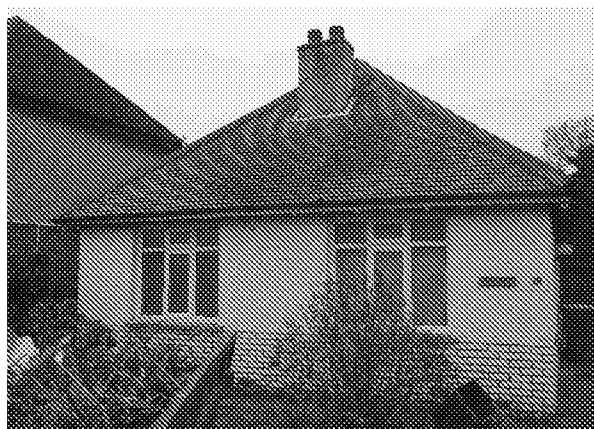


DESIGN & ACCESS STATEMENT

38 CHALCRAFT LANE
NORTH BERSTED
BOGNOR REGIS
WEST SUSSEX
PO21 5TX

THE EXTENSION & ALTERATIONS OF THE EXISTING PROPERTY TO PROVIDE 2no. ONE BEDROOM FLATS & A STUDIO.



INTRODUCTION

This document sets out the design and access statement to accompany the Full Planning Application for the extension and conversion of an existing bungalow into 2no. one bedroom flats (one on the ground floor and one on the first floor), and a ground floor garden studio flat.

BACKGROUND

The site is within the defined built-up and settlement areas of North Bersted.

AMdesign Architects

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2NO. ONE BEDROOM FLATS AND A STUDIO FLAT.

DESIGN PHILOSOPHY

The proposed works has been designed to create a visually appealing mix of dwellings. The intension is to retain much of the vernacular appearance that complements the existing property. The scheme proposed relates sympathetically with the surrounding buildings and visually integrates with the site in design, form, and materials.

Careful consideration of the impact of the scheme on the surrounding area has been undertaken. By adding a first floor over part of the existing footprint we do not create any adverse overshadowing, overlooking or overbearing that effects any neighbouring properties. The extended design is confined to the original bungalow footprint.

The additional flats are to be directly accessed via individual front doors, located to the side of property. The internal layout reflects the existing ground floor and has been sensitively chosen to give a comfortable open plan living area with kitchen, along with good sized double bedroom and separate bathroom/shower room.

EXTERNAL APPEARANCE

The construction materials proposed for the new extension reflect the local environment. A controlled palette of good quality materials is proposed, such as rendered blockwork, horizontal weather boarding and a tiled pitched roof.

New first floor windows match the existing ground floor arrangements.

SITE

Refuse and recycling bins will be provided within a central area, shared by all residents.

ACCESS

On-site parking is proposed for 3no. cars. However the property is situated in a sustainable location where bus routes are easily accessed. Cycle storage will be provided.

CONCLUSION

The proposed flat accommodation provides quality accommodation perfectly located for all local facilities.

The sympathetic alteration and addition to the existing building will enhance the visual character. The proposal complies with the relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality nor would it have an adverse impact upon the established character of the surrounding area.

AMdesign Architects

