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## Notes

This proposal has been prepared based on Ordnance Survey data and whilst there is no reason to doubt the accuracy of this data no responsibility can be taken for the accuracy of this base information. It is recommended that the following may be required before a planning application is submitted.

- Full Site Survey undertaken to assess the exact extent and levels of the site
- Survey to ascertain existing planting on site & TPO status of any trees
- Preliminary Ecological Appraisal and any associated return surveys.
- Desk Top Soil Contamination Study
- Flood Risk Assessment.
- Noise Assessment
- Asbestos survey of buildings to be demolished and / or retained
- Capacity & Location Study of all services within and around the site including surface & Foul water drainage
- The advice of a highways consultant be sought to ascertain the viability of the proposed access
- A structural survey / assessment sought on the use of the existing structure
- An assessment of the protection of the underground water resource.
- Review of Local Plan requirements and pre application discussions with the local authority and statutory consultees (to include confirmation of compliance with the Local Planning Policies).
- A cost analysis of land revenues verses development potential
- Review of sustainability objectives. This may require the appointment of an energy consultant.

Apuldram House is located at the west end of Dell Quay Road, Apuldram. The property is located on the south side of the road with the south west frontage of the site bordering Chichester Harbour. Views from the existing house are focused on the channel and onwards to towards the harbour.

The site is relatively flat with a steep bank along the south west border down to the harbour with a heavy sleeper retaining wall. There are a mix of close boarded fencing to its nearest neighbours supplemented with a mixture of deciduous and coniferous tree's hedging.

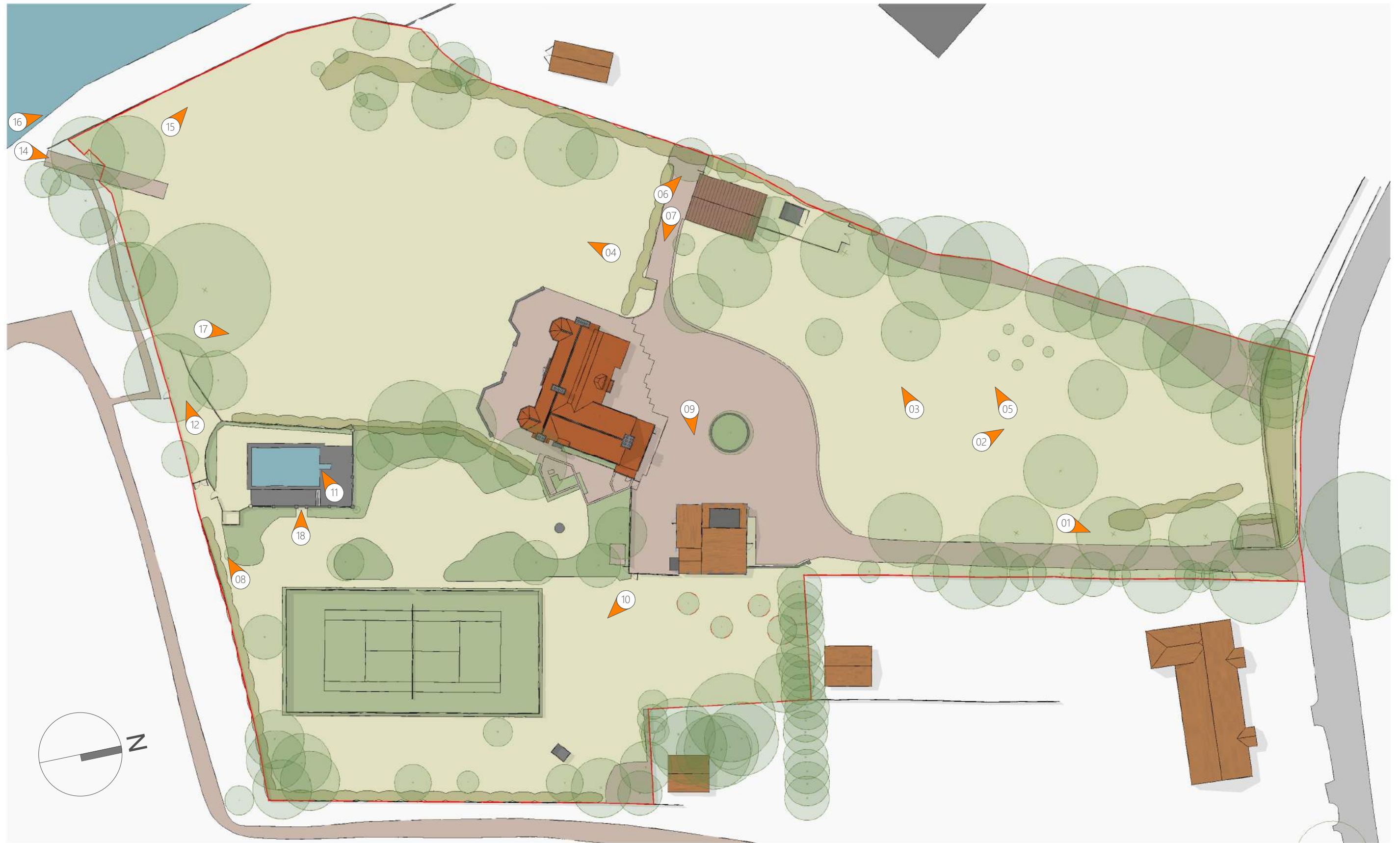
The street sits within Dell Quay Conservation Area and the Chichester Harbour AONB. Dell Quay Road is characterised by traditional houses in very large, verdant plots. Many of these are traditional properties which have been updated and modernised.

