

DESIGN AND ACCESS STATEMENT

IN SUPPORT OF

PLANNING APPLICATION

FOR A REPLACEMENT DWELLING AT

78 HARBOUR RD, PAGHAM

REF: 1553_PA01_DAS

AUGUST 2019



1.0 Introduction

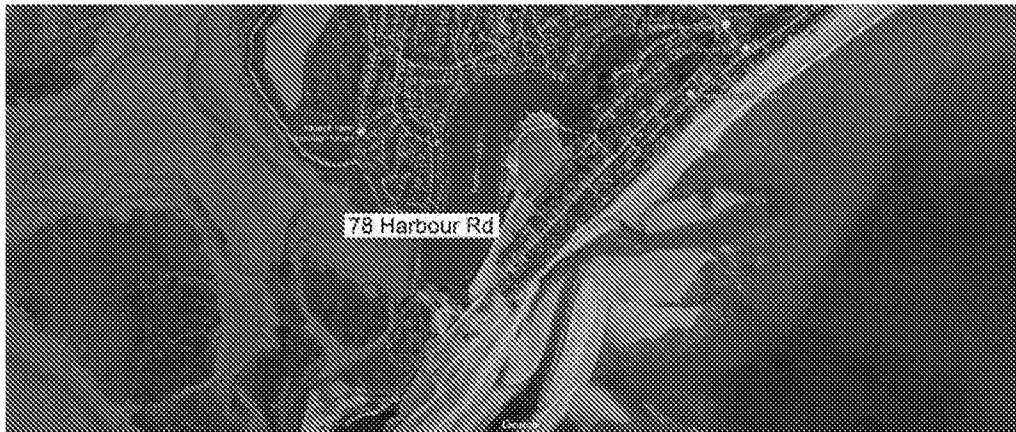
1.1 This design statement has been prepared to explain the rationale for the design of a proposed replacement dwelling at 78 Harbour Rd, Pagham, PO21 4TD and should be read in connection with the drawings submitted with the application.

1.2 The proposal comprises:

- a) Demolition and removal from site of the existing dwelling, including railway carriage, and out buildings / sheds.
- b) Construction of a contemporary residential dwelling

2.0 Site Assessment

2.1 78 Harbour Rd is located to the South West side of Pagham & Pagham beach.



Location of 78 harbour Rd, Pagham in context (google maps)



78 harbour Rd, Pagham (google maps)

2.2 The site area is approximately 515m².

2.3 The existing dwelling is in a poor state of repair and is not energy-efficient. The proposal is to replace the existing dwelling by a more sustainable new structure.

2.4 The adjacent property at 80 Harbour Rd is a replacement dwelling that is relatively new, having been constructed within the last 10 years. Planning reference number P/36/10/



80 harbour Rd, Pagham (left) and existing 78 Harbour Rd (right)

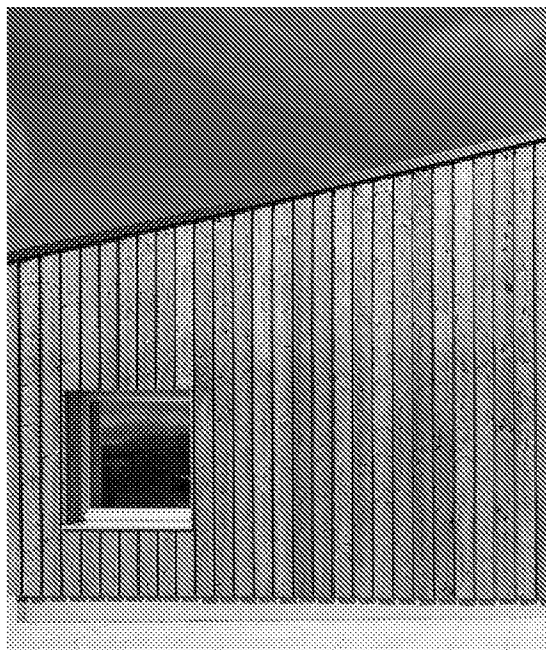
2.5 Harbour Road is a residential area, characterised by its varied architecture and range of development styles. The properties are predominantly single storey detached dwellings on large plots.

