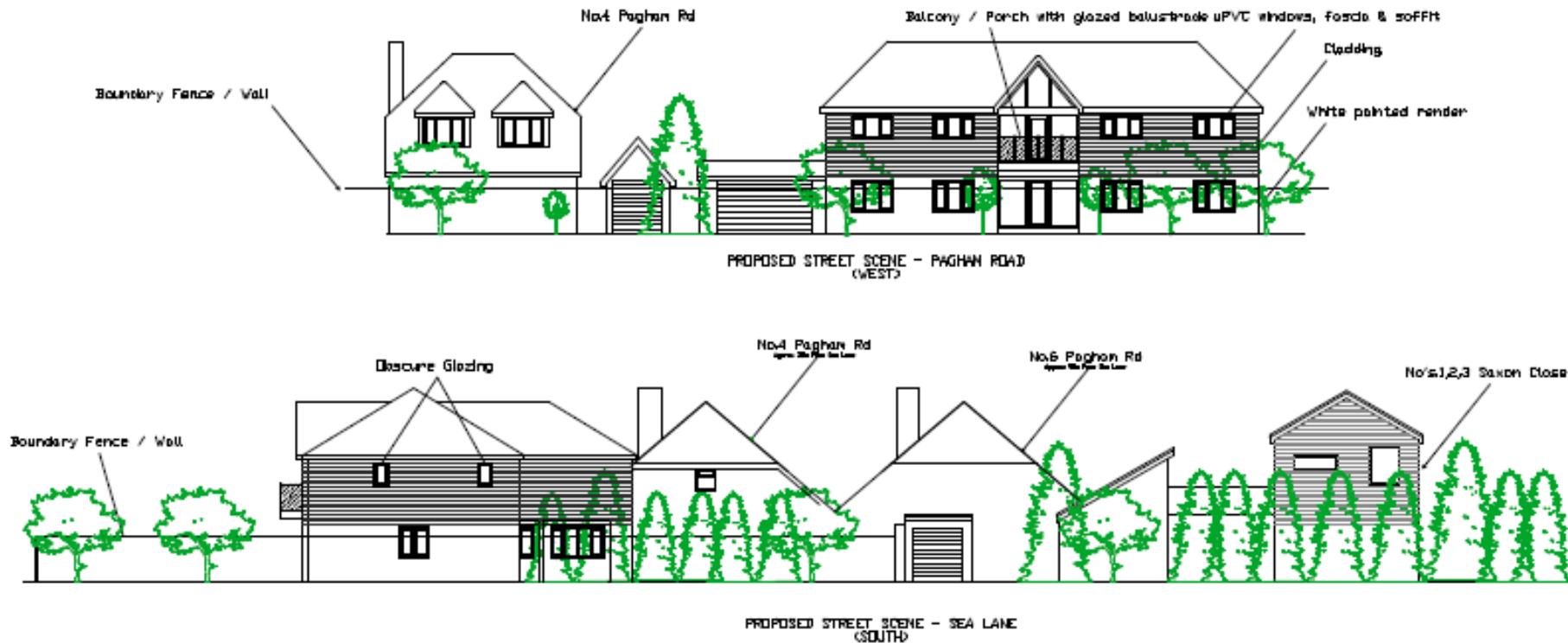
The residence at 2 Pagham Road is a single storey family home on the corner of Sea Lane and Pagham Road. To the North of the property is 4 Pagham Road, a 2 storey house, and to the East is 1,2,3, Saxon Close, also a 2 storey building. To the West are open fields, and to the South a commercial barn building part of the Church farm holiday park development.

The property also benefits from off-street parking to the front of the property, which can accommodate in excess of 4 motor vehicles. This is retained in the proposal. The rear of the property is a garden area, including the location of an in-ground swimming pool.



