

DESIGN & ACCESS STATEMENT

Proposed Managers Live-Work accommodation unit.

RESUBMISSION OF P/107/10 – Amendments following the construction of adjacent dwelling approved under P/37/08

Change of Use of part of existing Amusement Arcade, Beach Road, Pagham PO21 4SX

1. ASSESSMENT OF PHYSICAL CONTEXT

The site is located immediately to the north of the junction of East Front Road, Beach Road and West Front Road in the village of Pagham.

The site is set within the well established residential settlement policy area and is immediately adjacent to single storey dwellings to the north east and north west.

The existing amusement arcade building is a single storey flat roofed modern structure comprising brick elevations with shiplap boarding fascias under a felt flat roof.

There was a single storey dwelling attached to the amusement arcade which was demolished under P/37/08 and a new dwelling constructed in its place (not by the applicant of this application). The dwelling was this applicants residential dwelling (rented from relatives) at the time of application and approval P/107/10. Subsequently the applicant has been renting accommodation on a short term basis until the managers accommodation can be built.

Following the construction of P/37/08 it has become apparent that the dwelling approved under P/107/10 cannot be constructed as approved given the proximity of the actual dwelling constructed under P/37/08.

The retained site comprising the amusement arcade does not benefit from any garden / hardstanding or parking space.

2. SOCIAL / ECONOMIC CONTEXT AND PLANNING CONTEXT

The amusement arcade is formed of stock brickwork external walls under a large flat roof typical of functional properties constructed in the latter part of the 20th Century. The windows and doors are painted timber.

The building has been utilized solely as an amusement arcade since construction and has been in the same family ownership since that date.

The current owner and applicant used to reside in the single storey dwelling attached to the arcade in a live – work relationship giving him 24 hr access to maintain and run the business. However since the demolition of the dwelling and construction of the new dwelling under P/37/08, the applicant has had to find alternative local accommodation on a short term basis.

This proposal is for an amendment to approval P/107/10 to replicate the live-work relationship and provide managers accommodation by converting part of the amusement arcade into a self contained 2 bedroom dwelling unit / managers accommodation. The amendment is required as the dwelling constructed under P/37/08 is closer to the boundary between the two properties than originally envisaged and approved.

By partially demolishing approximately 2m of the north eastern elevation of the arcade and relocating the proposed dwelling unit further into the footprint of the arcade the dwelling can be created providing the necessary separation with the adjacent property.

The arrangement of raised floor levels between the lower amusement arcade and the upper dwelling level (now demolished) will be retained to comply to the requirements of PPS25 without increasing any flood risk to the occupants.

There will be no increase in vehicular or pedestrian access. The applicants vehicle is currently parked within the large car park area located to the northern end of Beach Road, which is also owned by the applicants family.

Provision for storage of refuse and collection has been made together with a secure cycle rack and an area of amenity to the north of the proposed dwelling unit.

3. INVOLVEMENT OF LOCAL INTERESTS

No local groups or statutory bodies have been consulted prior to this submission.

4. EVALUATION

The impact of the proposed development will result in a reduction in floor area of the amusement arcade and an increase in residential floor area, albeit with a net gain in development floor area of a nil.

On a like for like basis the development will result in a loss of footprint / floor area for the development.

5. DESIGN PRINCIPLES

It is proposed to raise the internal floor level of the existing building within the proposed dwelling unit to a level nominally above that of the floor level of the original attached dwelling. As a result the flood risk to the applicant in a similar live – work relationship is not increased.

As a result of the existing flat roof construction is too restrictive and it is proposed to slightly raise the section of the flat roof above the proposed dwelling unit to accommodate adequate headroom in the dwelling.

The raised roof element will be formed by extending the timber clad fascia and forming a slightly pitched flat roof in highly insulated metal profiled sheeting to fall back onto the amusement arcade roof.

The roof will incorporate two roof lanterns to allow natural daylight into the centre of the proposed dwelling whilst reducing the requirements for numerous windows in the external façade of the building.

The dwelling unit has been carefully designed to provide the least impact both visually and in terms of amenity to the surrounding character of the area and immediate neighbours.

6. AMOUNT OF DEVELOPMENT

The proposal is to provide 62m² of residential development within the existing footprint of the existing amusement arcade. Due to the issues relating to the actual construction of the dwelling constructed under P/37/08 the development will result in an actual reduction of the existing building footprint of approximately 34m².

7. LAYOUT

The orientation of the proposed dwelling within the amusement arcade is determined by the space available and the structural layout of the supporting structure.
The kitchen / living space will be located adjacent to East Front Road with bedrooms towards the rear of the site.

8. SCALE

The scale and shape of the live – work dwelling is dictated by the current building and the minimal changes required to achieve the raised floor level and headroom in the dwelling to ensure that the occupants are at no greater flood risk than the previous attached dwelling.

9. LANDSCAPING

The small amenity and garden area serving the dwelling has been formed between the proposed external wall position and the end elevation of the adjacent dwelling.
The garden will be planted with shrubs in the raised planters as indicated.

10. APPEARANCE

The development will retain the current shape and form of the building, albeit reduced in overall length by approximately 2m, whilst adding a simple slightly pitched roof over the dwelling unit.
Externally the changes will be minimal and have little or no impact upon the character of the area.

11. ACCESS

The site has vehicular access via Pagham and Bognor Regis to the A27 running along the south coast.
There are regular bus routes within walking distance of the property and a train station serving the south coast mainline is located in Bognor Regis.