2.6 The use of materials also varies considerably along Harbour Rd and the area generally. These include:

- a. Walls: facing brickwork, render, timber and composite cladding, and powder coated metal cladding.
- b. Roof: Pantiles, concrete tiles, natural slate, mineral felt and powder coated metal sheets.
- c. Windows and doors: uPVC, timber and aluminium.

3.0 Appearance and scale

- 3.1 The principle considerations for the design have been scale, impact on the neighbouring properties, and impact on the street scene.
- 3.2 With regards to scale, a topographical survey was carried out in order to accurately survey the ground levels and height of the adjacent properties.
- 3.3 The impact on adjacent properties has been carefully considered and incorporated into the design by the following:
- a. The proposed dwelling has been kept a minimum of 1.2m from both side boundaries.
 - b. The skillion type roof design maintains low eaves heights on the boundaries with the introduction of the central flat roof element reducing the overall height of the proposed dwelling.
 - c. Side facing windows have been restricted to one either side to prevent unnecessary overlooking.
- 3.4 Proposed finishes are shown on the drawing but in summary these are:
- a. Walls: Larch vertical timber cladding and self-coloured render
 - b. Roofs: Powder coated metal sheeting (pitched roofs) and EPDM single ply membrane (flat roof).
 - c. Windows: Powder coated aluminium



Larch cladding and window detail

- 3.5 Although the proposed materials are not generally used widely in the area there are an increasing number of replacement dwellings (that have been granted Planning approval) that are

incorporating these materials into their design to provide a modern contemporary appearance.

Some of the most recent include:

- a. 10 Harbour Road, Pagham - P/37/19/PL
- b. 3 Sandy Road, Pagham - P/1/17/PL

4.0 Access

- 4.1 The proposal incorporates off street parking provision for 2 vehicles. The parking area will be finished in shingle.
- 4.2 The finished floor level (FFL) of the proposed dwelling will be 5.20 AOD. The proposal incorporates a raised / ramped timber walkway from the highway to the property entrance. A level access threshold to the front door will be provided in accordance with Part M of the Building Regulations.



Design concept for proposed timber walkway

5.0 Flooding

- 5.1 Flood Risk: The site is located within Flood Zone 1, with a very low risk of flooding from rivers or the sea. The site is also at very low risk of flooding from surface water (please refer to the enclosed extracts from the Environment Agency published on the 'Long Term Flood Risk' .GOV website) please see appendix 1.
- 5.2 Surface Water Drainage: All new surface water drainage systems will be designed in accordance with the hierarchy specified within the Building Regulations, using sustainable urban drainage systems (SuDS) i.e.: Infiltration via soakaway.

Surface water drainage systems will be designed to accommodate all storms up to the 100 year storm event, with a 40% allowance for future climate change.

5.3 Irrespective of the potential flood risk it is still proposed to incorporate flood resistance and resilience measures as follows:

- a. All electrical sockets / fittings to be dropped from above and located min. 450mm above FFL (as per Building Regulations Part M).
- b. Internally - gypsum plaster to be replaced with a concrete render alternative and water resistant paint on internal walls; new boiler and water storage installed above flood level;
- c. Externally – walls rendered resistant to flooding; manhole covers will be secured;
- d. Proposed floor to be of suspended concrete construction with non-perishable finish.

6.0 Biodiversity

6.1 Arun Biodiversity Checklist – see Appendix 02

6.2 As part of application P/53/10/ on the adjacent site of 80 Harbour Rd, Pagham the Environment Agency required the provision of a minimum 3m buffer zone alongside the entirety of the property's wetland reach to the North West of the site. As such we have included a similar buffer zone on this applications site. The buffer zone (hatched in green on drawing 1553_210) will be maintained for the duration of the construction phase. The area will be fenced with Heras fencing which will prevent the area being accessed by contractors. All site access will be via Harbour Road.

6.3 On completion of the construction phase the garden, including the buffer zone, will only be planted with indigenous non-invasive species. The existing shingle will be retained throughout the site.

