

Design and Access Statement

64 Harbour Road, Pagham, Bognor Regis West Sussex PO21 4TD

Revision Date: 08 07 2014



Image 1: Existing front elevation of No. 64 Harbour Road.

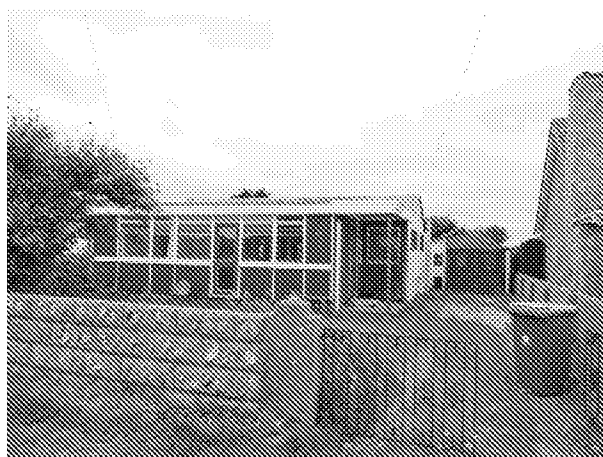


Image 2: Existing front elevation of No. 64 Harbour Road.

1.0 ASSESSMENT OF PHYSICAL CONTEXT

- 1.1 The site No. 64 Harbour Road is located in the Pagham on the south side of the southernmost road called Harbour Road. The site lies within an Area of Special Character where development must be sensitive to the characteristics of the special character and within the coastal protection area. The proposal is for a replacement of a substandard dwelling with a more contemporary dwelling.
- 1.2 The coastal strip of the dwellings at Harbour Road has a variety of styles, heights and materials – with no particular style being prevalent. The dwellings in Harbour Road are mostly old and sub-standard but some are gradually being replaced with the more modern style dwellings.
- 1.3 The existing dwelling fronts onto the northern side of Harbour Road. The Harbour road has a road width of approximately 6 metres and is lined on both sides with mainly bungalows with reasonable land spaces at the rear. The rear garden is mainly level but slopes gently toward the rear boundary.
- 1.4 It would appear that similar development sites nearby to the proposed site have been advised and allowed for the risk of flood by tidal surge by raising the ground level above the existing ground level. For this reason the proposed internal ground floor level will be raised 600 mm above the ground level as this has been recommended for similar properties.

2.0 PLANNING CONTEXT AND EVALUATION

- 2.1 The site is one of the many existing residential plots along Harbour Road. The current dwelling has been sat vacant for few years and the applicant seeks to replace the existing substandard dwelling with a new dwelling to reflect the growing trend of modern dwelling replacement along the road.
- 2.2 The site offers limited opportunity for any development other than that as proposed. The amenity of both the adjoining properties has been taken into account with proposal being staggered at the rear to protect the 45 and 60 degree visibility splay of both No. 66 and No. 62.
- 2.3 The finished ground floor levels of the property are set to at least 600mm above existing ground level for surge flood protection. The reason for this is to safeguard the development from tidal flood risk.

3.0 DESIGN PRINCIPLES

- 3.1 The main use of the proposal is residential to fit in with the surrounding area.
- 3.2 The design is modern in approach which reflects the approach of other redevelopment projects near the proposed site.

4.0 AMOUNT OF DEVELOPMENT

- 4.1 The main dwelling will be a three bedroom house and a loft space (bedroom) with a footprint that comfortably sits on the site without affecting the neighbours' views. It is a low density single family unit.
- 4.2 The amount of the development is consistent with the general density of the development in the immediate surrounding area and the scale, mass and siting of the new proposal are consistent with that in the locale.

5.0 LAYOUT

- 5.1 Generally the building will be a modern design with large doors open to the views of the rear garden. It is hoped to create an up to date beach house blending in with the increasing upgrading contemporary buildings. Please refer to block plan 1:500.
- 5.2 The footprint of the building comfortably sits in the gap created by the existing massing of the immediate neighbours' houses. The footprint was carefully designed so that the neighbours' privacy will not be affected.

6.0 SCALE

- 6.1 Careful consideration has been given to the accommodation being laid out to minimise any impact on the adjoining neighbours. The proposed dwelling's floor to ceiling heights have been kept to a minimum in order to keep the roof height to a minimum.
- 6.2 Roof pitches of the surrounding dwellings rarely exceed 30 degrees and the buildings are almost all entirely detached. The proposed dwelling is in accordance with these special considerations in that it is detached with a roof pitch of 30 degrees.

7.0 LANDSCAPING

There will be new low maintenance hard and soft landscaping at the front, side and rear of the property.

8.0 APPEARANCE

- 8.1 The proposed appearance is contemporary to fit in with its surroundings and has been designed to reflect the design styles of the existing modern houses already permitted.

- 8.2 The building will be constructed to a high standard using material appropriate for a marine environment. The external materials used are render and cladding walls with mixture of glass and aluminium windows and doors.
- 8.3 If required, the exact materials would be submitted as part of any conditional planning permission.

9.0 ACCESS

- 9.1 Pedestrian and vehicular access will be from the northern side of the site from the road and will be in line with current local authority standards.
- 9.2 The proposal will not alter the prospective users gaining access to the development from existing transport network. Vehicle and pedestrian movements within the site remain unaffected.

10.0 ENVIRONMENTAL ISSUES. CODE LEVEL FOUR (MINIMUM)

- 10.1 It is proposed that the new dwelling will be as eco friendly in the design and construction as possible. It will incorporate rainwater harvesting for grey water usage and external landscape, PV panels, high insulation in construction, solar water heating, air source heat pump for under floor heating, triple tinted glazing to minimise heat loss, led low energy lighting internally and externally, use of sustainable materials in construction. Waste on site to be minimised in site management.
- 10.2 The Pre-assessment report to achieve minimum Code Level Four for the Code of Sustainable Development Report will be provided if required.

Examples of the surrounding recent contemporary dwellings near the proposed site.



Image 3: Front elevation of No. 80 Harbour Road.



Image 4: Front elevation of No. 75 West Front Road.