

DESIGN AND ACCESS STATEMENT



For

**Proposed Residential Development
at
17 Lennox Street, Bognor Regis**

Drawing No. 1315/P05

Prepared

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17 Lennox Street, Bognor Regis, West Sussex

1.0 Site and Surroundings

- 1.1 The site, which is located in Bognor Regis is 0.015 ha in area and is situated along Lennox Road. The site consists of two & half storey terrace house with a two storey rear extension with private amenity space to the rear of the property with an existing pedestrian access to the north eastern boundary off Belmont Street.
This property currently is divided into 3 self-contained apartments.
- 1.2 The properties in Lennox Road are mainly residential comprising a mixed character with mainly terraced properties situated off the back edge of footpath to the frontage.
- 1.3 The properties along Lennox Street 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 the High Street. Being located along Lennox 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 integrate the scheme into the existing rear adjacent extension.
- To enhance the existing built form

To produce a development which in keeping with the residential buildings in the immediate area

2.2 Building and site use

- 2.2.1 The development will be for an additional residential unit which will be provided for private rent for the Aldingbourne Trust which provides accommodation for people with learning difficulties.

- 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 extend the existing ground floor to provide a separate self contained apartment and to remove an existing external fire escape and replace with a new repositioned fire escape. This new fire escape will provide more security than the existing fire escape by being positioned away from the existing external wall.
The site area is 0.05 ha.

2.4 Layout

- 2.4.1 The proposed residential unit has 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 The site is extremely sustainable as there are shops, post office, employment opportunities and transport links all within 200m of the site allowing the orientation of the building to be guided by the sounding development as all the facilities are readily accessible from the building.

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. 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 1 No. new dwelling without harm to the established character of the area.

2.6 Scale

- 2.6.1 The properties in Lennox Street 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 Lennox Street is established and has materialised over a long period of time. The proposed scheme will regenerate this site as a residential development making best use of this site.
- 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 white render to the elevations will complement the existing render facade buildings. PVCu top hung windows will be more in keeping with the local street scene in Lennox Street. Concrete roof tiles to the pitch roofs will also be in keeping with the surrounding area.
- 2.7.4 There are no long views into or out of the site although the arrangement of the building will provide enclosure to the development. The proposed development will be visible in the street scene, when set in context with the existing area it will blend with the adjacent buildings.

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 however some new hardstanding will be provided to the rear.

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 Belmont Street. A new security gate with a key fob for existing & new tenants is proposed.
- 3.2 During daytime hours there are a number of buses in both directions pass the site nearby on the seafront.
- 3.4 A bin store to the rear will be provided 4 No. 240 litre wheelie bins which can easily be

accessed for collection from Belmont Street.

- 3.5 The site is located in close proximity to the High Street in Bognor Regis, 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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