7.0 Evaluation and Conclusions

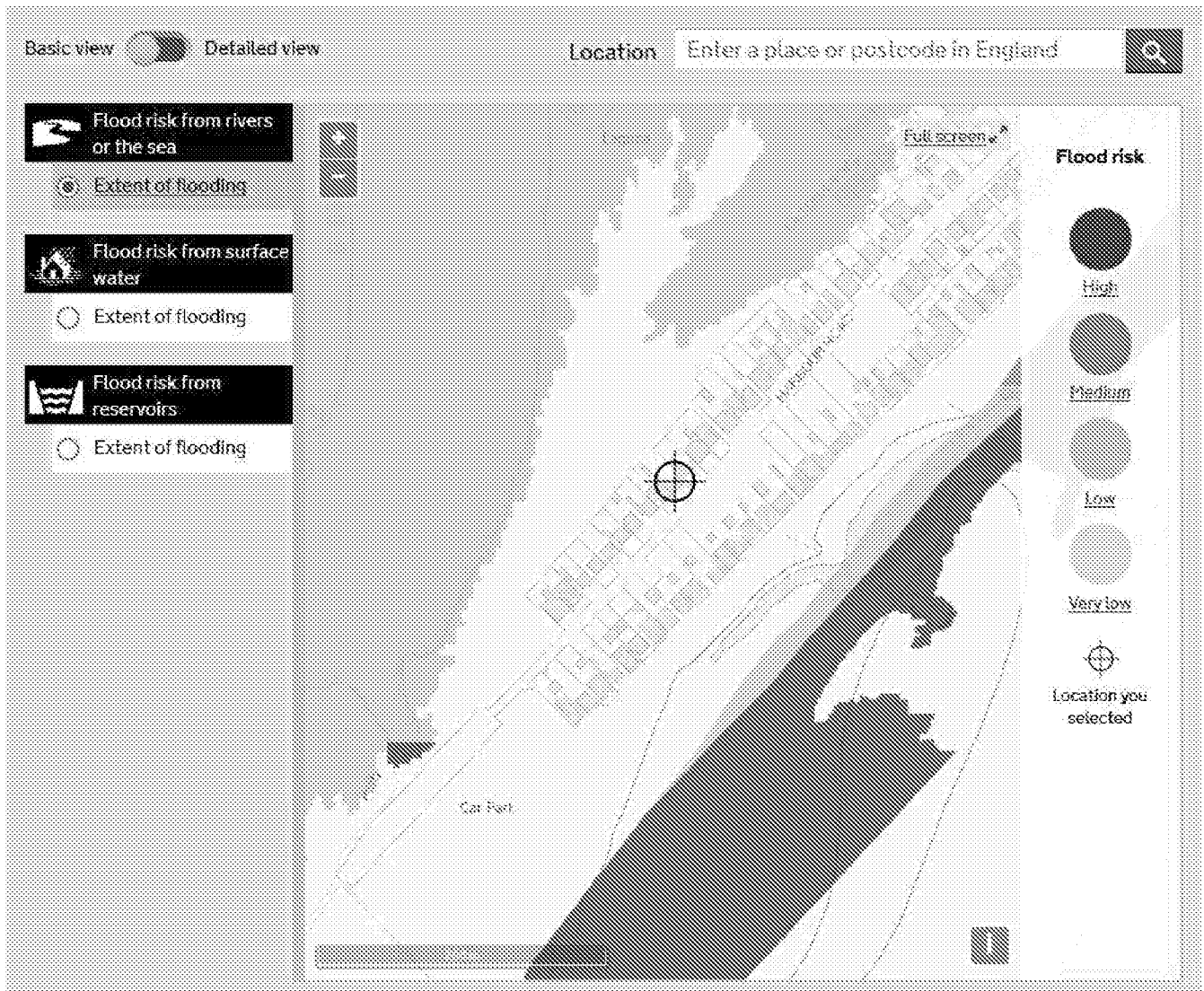
7.1 The principle of a single replacement detached dwelling on this site is considered acceptable in Policy terms.

7.2 The proposal full accords with the Design Criteria set out for the Beach Estate in the 'Pagham Village Design Statement'.

