PWP ARCHITECTS

DESIGN STATEMENT **JOB NO: 4323**

CLIENT : Mr A Symonds 20 April 2007

PROJECT : Conversion of House into 3 No. 2 Bed Flats and Garage/Studio Into 2 No. 1 Bed Flats

ADDRESS : 21 Upper Bognor Road Bognor

ARUN DISTRICT COUNCIL
No. BR 121 07
RECEIVED 23.4.07

STATEMENT

1.0 EXISTING SITE AND BUILDINGS

1.1 Existing Site

1. The site is located in an area of residential development comprising a mixture of Victorian and more recently built traditional 2 Storey Housing to the North West of the town centre.

2. Upper Bognor Road is a cul-de-sac whose properties to the North back onto an unmade private access road off Hook Lane.

3. Nos. 17-23 comprise older properties with garaging/outbuildings onto the rear access, mainly flat-roofed and of unattractive Architectural Design and poor quality construction.

1.2 Existing Buildings

1. No. 17 is a Rest Home.

2. No. 23, has recently been converted into 3 flats with parking off Upper Bognor Road.

3. No. 21 the Application Site is a mirror image of No. 23 on a slightly larger plot.

4. The character of the building on the Application Site and its neighbours is predominantly Victorian.

5. To the rear is a single storey garage/studio as described above.

2.0 PROPOSED DEVELOPMENT

2.1 Proposed Building – 1 Bed Flats

1. It is proposed that the existing accommodation be converted and extended to create 2 No.1-Bed Flats.

2. The proposed building is diminutive in scale, rising from single storey on the rear access road to 2 storeys within the site. Most of the surrounding buildings are two storey with rooms in the roof.

3. The proposal matches the 2 No. 2 Bed Flats approved under BR/369/06 to which it is joined. Drawings of the latter are included for clarity.

4. The Architectural Style has been selected to blend with the predominantly Victorian buildings in the surrounding area.

2.2. Proposed 2 Bed Flats

1. The conversion of the house will mirror the conversion of No. 23, i.e. 1 No. 2 Bed Flats on each of 3 levels accessed by a new staircase.

2. The external envelope will be unaffected except for the extension of the dormer and new velux rooflight, together with the replacement of the external store door with a new window (all as No. 23).

2.3. Access Statement and Car Parking

1. The proposed Ground Floor Flat has been designed to be fully accessible under the DDA Regulations.

2. One car parking space for each of the flats is provided on site, with ample on-street parking being available for visitors.

3.0 SUMMARY

3.1. The alteration of the main house represents a major investment in a run down property.

3.2. The proposed development will make a visually attractive contribution to the rear of the Upper Bognor Road properties by replacing semi-derelict garaging and outbuildings with well-designed and much-needed Residential Accommodation on a Brownfield site.