

# JJR Designs Ltd

## Architectural Services

**Ref:** Design and Access Statement  
**Date:** 05.12.2023  
**Job No:** 1604  
**Address:** Mermaid Cottage  
**Applicant:** Mr. J. Watson  
**Agent:** JJR Designs Ltd

Suite 6a  
Church House  
94 Felpham Road  
Felpham  
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PO22 7PG

### **DESIGN AND ACCESS STATEMENT**

#### **Mermaid Cottage. Shore Road. Bosham. Chichester. West Sussex. PO18 8QL**

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Application for Town Planning and Listed Building Consent for proposed work to the North boundary wall.

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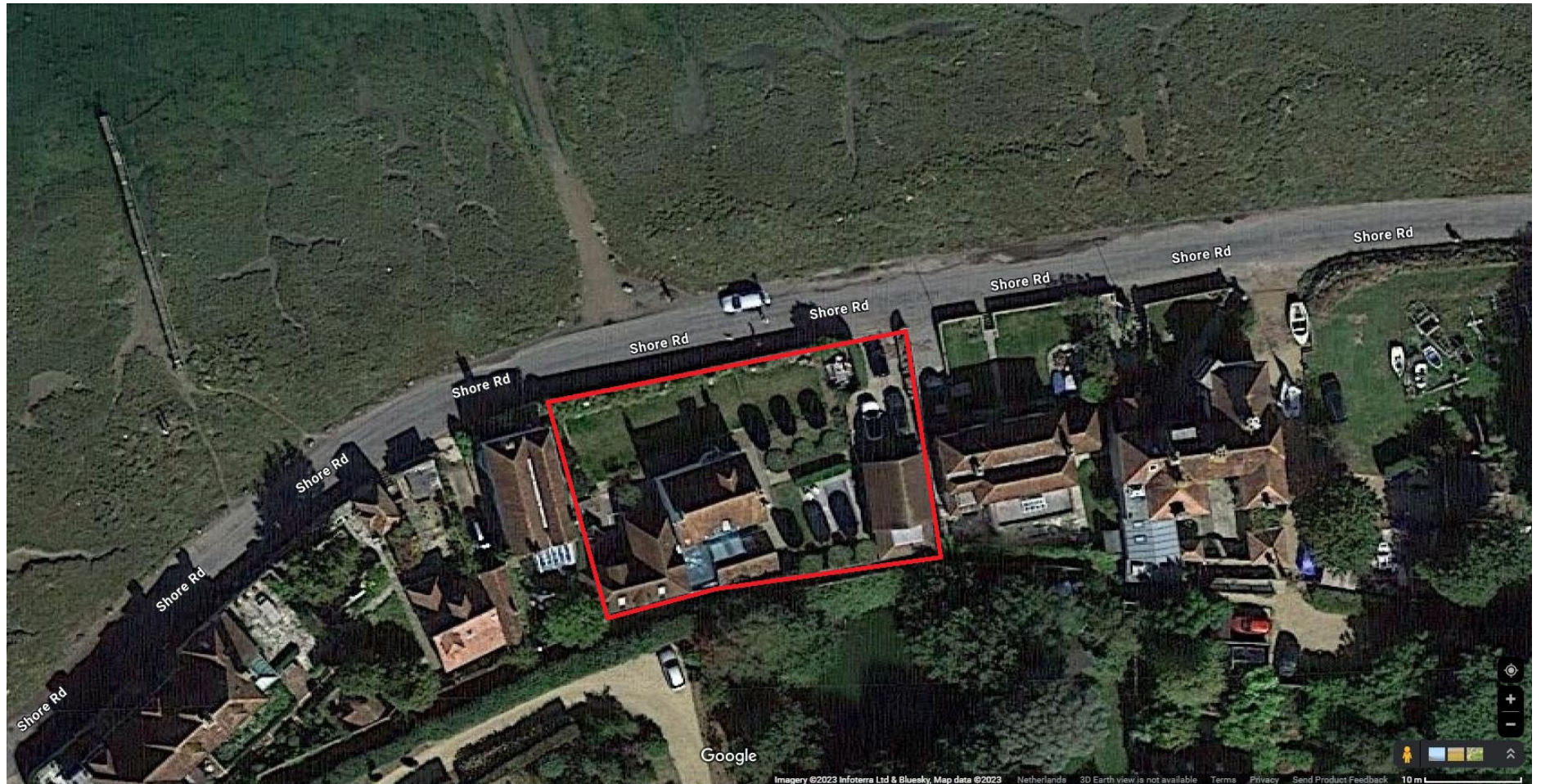
#### **INTRODUCTION**

Mermaid Cottage is located in Old Bosham within the Chichester Harbour AONB. The original house is Grade 2 listed and it has been extended over time to its current layout. The site area is 0.0897 hectares. For this application, reference has been made to the following documents: Chichester Harbour AONB Management Plan 2019-2024, the Local Plan.

#### **DESCRIPTION OF PROPOSED WORKS**

Height reduction of North boundary wall.

SITE:



Aerial view of Mermaid Cottage, Shore Road, Bosham, PO18 8Q



- The site is rectangular in shape and its main façade to the North has views of Bosham harbour.
- The garden between the house and the shore wall is generally flat and sits at an average level of 10.80m. (0.58m above Shore Rd).
- The garden is generally level between the house and the north boundary wall, although it slopes up slightly to east and west boundaries.
- The current retaining wall height is 12.22m (2.00m. above Shore Road).
- The proposed lowered retaining wall height is (1.70m. above Shore Road).
- The average level of Shore Road in the centre of the property is 10.22m.

The property is accessed via a sloped driveway and raised gated garden entrance. It has adjacent dwellings to the east and the west.

