



Design and Access Statement for work to Sandringham, Wessex Avenue, Bognor

Use

The property is currently a single dwelling house. Our client would like to convert the property into 3 separate dwelling units.

Amount

The proposal creates 3 dwelling units – one per floor by converting and extending the existing the loft space.

Scale

Proposed height, length and depth of the new dormers do not go beyond the ridge height of the existing roof as shown on drawing 1110-P04.

Layout

The ground floor proposal creates a good size one bedroom unit with rear courtyard garden. The first floor creates a good size two bedroom unit with new external staircase giving access to the garden at the side. The new second floor creates a studio flat within the conversion and extension of the loft space.

Landscaping

The existing plot has been divided into 3 distinct areas by previous development of neighbouring land. There are 2 gardens – one to the rear and one to the side. Both have been allocated to the new units on ground and first floor. The area to the front of the property consists of a side driveway and front garden. The existing driveway is large enough to accommodate two cars and a new bin store. The front garden can be given over to parking if on street parking is not possible or it can be left as a communal garden. (see drawings).

Appearance

The proposal will include the use high quality materials throughout; aluminium clad timber frames to new doors and roof windows, and timber clad dormer walls for low maintenance. Roof tiles to the new dormers will match the existing tiles.

Access

Vehicle access and parking is as existing to the side driveway. As mentioned above the front garden can be given over to create a third parking space should on street parking not be suitable for the proposal. Access to the flats would be through a communal entrance – the existing front door. Each flat is accessed off the communal hallway/stair.