

BR/148/11

DESIGN AND ACCESS STATEMENT

Site address

GLENLOGIE, CLARENCE ROAD, BOGNOR REGIS,

WEST SUSSEX, PO21 1JT

Proposal

Conversion of former house of multiple occupancy into
eight self-contained apartments with associated external works.
Demolition of Wee Glenlogie and the construction of
two dwellings with parking in the rear garden.

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1. Context

The property currently comprises a three storey building plus a basement to the west end of the site which is understood to comprise up to 9 bed-sit units together with a single storey building to the east end of the site with two further units known as Wee Glenlogie.

The proposal is to be convert the property into eight self-contained apartments whilst demolishing Wee Glenlogie to enable two new dwellings to be built in the rear gardens.

The location of the site is central to the town centre at the junction of Clarence Road/High Street and is close to the current established local community and offering good access to the public transport network.



Glenlogie with adjacent Church of Our Lady of Sorrows

2. Amount

The conversion aspect of the proposal results in no enlargement whatsoever but is a good use of the existing structure.

Consideration has been given to complete demolition of the premises and the construction of a new development however this is considered too extreme and therefore retaining of Glenlogie, its conversion, and then construction of two dwelling within the gardens is considered a sensible proposition. Any more units would result in a particularly cramped development.

3. Layout

Please refer to design drawings for all buildings and their layouts.

Glenlogie lends itself to conversion with a mixture of eight 1 and 2 bedroom apartments across the four floors and these all provide a good standard of living accommodation. The internal layouts can be arranged to simply kitchen/bathroom and drainage layouts whilst limiting any potential for overlooking from the habitable accommodation or 'stacking' of units.

The two new dwellings are of a 4 bedroomed semi-detached design and too offer a good level of accommodation. The orientation of the units (north/south) mean there is little chance of overlooking or direct views into adjoining properties.

4. Scale

By retaining the existing structure there is no increasing in the scale of the existing building.

The size of the two new dwellings have been carefully considering giving due consideration to the built environment around it. Glenlogie is a three and a half storey development. Priory Cottage to the east is a two storey development and to the south you have the Church of Our Lady of Sorrows which dominates the street scene. To the south of the church there is a Bentzi Court which is five storeys tall. At the junction of Clarence Road with High Street there are a variety of types and styles of developments including two, three and four storeys.

The size of the rear of the site restricts its use and is best served as a pair of semi-detached dwellings. The new dwellings have been carefully designed to be sympathetic to its surrounding with a stepped down approach in terms of its overall roof ridge heights when viewed from the High Street, see drawing 06.

The proposal allows plenty of garden and amenity space to be created within the scheme.

5. Landscaping

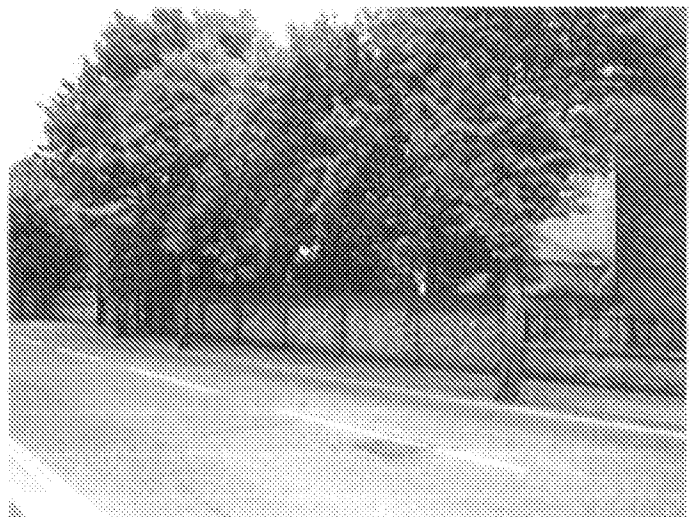
The existing boundary treatments will remain with additional privacy measures in the form of a 2m high timber close boarded fence being introduced to the north boundary forming the new house rear boundaries onto the High Street.



High Street looking west

None of the existing trees as annotated on the site survey details, have a preservation order however it is intended to retain all the existing trees. Trimming, shaping or lifting the crowns may be necessary to ensure they fit comfortably within the new built up environment.

Various soft landscaping measures shall be carried out within the curtilage of the site comprising of provision of turfed gardens, various shrubs and trees. Final landscaping details to be agreed in due course with the local planning authority.