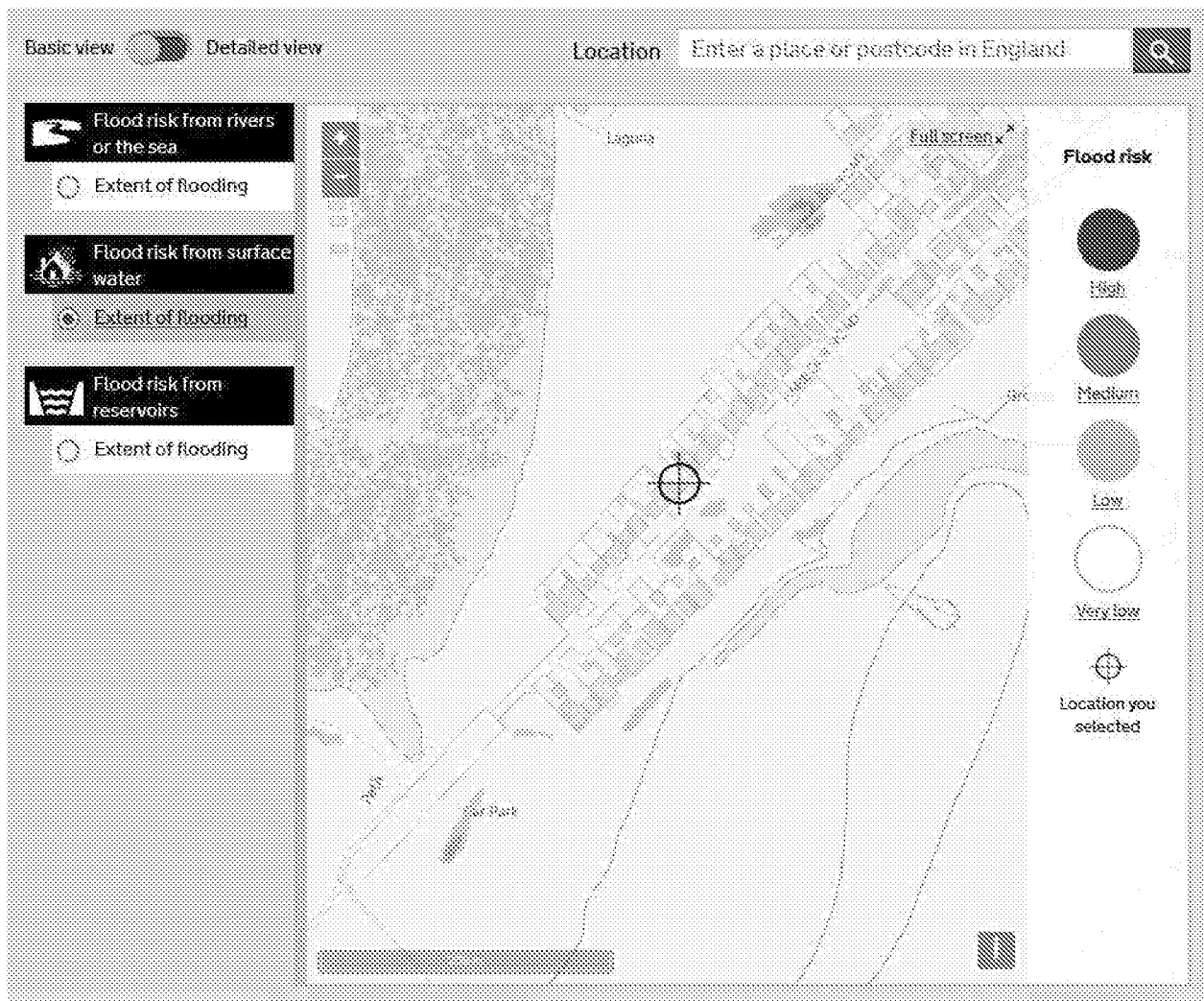
7.3 The main issues of scale, impact on neighbouring properties, and impact on the street scene have been carefully considered in the design as noted above.

