

**DESIGN & ACCESS STATEMENT IN RESPECT OF
A PROPOSED CHANGE OF USE FROM HMO
TO SEPARATE RESIDENTIAL UNITS
FOR "SQUIRREL BUNGALOW"
MILTON LODGE 192 HAWTHORN ROAD
BOGNOR REGIS PO21 2UX**

STATEMENT PREPARED FOR THE ALDINGBOURNE TRUST

10th APRIL 2017



MARSHALLCLARK
CHARTERED SURVEYORS AND
COMMERCIAL PROPERTY CONSULTANTS

INSTRUCTIONS

We have been instructed by the Aldingbourne Trust, the current managers of a supported living facility for adults with learning disabilities at Milton Lodge, 192 Hawthorn Road, to compile and submit a planning application to change the residential "Squirrel" Bungalow which the Trust owns from a HMO residence into two self contained dwellings.

SCOPE OF APPLICATION

The application is to convert the existing detached three bedroom bungalow which is owned by the Aldingbourne Trust and occupied by tenants with learning disabilities whom the Trust supports to live as independently as possible, from a HMO which currently contains three bedrooms, a communal kitchen, bathroom, and living room into two separate individual self contained residential one bedroom units, each with their own access, services and all facilities.

AMOUNT

See above

USE

The current arrangement of three people sharing is no longer suitable for the existing 2 tenants. Self contained flats will greatly improve their living arrangements.

LAYOUT

Refer to existing and proposed plans currently the property has one bathroom, one kitchen, one separate WC, one lounge and three bedrooms.

Proposed layout is to provide two separate units, one with mobility access with independent bathroom, kitchen en suite lounge and bedroom and the second unit with same rooms, both units with independent front entrance access services.

LANDSCAPING

Vehicular pavings to the site of Milton Lodge will not be altered. There is communal access and parking direct off Hawthorn Road.

There are some peripheral pedestrian pavings giving access to the north rear side decking which will be supplemented by additional pedestrian paving to give access to the secondary front door.

Other than that there are no intended soft or hard landscaping changes to the existing.

APPEARANCE

The face brick building with a pitched roof interlocking tile covered roof is to remain as is, other than two windows to the existing entrance which will be blocked in with faced brickwork to match, to provide the bathroom accommodation.

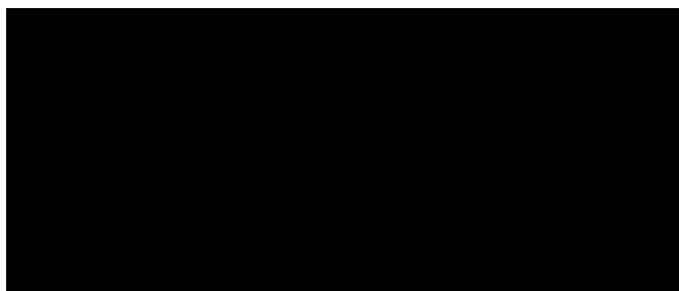
ACCESS

The property is readily visible and accessible from the public highway footpath and Hawthorn Road, Bognor Regis though because of the tenants it is requested any visit



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by a planning case officer be made by prior arrangement only through ourselves,
Marshall Clark, as agents for the applicant.



SIGNED

WAYNE R GOSDEN MRICS

For and on behalf of Marshall Clark LLP

DATE 10th April 2017