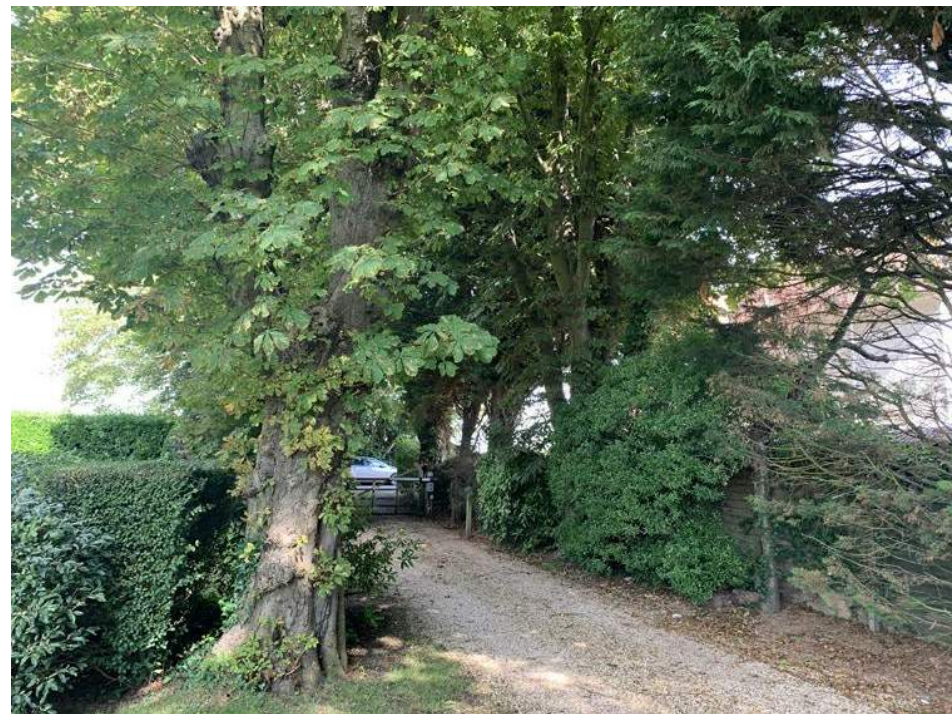
The existing house is the a detached Edwardian property which has been extended and well maintained. It sits within a large plot with an existing tennis court and swimming pool, which are both approaching the end of their serviceable life. The plot also contains an old stables building which is currently serving as a three bay garage with an office over as well as a large shed, wood store and potting area towards the west boundary.

A gravel drive runs straight from Dell Quay Road to the house, culminating in a large shingle parking area. The property is setback from the Harbour and the site is bordered by mature coniferous and deciduous trees to all but the shoreline.

To the west is a large detached property, whilst to the north east are a pair of semi-detached cottages with outbuildings towards their southern boundary with Apuldram House. There is extensive farmland to all other boundaries with a public footpath around the east, south and south-west flanks of the site.







