

CORINTHIAN ARCHITECTURAL DESIGN

Main Road, Fishbourne, West Sussex. PO18 8BD



DESIGN & ACCESS STATEMENT

Site Address - 14 Princess Avenue, Bognor Regis, West Sussex. PO21 2QT

Proposal - Conversion to 4 Flats

Client - Mrs B Woodland

Ref - PP-09103204

Date - Sep 2020

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1. Site

14 Princess Avenue, Bognor Regis, West Sussex. PO21 2QT
Refer to 1: 1250 / 500 scale location plan.

2. Existing Property, Context & Appraisal Method & Adjacent Architecture

The existing property is a detached two-storey dwelling house with off-street parking and front & rear gardens located to the Eastern side of Princess Avenue.

In terms of immediate context & adjacent architecture there is -

- a. Adjacent Residential Dwellings to the North.
- b. Adjacent Residential Dwellings to the East.
- c. Adjacent Residential Dwellings to the South.
- d. Princess Avenue (and adjacent residential dwellings beyond) to the West.

Evaluation of contextual scale was considered via consideration of 'Ordnance Survey' site and location plans, aerial photography and site / local area visitation.

3. Project Brief, Design Overview, Appearance & Materials

The brief is to convert the existing detached four-bedroom dwelling into 4 self contained flats with off-road parking and shared external amenity space to suit. The conversion involves extension and alteration of the existing building over both existing floors in order to facilitate. Design form, roof arrangement and fenestration have been carefully designed to match, continue and compliment existing architecture and material details.

4. Extent of Proposal, Scale & Building Line Formats

The proposed scheme presents 4 carefully designed flats over two floors in line with current minimum design standards. Extension and alterations of the existing building over both existing floors allows the existing house to be read from the street scene in its original guise, with new elements subservient and allowing retained aspects to / from key adjacent dwellings. Primary massing is to the rear allowing retained balance to the street scene. Refer to site / layout drawings showing relationships and key distances.

It should be noted that there is an established context of flats (conversion of existing dwellings) within the local area.

5. Ecology and Trees on Site

Not applicable. It is however proposed that the front and rear gardens be landscaped to suit the new arrangement, providing shared green amenity space in line with current minimum design standards.

6. Access, Layout, Usage & Legibility, Disabled Use

Clear approach, access and movement through the new layouts is achieved with a strong emphasis on Part M & Lifetime Homes guidance.

It is proposed that each flat will have 1 off-street parking space and that there is adequate short-term visitor space both on Princess Avenue and the adjacent public King's Parade & Sea-Front parking (ticket / permit parking).

Summary of accommodation -

FLAT 1: 1 Bedroom / 60m² (internal permitter area calculation)
FLAT 2: 2 Bedroom / 80m² (internal permitter area calculation)
FLAT 3: 1 Bedroom / 54m² (internal permitter area calculation)
FLAT 4: 2 Bedroom / 69m² (internal permitter area calculation)

Shared External Garden (Amenity Space) 126m²

Cycle, waste, recycle and green-waste storage is also proposed (refer to Drawing 008)

7. Risk of Flooding

Not applicable. Site is outside of EA flood zones.

8. Incorporating Crime Prevention at Design Stage

The design creates approach, entrance and layouts with security in mind. PAS 24 & BS to be detailed at building regulations stage.

9. Schedule of Works (Primary Overview)

Not applicable to these works directly.

10. Analysis & Significance of Archaeology

Not applicable to these works directly.

11. Analysis & Significance of Historic Building Fabric

Not applicable to these works directly.

12. Specialist Structural Survey in Relation to Proposed Works

To be provided at reserved matters stage.

13. Local Authority Key History

The principle of conversion to flats has been established by the planning inspectorate, however a previous approval for 5 flats was not supported at LPA or Inspectorate Stages.

14. Summary

This application seeks to take this established principle and address matters of format and design for the LPA's further consideration.