peter shoesmith & co ltd
ARCHITECTURAL DESIGN CONSULTANTS

PROPOSED CHANGE OF USE CONVERSION FROM OFFICES TO FORM 2NO SELF-CONTAINED FLATS INCLUDING ALTERTIONS & REPLACEMENT OF DOORS & WINDOWS TO REAR ELEVATION
at
44a ALDWICK PARADE, BOGNOR REGIS, WEST SUSSEX, PO21 2PN.

DESIGN & ACCESS STATEMENT

USE

The application site comprises the ground floor entrance and the first and second floors of a mid-terrace three-storey property. The site lies within an established residential/built up area. At the rear of the site there is a communal hard surfaced parking area within which exists a communal bin storage area.

AMOUNT

The proposal seeks to convert the existing upper floors, currently existing vacant offices, into two self-contained flats returning the upper floors to the original residential use.

LAYOUT

The proposal seeks to provide one flat per floor and each is provided with a good standard of accommodation and two bedrooms.

Other than the external door and window alterations at the rear no external alterations are proposed.

SCALE

The application proposes two well appointed flats of a scale sympathetic with the approved previously elsewhere within this terrace on Aldwick Parade.

LANDSCAPING

No external landscaping is proposed and none will be lost through the proposal.

APPEARANCE

The external appearance of the property to the prominent front elevation remains unchanged as existing.

Whilst external alterations are proposed at the rear essentially the appearance maintains the existing character and style.

ACCESS

Communal pedestrian access is provided as existing at the front with private pedestrian access for the first floor flat maintained at the rear. There is communal vehicular off Victoria Drive to a communal rear parking area where one space will be allocated for each flat.

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