

1&2 Argyle Road, Bognor Regis , P021 1DT

DESIGN AND ACCESS STATEMENT

Proposed side and roof extension to existing mixed use
building.

April 2019

Amount of development

The proposal is to extend the existing retail unit at ground level and create 3no. one bedroom studio units to the first and second floor.

Layout

A side extension is proposed to accommodate retail at ground floor and a studio flat on the first floor. The existing residential flat on the first floor will have a small alteration to the entrance to provide a lobby and allow for a new staircase to the second floor. The new second floor extension will extend to the rear over the side extension and accommodate 2no. studio units.

Scale

The existing building is two storey with a flat roof and parapet. It is proposed to add an additional storey to the building with a parapet and flat roof. To the side, the building is massed to take account of the windows of the neighbour. The building is stepped in from the boundary to the first floor and the building is three storey to the rear only.

There are already existing three storey buildings within the street and it is considered that the proposed scale is appropriate for this standalone corner location.

Appearance

The new extension's street elevations will be finished in painted render to match the existing building and will have decorative render details similar to the existing. The walls to the boundary will be stock brick similar to the neighbouring house.

Landscaping

The existing concrete to the side will be removed and new paving will be laid between the new extension and the back of the pavement.

Access

The retail unit will be entered from the existing retail. The existing and proposed residential will be entered through a new door at street level and accessed via a replacement staircase in a similar location to the existing residential entrance.