## IMAGES



Image 1. View of the west end of the wall at the driveway return.



Image 2. Long view of the wall from the west.



Image 3. Close up showing the variation in brick bonding (headers).



Image 4. Long view from the East at the boundary with "Sunbeam"



Image 5. Current difference in wall height at the East boundary. Proposal will remove the four brick courses under the coping course.



Image 6. View of the wall from the garden side.



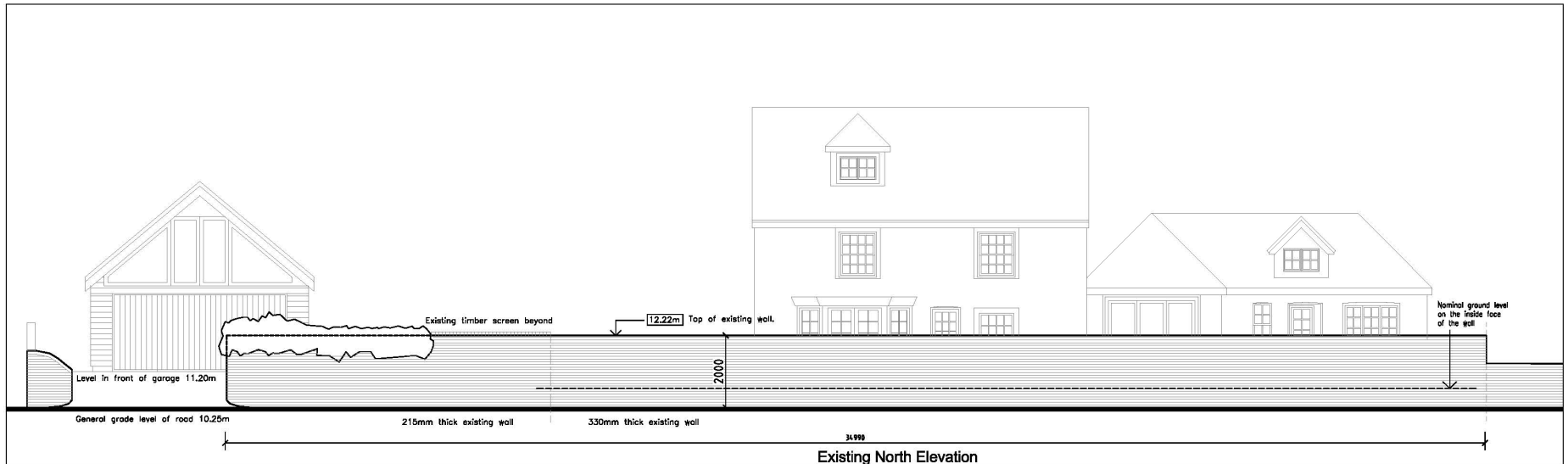
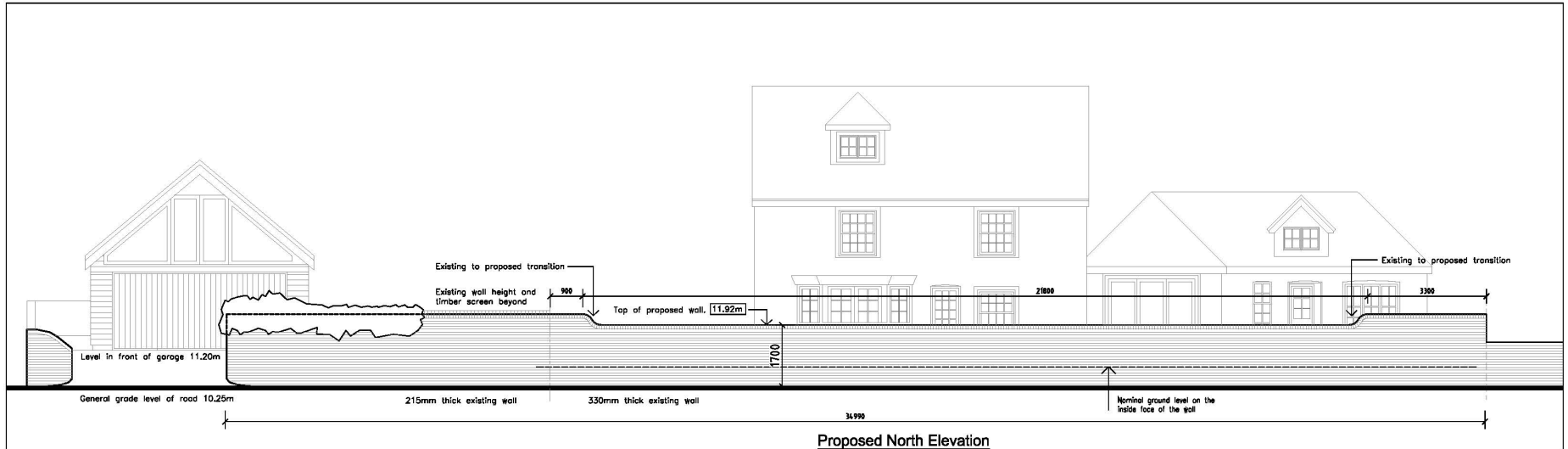


Image 7. View from the garden across the water to Bosham



Image 8. View of driveway, garage and house beyond.

# DESIGN APPEARANCE



**ACCESS**

The existing access and parking will be unaltered by the proposed works.

**IMPACT ON NEIGHBOURING RESIDENTIAL AMENITY**

It is considered that the work will have no effect on the neighbouring properties.

**CONCLUSION**

We consider that this proposal carried out in a sympathetic manner will allow improved views towards and from the dwelling whilst retaining an appropriate height for sea defences.