01. Driveway Entrance



02. North Boundary



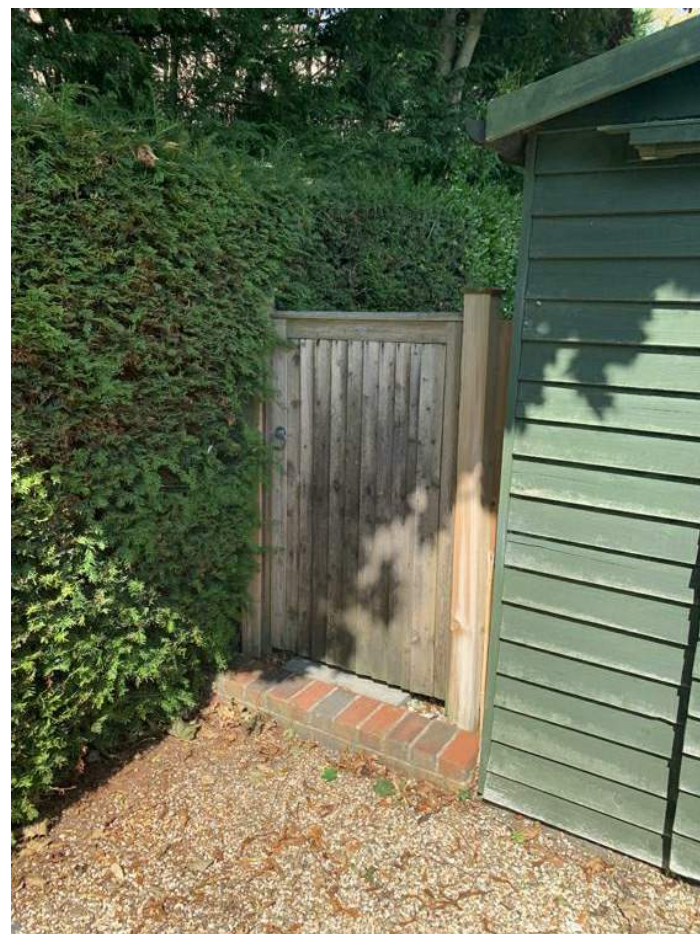
01. Existing West Boundary



04. Panorama from house to West Boundary



05. West Boundary



06. Gardeners Gate



07. Buffer Hedge



08. Southern Hedge



09. Existing Stables



10. Courts



11. Pool Screening



12. South Boundary



13. Bank



14. Gate



15. Pool Enclosure



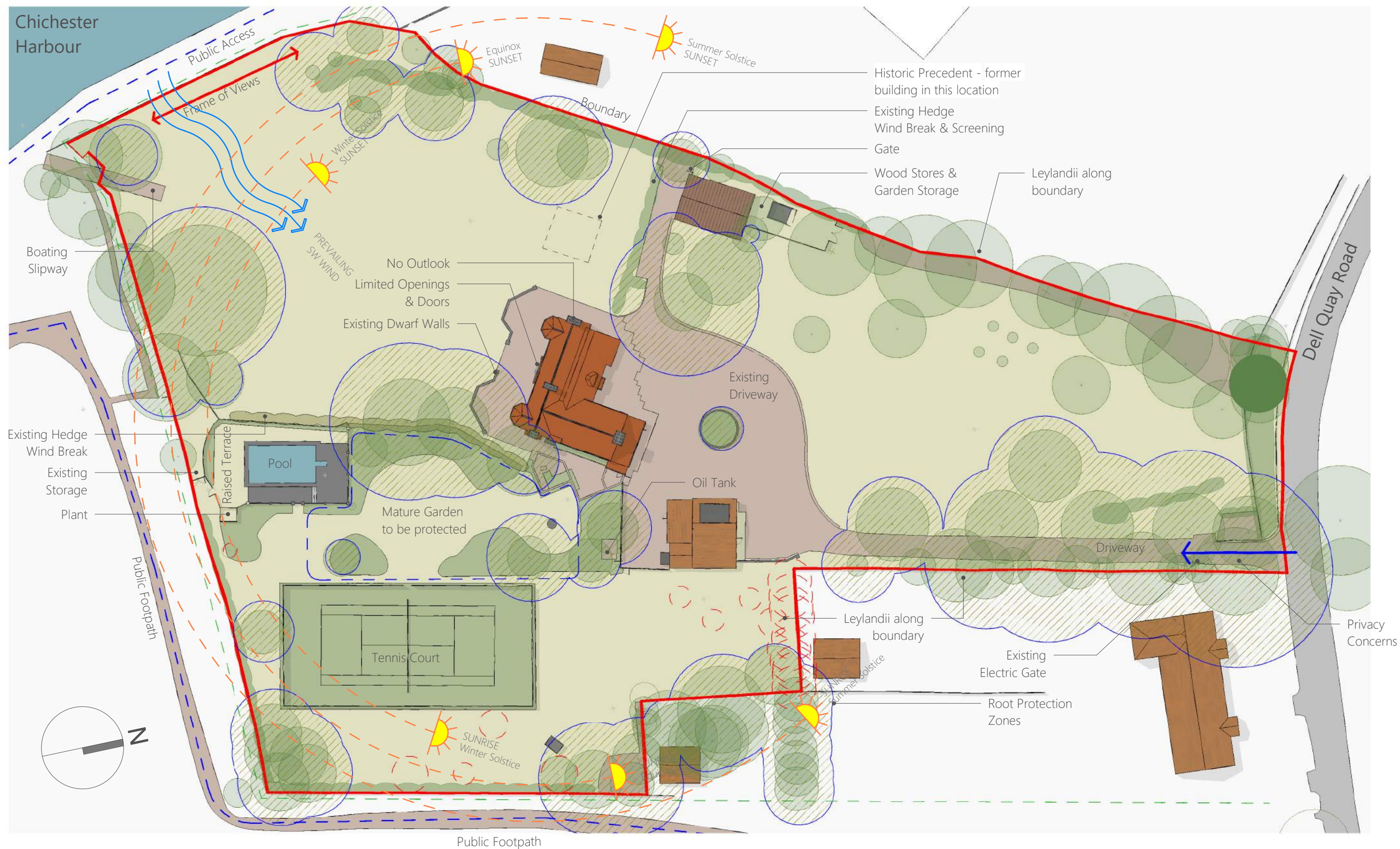
16. Sleeper Fences



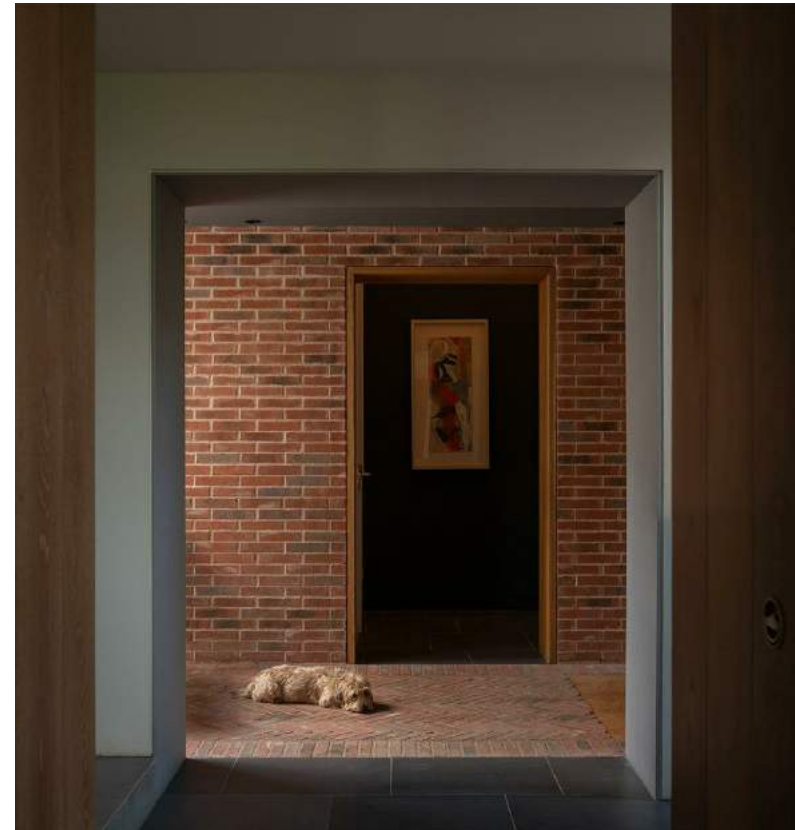
17. Lawn

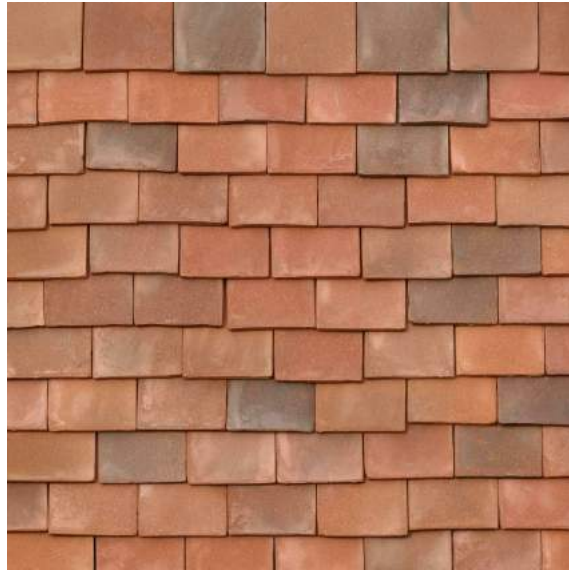


18. Slipway





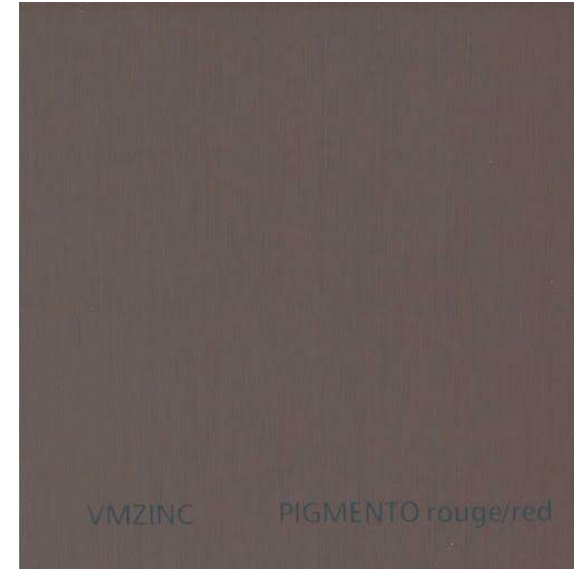




Red clay plain tiles



VM Zinc Pigmento Red



VM Zinc Pigmento Red



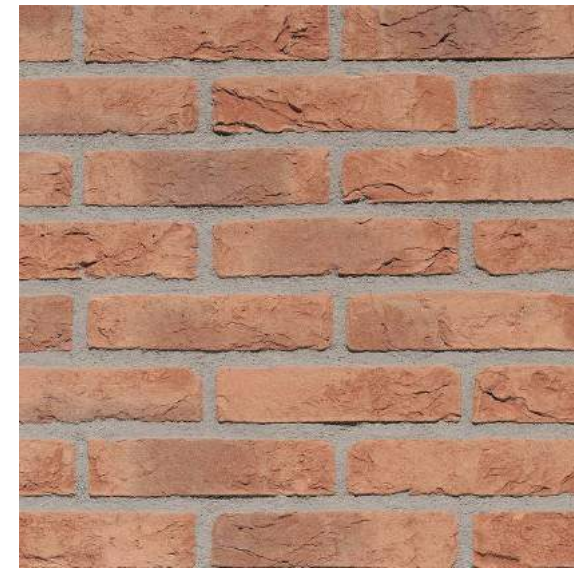
Conservation Rooflights



Larch cladding



Random Field Flint



Red handmade 50mm brick



RAL 7016 grey trims + windows

## Amount

The brief for the Annex accommodation has developed around the desire to accommodate family and guests as well as provide supplementary accommodation to the main house to serve the needs of a young growing family.

The Annex contains

- Garage for 2no. vehicles, car charging and storage of outdoor sporting equipment, which will replace the provision in the existing garage.
- A home office / study space that is intentionally separated from the house in order that the function of home working can be removed from family life in the house, again replacing the existing function.
- Ground floor “decontamination zone” to allow for washing and changing from watersports activities alongside the storage area. This is a function that is difficult to accommodate in the main house
- 2 Bedrooms for family visitors with children.
- The “Barn” is a multi-function space that can be used as a play room, a lounge, an event space or ancillary to the home-office function.

The modest Pool House has been designed to accommodate changing and shower facilities, pool storage and plant as well as a small garden room for shelter and winter storage of furniture.

## Layout

The Annex has been located in a small corner of the site recently purchased from the neighbouring property. This was an underused corner of the adjacent ownership which allows the opportunity to site the Annex out of the eyeline of the driveway and entrance. This offers the benefit of connecting the annex better with the court area and offers a view across the garden towards the channel; from the public domain the building is largely shielded by trees and neighbours; and it allows the attractive Edwardian house to appear more prominent on entry to the property.