Ref drawing E001

The proposal is to extend the property via a 1st floor extension such that 5 bedrooms can be accommodated on the additional floor, along with bathroom facilities, providing for a larger family home, and improving the energy efficiency of the building. The scheme is designed to simplify the roofing structure, including the integration of the currently detached garage into the main building, and marginally reduces the footprint of the building, whilst moving further away from the public highway. The roofline has been designed to blend into the street scene from both roads, reflecting the ridge heights of the immediately neighbouring properties.



Ref drg. P003

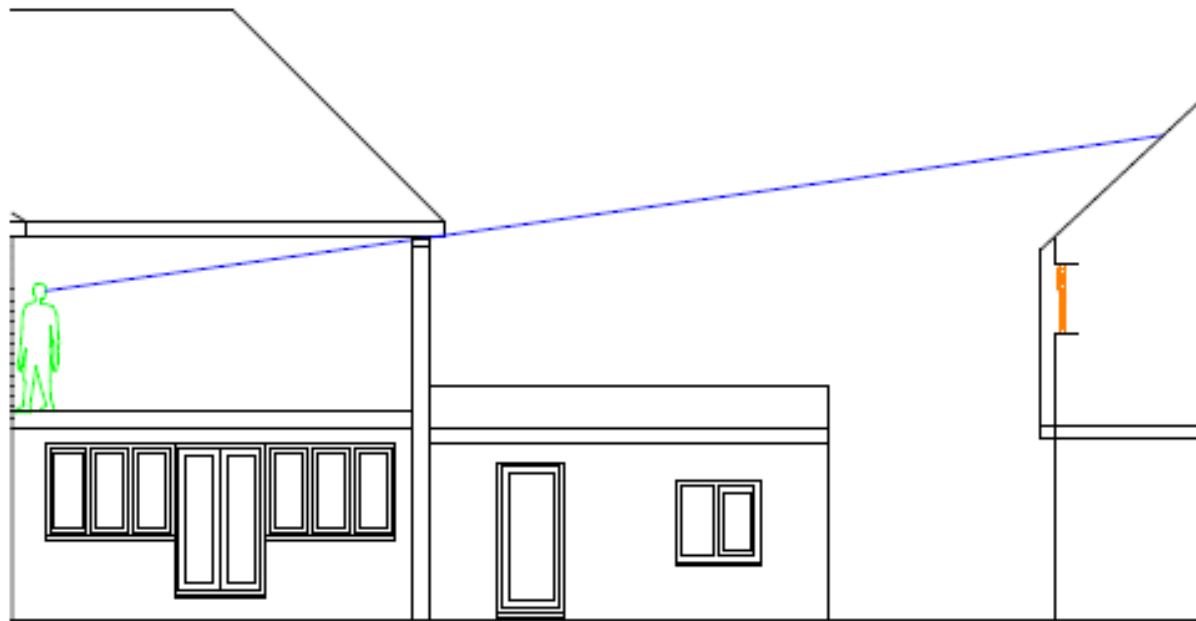
The proposal includes the demolition of existing pool housing and existing detached garage, which is replaced with an integral building.

The existing total footprint is **328.4m²**, and the proposal reduces the footprint to **279.6m²**, a **reduction of 14.9%** of the footprint by area.

Reduction of the non-porous, hard standing area (tarmac) at the front of the property, returning approx. **125m²** to garden laid to lawn and planting with associated drainage benefit.

The materials proposed are commensurate with the surrounding buildings, but with a modern interpretation, with the walls to be part rendered and white painted from ground level to above ground floor window height, and then a cladding board is proposed to the first floor level. The provision of a central glazed entrance section brings a contemporary feel.

The roof is from a concrete or slate tile. Windows to side elevations are for bathrooms / shower-rooms and are obscure glazed accordingly. All other windows are positioned such that over-looking is not a concern. To the rear, at first floor level, to the property in Saxon close, a distance of approximately 30m between facing windows. To the side, at 4 Pagham Road, which has a side window in the flank wall, this is obscured by a side wall to the balcony, exceeding 1700mm level (ref drg. P006), without reducing light into the neighbouring window.



SECTION C-C

Ref drg. P006