High Street looking east

4. Appearance

Glenlogie is a building of simple character and it was felt this was to be retained and enhanced wherever possible.

The whole building would be subject to external remedial works to repair spalling bricks and stone window surrounds. The slate roof would be subject to full re-roofing works with the natural slate being the material of finish. The poorly designed plastic casements would be replaced with new timber vertical sliding sash windows in a style to reflect original sashes that would have been in the building.



The style of the new properties has sought to replicate design features in the surrounding built environment. For instance traditional hipped roofs are seen all around the in the surrounding properties as are the main finishes including brick, render and slate roofs. It is considered plastic PVCu casements would be appropriate for the new dwellings.



7. Access

Access to Glenlogie will primarily be off Clarence Road using the existing front entrance door although there is a secondary entrance at the rear which is accessed from the service road alongside the property.

Internal circulation within the property will be improved and enhanced by the induction of a lift serving all four floors.

The two new dwelling are accessed by the existing access road off Clarence Road and give vehicular access for a minimum 2.7m wide driveway which widens to minimum 4.1m wide adjacent to the properties to act as a passing space. A turning area is provided at the end of the driveway to enable any car to carry out a 3 point turn and exit the site in forward gear. Visibility splays are to be provided at the access point into the public highway, see plan.

Whilst no formal consultation has been carried out with any organisation or bodies it can be confirmed the proposal will remain the same as the existing arrangement as far as Glenlogie is concerned although the two new dwellings the rear will fully confirm to the latest standards of the Building Regulations and Disability Discrimination Act legislation.

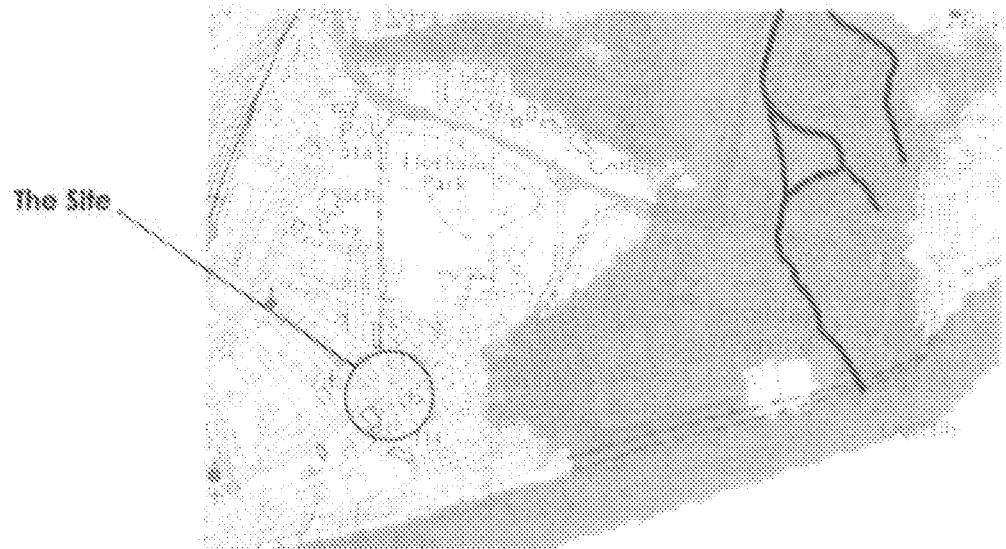


Existing access off Clarence Road

8. FLOOD RISK ASSESSMENT

a. Site conditions

It is confirmed the site is located outside the flood risk area as recorded on the Environment Agency map below.



b. Proposal

The property has been utilised over many years across all the four floors. The proposals will self-contained the use of the building and will not be considered to exacerbate the risk in terms of tidal flooding.

c. Conclusion

Even though the site is not within a flood risk area it is likely the buildings basement will be subject to additional flood proofing measures to prevent the ingress of floodwater with an appropriate damp proofing/tanking scheme being undertaken.

It is concluded there would be no material exacerbation of flood risk as a consequence of this development.

I commend the merits of this application to the local planning authority.

WG
09/06/2011

9. ADDENDUM

The scheme will adopt the latest environmental and technological building methods to achieve the highest standards currently available. Whilst Code for Sustainable Homes standards cannot be achieved due to Glenlogie being an existing building every effort will be exerted to achieve excellence in standards. This will relate to main areas of construction, techniques, products used, carbon emission and environmental issues.