The Pool house has been located adjacent to the existing pool location and sits in alignment with the “Barn” element of the Annex, thus forming an axial relationship that divides the MUGA and mature garden. The new pool will be sited at 90° to the existing to allow the pool to be increased in size without imposing upon the mature garden to the north or west. The pool terrace will be largely reduced in height compared to the existing for privacy and shielding from the wind, save for a small upper terrace that will be afforded a view across the channel.

The MUGA, due for renewal, is to be relocated north eastwards, constrained by the root protection zones of the existing trees, as the space along the east boundary serves little practical function and the resulting space to the west contributes more positively to the useable part of the gardens.

## Scale

Both buildings introduce new built form into the proposed locations and as such care has been taken to ensure that they are not intrusive or damaging to the amenity of the neighbours or the AONB.

In order to generate useable first floor accommodation in the Annex the ridge height has been increased above that of the existing garage. However careful consideration of the pitch and eaves height has ensured that the overall increase is kept to a minimum, whilst the orientation of the ridges along the north – south axis presents the smallest elevation to the neighbours. The Barn section of the annex utilises the same pitch at a subservient height.

The Pool House has been designed with similar focus on efficiency and practicality. Commonly, our briefing for this type of poolside accommodation is to include fully glazed frontages and a large indoor-outdoor living spaces, however, in this case a more modest approach has been considered with low height, low impact and low maintenance in mind. The Garden Room is not excessive in scale and serves mainly to accommodate a small kitchenette for serving refreshments and sufficient space to store furniture. The pitch of this building is lower than the Annex to reduce the overall height.

## Landscaping

The driveway has been redirected between the mature trees in order that vegetation to provide privacy screening can be established along the east boundary. The large “sea” of pea shingle driveway is to be reduced in front of the house with access routes priorities to the house and the garden stores. Cars are to be directed towards the Annex so as not to dominate the setting of the house.

Tall Leylandii planted by previous owners are to be removed along the boundary and replaced with short scale deciduous and evergreen oak trees. This is to reduce the significant over shading of the adjacent properties whilst maintaining an appropriate level of mutual privacy screening.

The relocation of the MUGA has been addressed above. This would result in the loss of category C fruit trees, which are to be replaced elsewhere on site. The mature garden would be supplemented following the relocation of the MUGA and the reworking of the pool terrace.

The pool terrace is to be contained with a mixed flint and brick wall with open iron gates. The height is generally 1.8m to match the existing fence and reduced alongside the hawthorn tree on the north east corner. The walls are to provide screening from the prevailing wind, overlooking from the harbour and shall provide security so that the young children and pets do not enter the area without supervision. Planted borders are to be established around the pool terrace with the yew hedging supplemented along the southern boundary. This planting shall tie in with existing landscape and some areas will be planted as wild flower to actively encourage bio-diversity.

## Context

The main context to these proposals are the two cottages to the north east and this is where particular efforts have been made to prevent the Annex building having a detrimental impact. The proposed buildings are to be constructed utilising the local materials defined by the Chichester Harbour Conservancy in the local design guidance, notably - brick, flint, timber and tiles, supplemented with careful use of coloured zinc. The detailing of the materials is a modern take on the traditional vernacular of brick / flint banding, which is continued through the gable elevations – the parts of the buildings the most likely to be visible from outside of the site.

The Pool House is more prominent in the AONB than the Annex and shall be apparent from the harbour. The material palette is consistent throughout this building and as previously noted the scale of the building has been careful constrained, whilst the screening walls and vegetation will completely screen any glazing from the harbour. It is likely that only the plain clay tile roof would be visible from the water.

## Access

The existing vehicular access from the north would be retained as existing and rerouted for privacy reasons. The proposals do not generate any additional vehicle movements. The annex and the poolhouse would be constructed to meet the requirements of Part M of the building regulations and would offer fully accessible wheelchair access, that would otherwise be difficult in the house, should the need arise.

## Apuldram House

Stage 3 - Design + Access Statement  
March 2021

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A sustainable approach to building is a core element to the design intent of this project. Sustainable design will be achieved through a 'whole building design approach' integrating environmental performance, accessibility, cost effectiveness, function, preservation, security and aesthetics.

