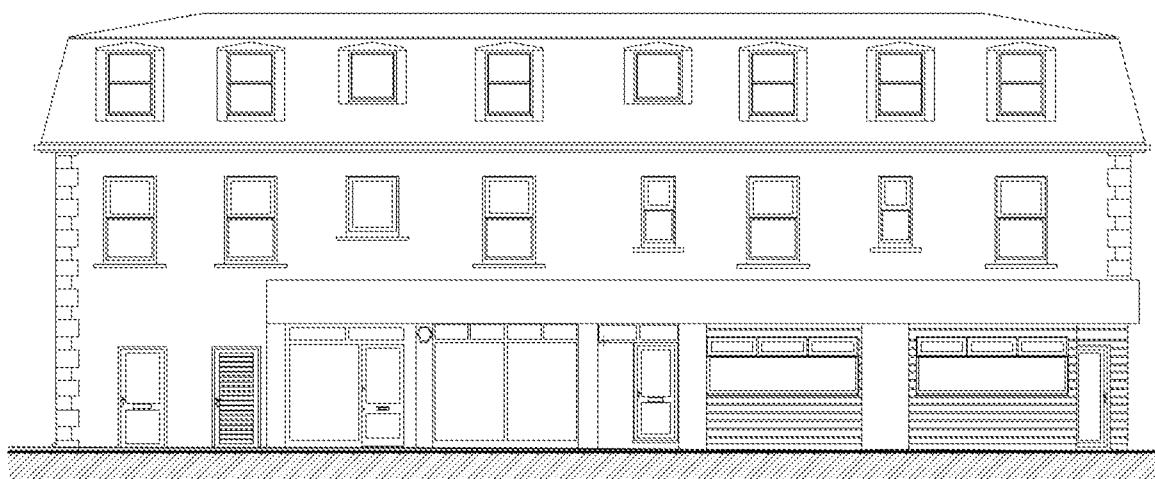


Design and Access Statement

Development At

**74 London Road
Bognor Regis
West Sussex
PO21 1DD**



**Addition of a new second floor 2 bed flat
to
existing 2 storey building**

Introduction

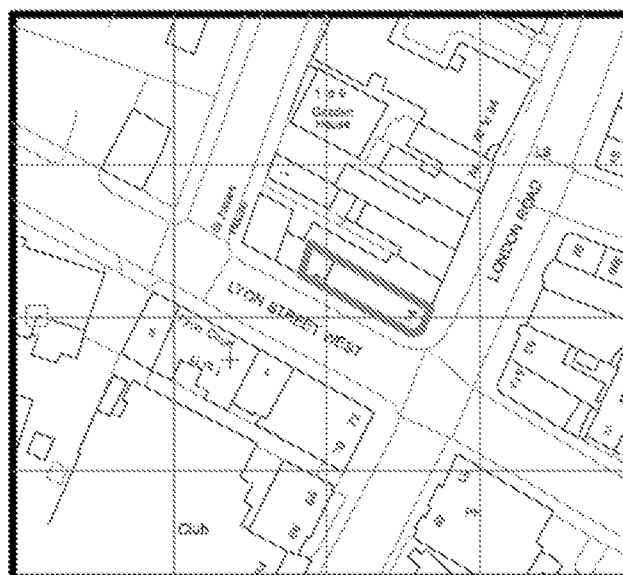
The proposed development is for the refurbishment and conversion of the existing two storey pitched roof building to provide one additional new build second flat within a new architectural style, under a new mansard.

Assessment of Physical Context

The site (photo below) is located on London Road, Bognor Regis and is currently owned by the applicant. The property currently has a single retail unit on the ground floor, with 2 self-contained flats on the first floor. The property is located close to Bognor Regis town centre and Bognor Regis train station.



Street Scene



0 10 20
metres

Location Plan

Planning History

None

Evaluation

The site is located in Bognor Regis town centre close to the train station and public transport. The existing property circa 1900 has a single retail unit on the ground floor extending into a single storey element, with a first floor over containing 2 self-contained bedsit units. The flats are accessed from a common entrance located in London Road at street level.

The property provides a suitable opportunity for the refurbishment of the existing accommodation and construction of a new second floor residential unit within a mansard roof. The refurbishment will provide a modern well-designed building.

Currently given the property's town centre location no off-street parking is provided.

Design Principles

The starting philosophy for the design brief was to design a high quality, architectural solution, whilst respecting the relationship between the proposed building and the adjoining residential properties. The architectural style is similar to the existing property, with simple white rendered elevations under a mansard roof.

The main design principles are:

- i) To be in context and respect the existing mixed-use town centre location.
- ii) To make efficient use of the available land.
- iii) To minimise any impact on the adjoining properties.
- iv) To create a positive visual enhancement to the locality.
- v) Architectural detailing and materials to be of a well-considered approach.

Amount

The proposal is for one new two bedroom flat, additional bedroom for first floor flat and subdivision of the ground floor retail unit into 2 self-contained units. The element of single storey retail space at ground floor level will be converted into the access to the new second floor flat.

Due to the property's town centre location and proximity to public transport no additional off-street parking is proposed for the new residential unit.

Site Layout

The proposed site layout is similar to the existing, the building footprint is the same as the existing, retaining the same building line back and front and the same side relationship with the adjoining properties. The proposal will not give rise to any overlooking, with all principle rooms orientated to London Road.

Scale

The design of the proposed building in terms of mass, volume and height has been kept to the minimum whilst maximising the accommodation without over blowing the overall scale. It is considered that proposed scale and massing of the new building is typical of similar building in Bognor Town centre.

Appearance

Rendered elevations to match existing property, under a mansard roof.

Materials

White painted render to all elevations
White uPVC windows
Man-made slate to roof

Access Statement

The development has been designed in accordance with the Disability Discrimination Act 1995, BS 8300 and Part M of the building Regulations 2004, as applicable.

i) Vehicular & Transport Links

Currently given the property's town centre location no off-street parking is provided.

Cycle storage will be provided at the rate of 2 internal storage spaces for the new second floor flat.

Bin Storage

The new second floor flat will be provided with the equivalent of 2 x 240 litres of residual waste storage/bins for general waste and recyclable material, located in an internal ventilated store.

Drainage

i) Foul Drainage

Foul drainage will be into the existing public foul drain, connected to the main sewer in London Road

ii) Surface Water Drainage

Surface water will be into the existing system, no additional surface water flow will be created by the conversion.

Conclusion

The development meets the design principles set out above.
The development is in line with the relevant planning policies.
The development responds to and will enhance the visual amenity of the surrounding area.
The development will not compromise the adjoining properties.
The development will be of a high architectural design.