- 7.4 The existing properties along Harbour Road are distinctive through their variation in style. It is suggested that the proposed design sits comfortably in the street through careful design, consideration of scale, and reference to adjacent buildings.
- 7.5 Bearing in mind the above and giving careful consideration to the issues it is suggested that the application should be supported and approved.

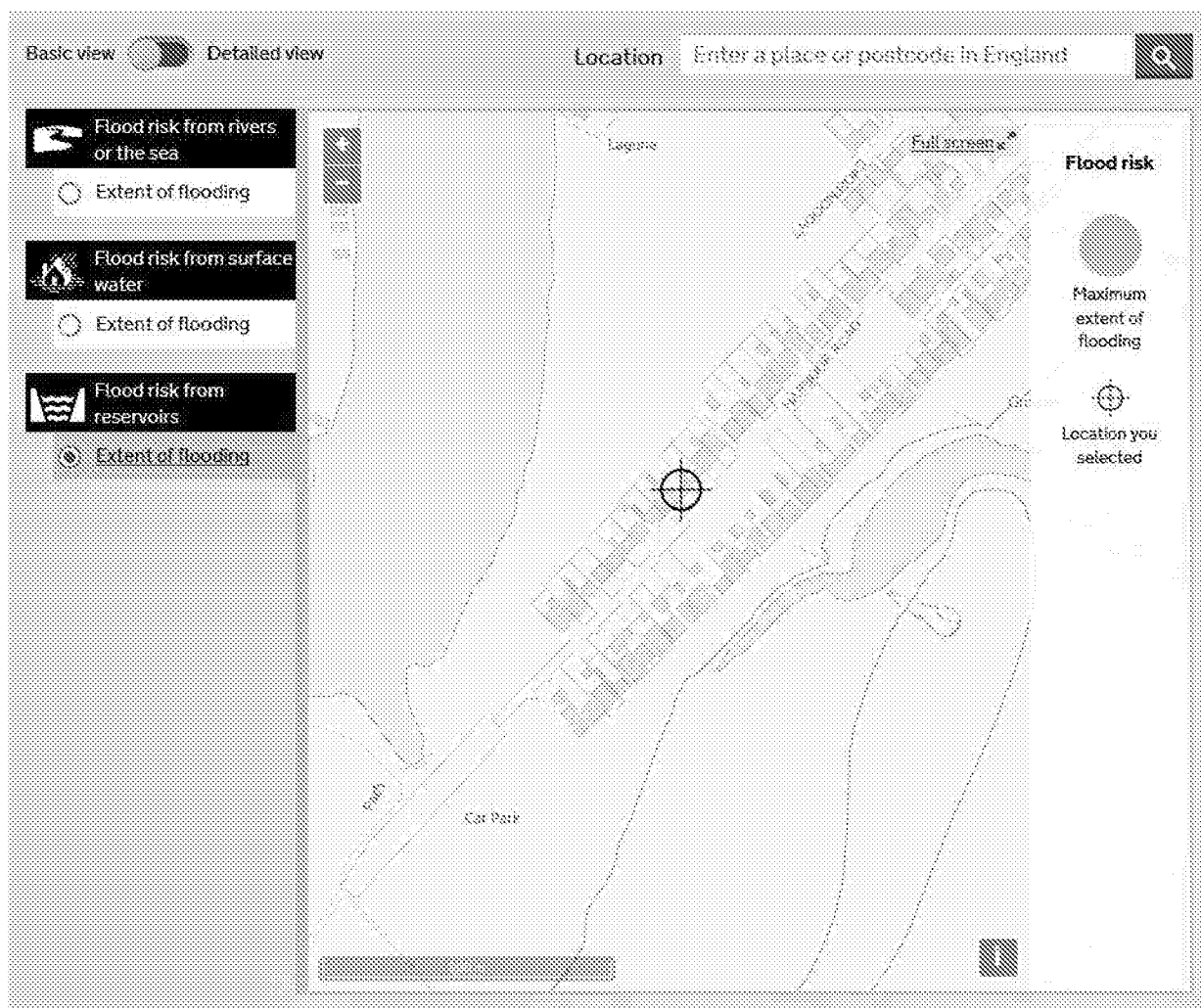
APPENDIX 01



Flood risk from rivers or the sea



Flood risk from surface water



Flood risk from reservoirs

APPENDIX 02



BIODIVERSITY CHECKLIST

Please complete this form having regard to the Biodiversity Checklist Notes, which can be found at:
<http://www.arun.gov.uk/biodiversity-checklist>
 If you tick Yes, you must provide supporting information/statement with the application. If
 you do not the application will be held as invalid until you do so.