There are 'fabric first' decisions that have already been considered that reduce the energy demands of the building. All properties that we design must comply with modern standards of Building Regulations, although we will recommend cost effective improvements above these standards, including :

- High levels of thermal insulation in the walls, floors and roof to reduced heating demand
- High levels of air tightness to reduce heat loss
- Specification of glazing to improve daylight levels / reduce solar gain
- Sustainable resourcing of materials

Once the right decisions have been made in respect of the building fabric and reducing the energy need, we assess the most suitable technologies to service the property. This principle will be applied across the site and an assessment of how to reduce the energy consumption of the main house shall be undertaken upon conclusion of this application. This may include :

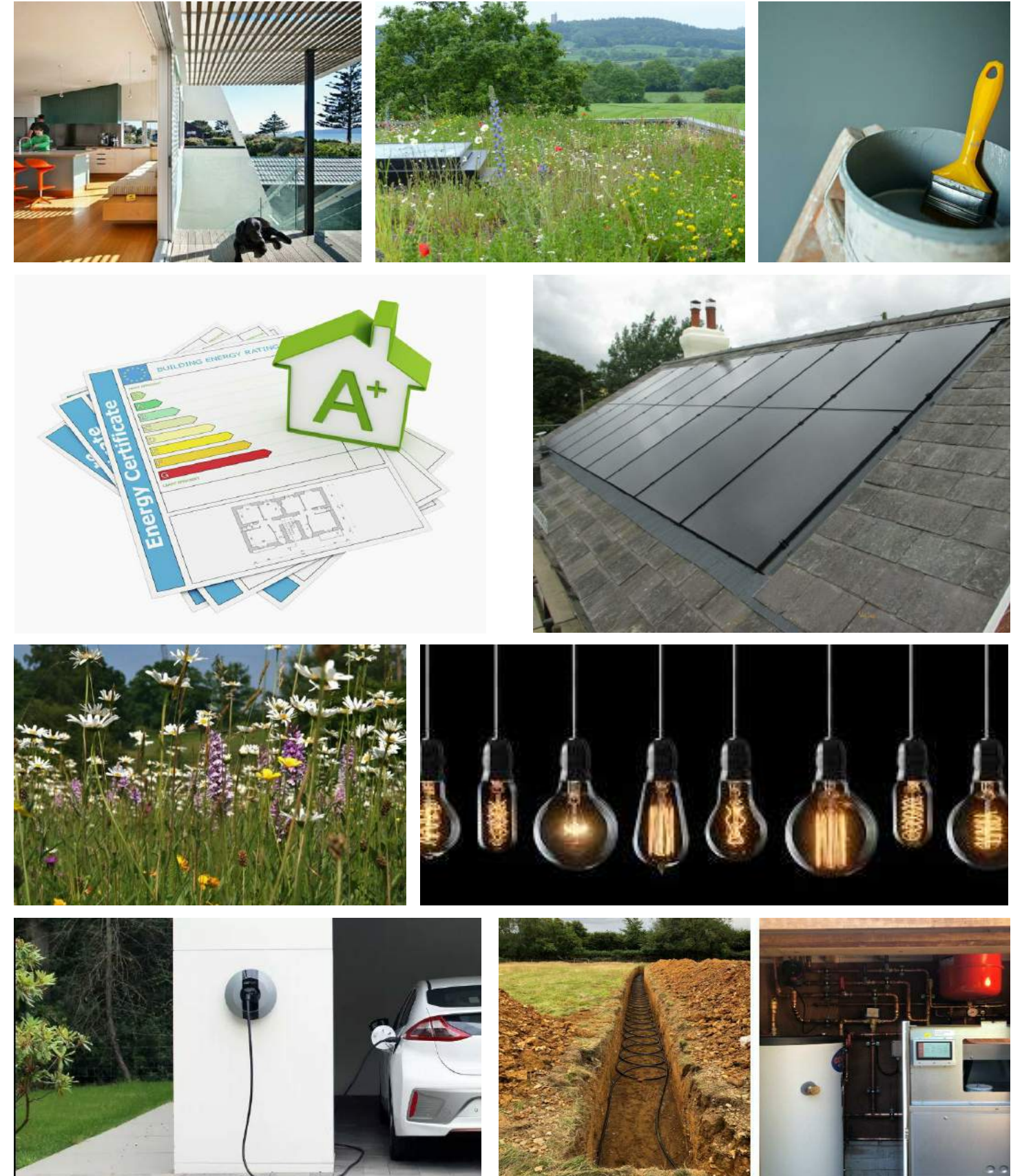
- |   |                                       |
|---|---------------------------------------|
| • Solar photovoltaics                           | • Underfloor Heating (UFH)            |
| • Solar thermal water heating                   | • Grey water and rainwater harvesting |
| • Mechanical Ventilation & Heat Recovery (MVHR) | • Reduced water consumption           |
| • Air Source Heat Pump (ASHP)                   | • Electric vehicle charging           |
| • Ground Source Heat Pump (GSHP)                | • Low energy / LED lighting           |

