

JJR Designs Ltd
Architectural Services

Suite 6a, Church House
94 Felpham Road
Felpham, West Sussex
PO22 7PG

DESIGN & ACCESS STATEMENT

Job No: 1535

Date: 23.11.2021

Property Address: 7 Longford Road, Bognor Regis, West Sussex PO21 1AA

Applicant Name: Reynolds Ltd

Applicant Details: 27-31 High Street Bognor Regis West Sussex PO21 1RR

Agent Name: JJR Designs Ltd.

Agent Details: Suite 6a, Church House, 94 Felpham Road, Felpham, PO22 7PG;
e-mail: info@jjrdesigns.com; phone: 01243 822081.

Nature of Proposed Works: Change of Use from C3 Dwelling to HMO

1. Site and Location:

7 Longford Road is a traditional 2 storey end of terrace property with room in the roof, located in the heart of Bognor town centre, close to the junction of Linden Road and Station Road, opposite the train station. The property is accessed off Longford Road, there is no off-street parking.

2. Use:

The property is currently used as a building of multiple occupancy. There are 6 bedrooms with shared facilities on the ground and first floor.

3. Proposed Works

We seek approval for change of use from C3 to HMO. There are internal improvements proposed to create a combined kitchen dining area. In addition, one of the smaller bedrooms has been moved to the rear of the property, and the existing bedroom at the front of the property made into a shower room. There are no alterations to the existing façade.

Director: Richard Stalanski
Company Registration No. 5923941 - Registered in England
VAT Reg No. 999 2894 82
JJR Designs Ltd

4. Layout:

The layout of the building remains largely the same. Internal alterations will be made to enhance the existing facilities. There are no alterations outside.

5. Landscaping:

There is no landscaping proposed. The front and rear garden remain the same.

6. Scale:

There is no change to the scale of the building.

7. Appearance:

There is no change to the appearance of the building.

8. Conclusion

The building provides affordable accommodation in a location that has good access to public transport and close to local amenities. The floor plan will be adjusted to improve the existing kitchen and bathroom facilities. There are no changes to the external façade. The building was purchased in its current format, my client wishes to improve the existing facilities.