

The Barn Caravan Park on England's southern coast. (A caravan in Britain is what motor homes or campers are in the Rockies.) Alex Atack for The New York Times

Design and Access Statement - Addendum

December 2022

Planning Application: AWDM/1398/22

Replacement of permanent mobile home approved under planning permission AWDM/1170/15 with a permanent bungalow of brick and flint walls and a slate roof. Alteration in the limit of time that the residential use can exist from 1st March to 31st October as existing under PP AWDM/1170/15, to all year round. Installation of 5 bird boxes along the south-west boundary.

1.0 Introduction:

Following the registration of the application on the 17th August 2022, several redesigns have been carried out to enable the Environment Agency to remove their objection to the design presented within the original planning application.

This addendum to the planning application will confirm:

The revisions made to the design to satisfy the Environment Agency.

Revised floor areas and relevant data.

Correspondence with the Local Authority Planning Department.

Text to co-ordinate with the revised Flood Risk Assessment.



Photo 1: a beautiful summers day in Lancing

2.0 Design revisions to satisfy the Environment Agency:

The fundamental change to the design is that it is now proposed as a 2 storey chalet bungalow whereas the original design was single storey.

This is so there is a 1st floor at a level of 5.7m AOD.

Data provided by the Environment Agency confirms that the modelled flood level in metres (AOD) in the undefended scenario has an annual exceedance probability of 5.41m (AOD).

Our levels (provided by digital survey) show that the mean level across the front of the proposed building is 2.47 (AOD). If the ground floor is set 600mm above the ground level at 3.07(AOD) and there is a floor-to-floor dimension of 2630mm, then the 1st floor can be set at 5.7 (AOD).

These levels have been supported by the supported by the Environment Agency on 25th November 2022. Additional measures for flood resilience include:

i. The ground floor being 600mm above external ground level
ii. Floors are beam and block concrete construction
iii. Floor finish is a durable surface for example: stone, ceramic tile or equal
iv. Skirting boards are to be durable such as plastic
v. Waterproof render to be used externally up to a level of 600mm high around the perimeter of the building
vi. No wooden fixtures below eaves height
vii. Waterproof plaster to be used on internal walls
viii. Partition walls are to be built in blockwork
ix. Insulation within the cavity walls is to be ridged board impermeable to water (foil backed)
x. Heating and hot water to be supplied by an air source heat pump fixed to the building over 1.5m high.
xi. All system controls for example consumer unit etc to be as high as practicable

Other revisions are to the appearance of the design and are best described on the accompanying drawings.

3.0 Revised floor areas and relevant data.

Existing permanent mobile home:

Gross Internal Area: 78m.sq
Height at eaves: 2.8m
Height at ridge: 4.65m
Internal ground level measured from external ground level = 450mm



Photo 2: the existing permanent mobile home

Proposed chalet bungalow:

Gross Internal Area: 130m.sq
Height at Eaves: 4.1m
Height at Ridge: 5.95m

Internal ground level measured from external ground level = 600mm

4.0 Correspondence with the Local Authority Planning Department

A very good working relationship has existed through this application between the planning department and the planning case officer.

On the 11th October 2022 a telephone conversation resulted in the following file notes:

1. *If we can overcome the EA objection and the design of the building, your policy team were relatively supportive to the principle of an all year-round residential building on the site.*
2. *There are taller buildings in the surrounding area – this is the last pocket of rural land.*
3. *6m high building is not horrifying – though you would like to see sketches.*
4. *I have tabled an idea of a barn conversion style building with a thinner footprint, so the roof has less prominence designed in Sussex vernacular rural materials.*
5. *Rainwater drainage can be dealt with by condition (if approval was granted)*
6. *Theres no need to withdrawer the application yet – perhaps do some sketches first for comment.*

This advice informed the design and a further design was proposed with a ridge height of 6.4m which did not, at that time enable support from the planning department. Comments made on the 2nd November by the case officer were as follows:

The proposed two storey house that you are now considering does result in quite a significant increase in height and bulk over the original bungalow design. I think it would be preferable to reduce its ridge and eaves height if possible, perhaps with accommodation within the roofspace served by dormers within the eaves? You should be able to maintain the floor height to ensure sleeping accommodation is above the flood zone.

The current design now has a ridge height of 5.95m which reflects comments made on 11th October 2022. 1st floor windows are served by dormers and the eaves height has been lowered as far as we feel possible.

Both the applicant and architect now feel that the design reflects comments made by the case officer, satisfies the environment agency, results in a building that the applicant would like to build and enables personal pride in the built form.

5.0 Flood Risk Assessment:

GTA Civil Engineers have amended their Flood Risk Assessment to co-ordinate with the revised design.

6.0 Summary:

There have been 5 key elements to the success of this planning application:

1. The business case for development. It has been confirmed that the planning policy team would be supportive of the business case for a replacement home.

2. The environment agency. Having had a length and productive correspondence with the EA we are grateful for their input with the result that they would support the proposed floor levels of this design.

3. The planning department being content with the design of the new proposal. Having evaluated all the comments made and design being a subjective matter, the design both response to comments made relating to height, floor area, materials and the use of dormer windows at 1st floor.

4. No objections from neighbours.

5. Plenty of support from local people.

Design and Access Statement written by

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Winner of the Shoreham Society Award for Architecture 2015
Distinction in Design Award (Adur District Council) 2016
Sussex Heritage Award for Housing
LABC Award for Housing
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