Site Address/Application Reference Number:

Bats

YES

NO

Has the site been surveyed for bats?

☐

☒

Are there any structures on site which have the potential to support roosting bats?

☐

Structures with high potential include all agricultural buildings, buildings with weather boarding, tunnels, mines, ice houses, bridges, cliff faces with crevices and woodland. Further guidance can be found in 'Bat Surveys: Good Practice Guidelines' available from www.bats.org.uk and the Bat Mitigation Guidelines available from: <http://www.naturalengland.org.uk/ourwork/regulation/wildlife/species/bats.aspx>

Are there any trees on the site which have the potential to support roosting bats?*

☐

☒

Trees with high potential to support roosting bats include old and veteran trees and any tree with cracks or crevices. Where appropriate, foraging and commuting routes should be incorporated into the design of the scheme. Further guidance can be found in 'Bat Surveys: Good Practice Guidelines'

Barn Owls

YES

NO

Has the site been surveyed for barn owls?*

☐

☒

Is there any evidence of barn owls nesting on or near the site or are there suitable nesting areas on the development site?*

☐

☒

Barn owls often nest in farm buildings, dovecotes, bale stacks, hollow trees and a wide variety of derelict buildings. Barn owls require habitat which supports high number of small mammals including pasture, hedgerows and woodland. Further information can be found at <https://www.gov.uk/guidance/construction-near-protected-areas-and-wildlife>

Breeding birds

YES

NO

Has the site been surveyed for breeding birds?*

☐

☒

Will areas of hedgerow/scrub/woodland/trees or other features likely to be used by nesting birds be affected by the proposal?*

☐

☒

If 'Yes' then mitigation measures to ensure occupied nests are protected should be included with the application.

Badgers

YES

NO

Has the site been surveyed for badgers?*

☐

☒

Is there any evidence of badgers on or near the application site?*

☐

☒

Are badgers commuting through the site to foraging areas?*

☐

☒

Badgers use a wide variety of habitats and setts can be found in hedgerows, woodlands, scrub and field margins. Where appropriate, safe routes to foraging areas should be incorporated into the development proposals. Further information can be found in 'Badgers and Development' available at:

<http://www.naturalengland.org.uk/ourwork/regulation/wildlife/species/badgers.aspx>

Updated 11/05/16

	YES	NO
Dormice		
Has the site been surveyed for dormice?*	☐	☒
Is there suitable habitat for dormice on, or close to the application site?*	☐	☒

Dormice are found in a variety of habitats including ancient semi-natural woodland, scrub, young plantations (both broadleaved and coniferous) and hedgerows. Occasionally they are recorded in gorse scrub, heathland and alder trees in reedbeds.

<https://www.gov.uk/guidance/hazel-dormice-protection-surveys-and-licences>

	YES	NO
Great crested newts		
Has the site been surveyed for great crested newts?*	☐	☒
Is there suitable habitat for great crested newts on, or close to the application site?*	☐	☒

Great crested newts are often recorded in ponds, reedbeds, ditches and mineral workings. Terrestrial habitat used by newts is varied and includes semi-natural grassland, woodland, hedgerows and pasture and are often found in urban sites including gardens. Further guidance on great crested newts can be found in the Great Crested Newt Mitigation Guidelines from:

<https://www.gov.uk/guidance/great-crested-newts-protection-surveys-and-licences>

	YES	NO
Reptiles		
Has the site been surveyed for reptiles?*	☐	☒
Is there suitable habitat on the site for reptiles?*	☐	☒

Reptiles use a variety of habitats including rough grassland, heathland, allotments, scrub, brownfield sites, field margins and abandoned gardens. Further information can be found at:

<https://www.gov.uk/guidance/reptiles-protection-surveys-and-licences>

Updated 11/05/16