

Design Statement

For new

Cottage 3 @

11-15 Sturges Road

Bognor Regis

PO21 2AH

1.0 Introduction

11 -15 Sturges Road is located in the centre of Bognor Regis and a mix of flats within two buildings and two separate self-contained cottages within the rear courtyard.



1 – View from courtyard parking.

The existing garage that is to be demolished is within the rear courtyard and is screened from the road by the main building.



2 – 11-15 Sturges Road as viewed from the road.

1.2 **Site Restrictions**

11-15 Sturges Road is a conversion of existing properties over a number of years into 12 flats (11no. 1 bed and 1no. 2 bed) and 2 self-contained cottages (2no 1 bed) which has its own private courtyard parking and amenity garden to the rear.

The proposed cottage will be in the southern most corner of the site which backs onto the rear alley access to terraced properties on Ockley Road. To the west is the far corner of amenity space to the neighbouring Newman House flats.



3 – Aerial view

2.0 **Proposals**

A private garage which is attached to cottage 2 will be demolished and replaced by another cottage 3 which will have a bedroom, bathroom and open plan living / kitchen.

Cottage 2 will have a new patio door at the rear to the living room and a new shared entrance ramp to the front door with cottage 3.

A new bike store will be created at the front of the site from an existing covered porch area to enable the secure storage of 4 cycles.

More grassed amenity space will be created in the courtyard area by relocating refuse bins. Parking will be unaffected by the proposals.



4 – Courtyard



5 – Porch to the converted to Bin Store

3.0 Design

3.1 Amount

The gross internal floor area of the new cottage is 41m². The garage that is to be demolished has area of 22m².

The new bike store will be formed from enclosing an existing covered porch area to 15 Sturges Road.

3.2 Layout

The new cottage will have a double bedroom with an ensuite bathroom with an open plan kitchen living room. All rooms have double glazed windows some opening onto the private courtyard for light and natural ventilation. Windows to the bedroom and bathroom will be on the boundary (opening inwards) facing onto amenity land for Newman House where currently a window from the existing garage is located.

To enable a shared ramped entrance to be created the living room window to Cottage 2 has to be relocated to the rear with a new patio door to the rear. This allows access to the rear gravelled area which will be made more of an amenity area for this cottage and allow access for maintenance.

3.3 Scale

The resultant property is still in proportion to the size of the replaced garage which also has a flat roof.

The new cottage is similar in size to the two other cottages currently within the courtyard.



6 – Rear of Cottage 2 where new patio door to be located



7 – Rear of Cottage 2 with boundary fence

3.4 Appearance

The proposed cottage will use the same materials that were on the garage which is being replaced. The walls will be rendered to match the adjacent cottages, with white upvc windows and doors. The roof will be flat and of similar height to the garage that it replaces.

3.5 Access

A combined ramped entrance with cottage 2 will be constructed. The vehicle and pedestrian access and parking on site is unaffected by the proposals.

4.0 Project Outcomes / Conclusions

It is hope that the proposals will add another good quality rental unit in centre of Bognor Regis area with a proven good landlord.

5.0 Flood risk

See the following Environment Agency report, in summary the property is within Flood zone 1 and so does not require a full flood risk assessment.



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