

DESIGN AND ACCESS STATEMENT



For

**Proposed Residential Development
at
144 Aldwick Road, Bognor Regis**

Drawing No. 1412/P05

Prepared

ADCS LTD
30 Foxley Lane,
Worthing, West Sussex BN13 3AD



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144 Aldwick Road, Bognor Regis, West Sussex

1.0 Site and Surroundings

- 1.1 The site, which is located in Bognor Regis is 0.032 ha in area and is situated along Aldwick Road. The site consists of two storey semi-detached house which is currently sub divided into four flats with private amenity space to the rear of the property with an existing vehicular access to the south western boundary off Aldwick Road.
- 1.2 The properties in Aldwick Road are mainly residential comprising a mixed character with mixed semi-detached and detached properties of two storeys set in medium and large plots set back from the highway with gardens to front and rear within an urban environment.
- 1.3 The properties along Aldwick Road are mainly of brick construction, with pitched tiled roofs and bay windows.
- 1.4 This site is close to a parade of shops located along Aldwick Road. Being located along Aldwick Road the property is in a highly sustainable location with the shops, post office and places of employment all within 200 metres of the site.

2.0 Design Principles

2.1 Objectives

The objectives that were aspired to in the preparation of the design were:

- The need to maintain the character of the area in which the site is set and the identity of the neighbourhood.
- The need to provide additional self-contained apartment.

2.2 Building and site use

- 2.2.1 The development will be for residential units which will be provided for private rent.
- 2.2.2 To cater for the ever changing needs of residents the units have been designed with an internal layout which gives flexibility of space with rooms that can be planned for the needs and lifestyle of their occupants.

2.3 Amount

- 2.3.1 The Application seeks to convert the existing ground floor layout into 2 No. self-contained one bedroom apartments with the addition of a side extension and an orangery to the rear. The site area is 0.032 ha.

2.4 Layout

- 2.4.1 The proposed residential units have been designed to comply with part M of the Building Regulations providing easy access and use of the buildings. Circulation areas both horizontal and vertical have been given due consideration and fully embrace the requirements of the building regulations for the benefit of the end users.
- 2.4.2 Internal space standards are in accordance with Policy DDM2 (and Technical Housing Standards-nationally described space standard March 2015).

2.5 Planning

- 2.5.1 National Planning guidance relating to new housing is: Housing which, amongst other matters, requires Local Planning Authorities to consider favourably new housing on previously developed sites situated within built up areas. Paragraph 68 of the Framework specifically refers to the important contribution that small sites such as this can make to meeting the housing requirement of an area. The planning application site fulfils this criteria, being located within the built up area of Bognor Regis. In these circumstances it is submitted that there is a presumption in favour of residential development in accordance with Government guidance.
- 2.5.2 There is also a requirement to use land effectively and efficiently. This site provides an ideal opportunity to provide an extra dwelling without harm to the established character of the area.

2.6 Scale

- 2.6.1 The properties in Aldwick Road when combined form a visual terrace that has a fine grain. Not only should the built character of the area be considered when assessing a site but also it's setting in the surrounding area.
- 2.6.2 In creating environmental structure it has been necessary to look at all aspects of the site and the three dimensional location in which it is set. The built form and rhythm of the wider area will need to be reflected here presenting a strong street frontage that will make a statement in the street scene with its design whilst matching the materials with the existing buildings.

2.7 Appearance

- 2.7.1 The appearance of Aldwick Road is established and has materialised over a long period of time.
- 2.7.2 The use of good design is encouraged at all levels within the planning policy framework.

- 2.7.3 The proposed material types are shown on the elevations to give an indication of how the building could look. The use of facing brickwork to the elevations will match the existing buildings. PVCu casement windows will be more in keeping with the local street scene. A new pitched roof will also be in keeping with the existing building.
- 2.7.4 Sustainable construction will be a main feature for this new development with high levels of insulation within the fabric of the building with low E glass to the windows and rainwater harvesting being provided. A commitment to reducing Carbon Dioxide.

2.8 Continuity and Enclosure

- 2.8.1 The site at ground level will not be altered to the frontage.
- 2.8.2 The scale of the proposed building relates directly to the scale, mass and established building line which provides continuity in the street scene.

2.9 Landscaping

No new landscaping is proposed as part of this new development.

3.0 Access

- 3.1 The development has no through routes or pedestrian links. It will be self-contained but its location will facilitate access to the local shops and amenities. The pedestrian access to the site utilises existing points of access in Aldwick Road.
- 3.2 The existing vehicular access in Aldwick Road is to be retained for an existing car parking space. There is also ample car parking in the nearby street of Richmond Avenue West.
- 3.3 During daytime hours there are a number of buses in both directions pass the site nearby on the Aldwick Road.
- 3.4 An existing bin store to the frontage will be enlarged to provide 5 No. 240 litre wheelie bins which can easily be accessed for collection from Aldwick Road.
- 3.5 The site is located in close proximity to a parade of shops, which has the local amenities one would expect from such a parade, such as convenience stores, public houses, hairdressers etc.
- 3.6 There are several schools in the vicinity of the site, both primary and secondary.
- 3.7 Therefore the site location is one that would accord with current Central Government guidance with regard to residential developments and can be considered highly sustainable.

ADCS Ltd
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