

DESIGN AND ACCESS STATEMENT



for

**Proposed Single Storey Rear Extension
at
No. 36 & 38 Sudley Road, Bognor Regis**

Drawing No. 1187/P31

Prepared by

ADCS LTD
16 Copthorne Hill,
Worthing, West Sussex BN13 2EH
Tel. 01903 260701
Email: adcs@sky.com

Date: 16.08.10

COPYRIGHT

The contents of this document must not be copied or reproduced in whole or in part without the written consent of ADCS Ltd

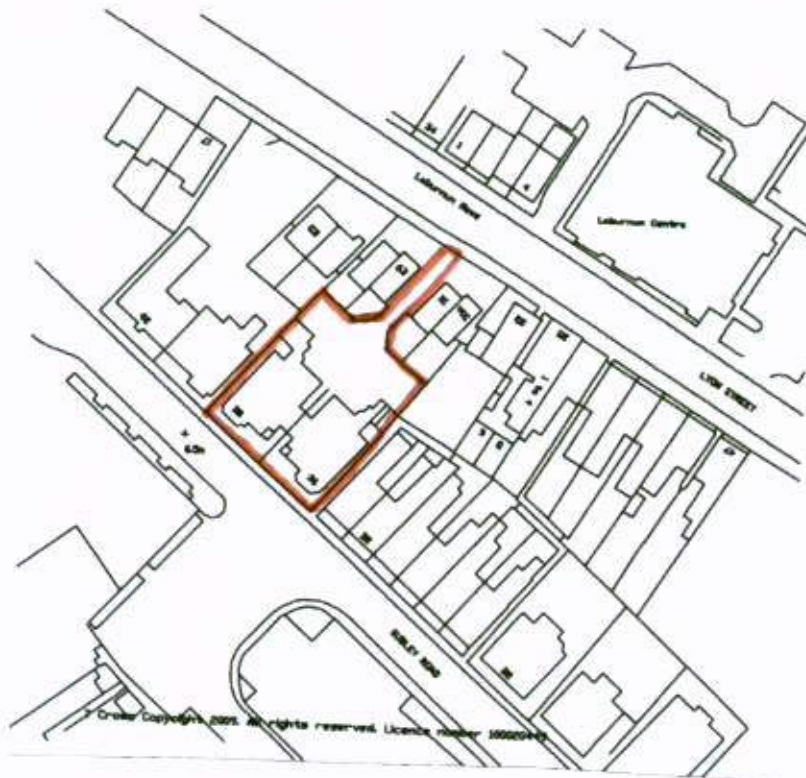
Contents

- 1.0 Site and Surroundings
- 2.0 Design Principles
 - 2.1 Objectives
 - 2.2 Building and Site Use
 - 2.3 Amount
 - 2.4 Layout
 - 2.5 Scale
 - 2.6 Appearance
 - 2.7 Continuity and Enclosure
 - 2.8 Landscaping
- 3.0 Access

No. 36 & 38 Sudley Road, Bognor Regis.

1.0 Site and Surroundings

- 1.1 The site, which is 763 square metres in area, is located in Sudley Road, Bognor Regis on the north side of the Street. It is presently a site with 2 No. three storey houses separated into self contained flats for special needs.
- 1.2 Sudley Road has retail units and car parking on one side with residential and commercial offices opposite. Most properties were built in the Victorian period.
- 1.3 The properties are a mixture of render and brick construction with pitched roofs and sliding sash windows.



Location Plan – Scale 1:1250

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 street scene.
- The need to provide a single storey rear extension as office use for an on site warden
- To create a building which enhances the main buildings character and appearance

2.2 Building and site use

- 2.2.1 The development will be self contained residential units for special needs with an on site warden
- 2.2.2 Being located on Sudley 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.
- 2.2.3 To cater for the needs of an on site warden i.e. office space with kitchen and toilet facilities.

2.3 Amount

- 2.3.1 The Application seeks to provide a single storey rear extension as office use for an on site warden. The site area is 763 sq.m.

2.4 Layout

- 2.4.1 The residential portion of the scheme will provide activity on the street with the existing access point on to the rear of Sudley Road, this will generate movement around the building outside the normal shopping hours.
- 2.4.2 The shape of the site and the location of the adjoining properties dictate the layout of the site and the positioning of the built form. This when combined with the wider context of buildings strong influence manifest them to guide to the format of the proposed building
- 2.4.4 The site is extremely sustainable as there is shops, post office, employment opportunities and transport links all within 100m of the site allowing the orientation of the building to be guided by the surrounding development as all the facilities are readily accessible from the building.

2.5 Scale

- 2.5.1 The properties in Sudley 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.
- 2.5.2 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.
- 2.5.3 The relationship of the scheme to existing properties and the wider area has been an influencing factor at all stages of the design.

2.6 Appearance

- 2.6.1 The appearance of Sudley Road 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.
- 2.6.2 The existing rear elevation is to be altered by extending at ground floor level only to provide a single storey rear extension with a flat roof to link in with the existing flat roof between the two existing houses. Facing brickwork to match existing with P.V.C.u windows and door to match existing Black P.V.C.u rainwater goods also to match existing are proposed for this new extension.
- 2.6.3 The use of good design is encouraged at all levels within the planning policy framework.
- 2.6.4 This is emphasised in PPS1, which requires local planning authorities to carefully consider the design implications of development proposals and within their planning policies. It states in paragraph 33 :

'Good design ensures attractive usable, durable and adaptable places and is a key element in achieving sustainable development. Good design is indivisible from good planning.'

PPS1 seeks to ensure that new developments:

- ◊ are sustainable, durable and adaptable (including taking account of natural hazards such as flooding) and make efficient and prudent use of resources;
- ◊ optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and

other public space as part of developments) and support local facilities and transport networks;

- ◇ respond to their local context and create or reinforce local distinctiveness;
- ◇ create safe and accessible environments where crime and disorder or fear of crime does not undermine quality of life or community cohesion;
- ◇ address the needs of all in society and are accessible, usable and easy to understand by them; and
- ◇ are visually attractive as a result of good architecture and appropriate landscaping. '(Para 36)

2.7 Continuity and Enclosure

- 2.7.1 The scale of the proposed building relates directly to the scale, mass and established building line which provides continuity in the street scene.

"Development either contributes to making the urban fabric coherent or undermines it. Urban design is often a matter of adopting good manners, recognising that every building is part of a greater whole. Too many places have been blighted by development which, even if its design has merits seen in isolation, ignores its local urban structure and creates bits of left over space that contribute nothing to the living village, town or city." (By Design Page 21

2.8 Landscaping

Landscaping matters are not sought to be determined within this application. However no trees will be loosed as a result of this application.

3.0 Access

- 3.1 The access to the site utilises an existing access point to the rear of the property on Lyon Street for vehicles and cycles. Existing pedestrian access is maintained off Sudley Road.
- 3.2 A cycle store is proposed to the rear of the site.
- 3.2 The closest railway station to the site is located approximately 250m west of the site. This station provides a service between London Victoria, Gatwick, Brighton and Portsmouth. This service has a frequency of two trains per hour during the morning and evening peaks and also throughout the rest of the day.
- 3.3 During daytime hours there are a number of buses in both directions pass the site on Sudley Road.

- 3.4 The site is located in close proximity to local shops, which has the local amenities one would expect from such a busy street, such as convenience stores, fast food outlets, public houses, hairdressers etc.
- 3.5 In line with current Government policies the use of modes of transport other than the car has been an aspiration of this development. The immediate access to public transport links make this a realistic aim and easily assessable provides every opportunity to realise this objective.
- 3.6 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

August 2010