A Phase 1 – Preliminary Ecological Assessment has been undertaken and included with this application. "No roosting potential was observed on the garage located towards the east of site (B2), or throughout trees on site, and further phase 2 survey and investigation are unlikely to be required for elements of proposal which will impact these features. However, low roosting potential was identified across the main building (B1), presented by gaps between the clay tiles". Consequently, a Phase 2 assessment has not been included with this application.

The Ecology Assessment contained within the application also presents mitigation strategies to prevent harm to over-winter nesting birds in the foreshore. Any clearance of inland vegetation for construction shall be undertaken outside of the nesting season (March 1st – October 1st) to prevent disturbance to nesting birds on the main body, albeit, this clearance would be very limited.

The design and layout of the landscape has been informed by the Ecological Assessment includes :

- Safeguarding wildlife habitats and protected species
- Retaining existing mature trees
- Diverse mix of new native planting (wildlife friendly hedges, wildflower meadows)
- Permeable surfaces and SUDS
- Bird / bat boxes





The south west edge of the site lays within Flood Zones 1 + 2 due to the coastal location and is a beach edge approx 1.5m below the principle level of the site. The house and proposed outbuildings are at a significantly higher level with the ground floor level set at 7.460m AOD which offers significant comfort against the potential coastal flooding.

We recommend that we follow the Environment Agency guidelines are adhered to :

- The proposed floor levels will be set to match the existing main house.
- Raised electrics throughout the ground floor, with cable drops where practical
- Non return valve to the foul drainage system
- Consideration of a removable flood barriers to be placed at the exterior doors.
- Plasterboard sheets on ground floor laid horizontally to provide sacrificial zone.

**Heritage Statement**

History + Character

The proposed works are sited within the Dell Quay Conservation Area. The authorities Dell Quay Conservation Area appraisal focuses on the two listed buildings at the heart of the area with the surrounding houses playing a supporting role, but none, including Apuldram House, warranting elevated status.

Apuldram House is an Edwardian property which has been fairly sympathetically extended in its lifetime, however, replacement windows and cladding are detrimental to the overall appearance of the house. The grounds are very well kept and provide a good setting to the house. Ancillary buildings on the site provide a garage and Annex functions to the house, but these are of a functional aesthetic and do not contribute positively to the Conservation Area.

Schedule of Works

- The house shall be unaltered
- The existing garage / Annex shall be removed
- A new garage / Annex shall be constructed
- The existing pool shall be removed
- A new pool and pool house shall be constructed
- The existing MUGA will be replaced and relocated

Justification

The existing garage / Annex is an unsightly building of little aesthetic merit that sits in front of the Edwardian house. The removal of the existing garage improves the appearance of the house when viewed from the entrance gate - a key view from the Conservation Area.

Impact

The proposals provide an improved setting for the heritage asset. The works will also seek to provide an alternative source of heating for the property by removing the oil tank and boiler ensuring ongoing sustainable running of the heritage asset.

Features

There are no features of special historic, archaeological, architectural or artistic interest.

Structural Report

Works are not proposed to the existing house and as such a Structural Report has not been deemed necessary.

This scheme has been developed with reference to and is believed to be in accordance with the following policies.

**Chichester Local Plan: Key Policies (2015)**

- 1 The development encourages the long term sustainable use of existing property
- 2 The development maintains the settlement hierarchy
- 39 The development maintains current Transport, Accessibility + Parking arrangements whilst reducing work related travel and allowing for dedicated car charging.
- 43 The proposals are considered to have a minimal affect upon the Chichester AONB due to the scale and layout of the scheme. The buildings are set back from the shoreline and obscured by the house and topography. Where visible, the traditional blend of materials and form respects the local vernacular.
- 44 In accordance with development guidelines around the Coast
- 47 See adjacent Heritage Statement
- 48 The scheme does not have an adverse effect on the Natural Environment and seeks to enhance and protect the natural environment where possible.
- 49 The scheme seeks to protect and encourage Bio-Diversity with structured and managed landscapes.

**Joint CH AONB SPD (2017)**

- 39 Manhood Peninsular, Dell Quay.



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## Notes

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