

Design & Access Statement -

Site Address - Land Adjacent to: The Old Coach House, Sussex Street, Bognor Regis, West Sussex.

Proposal - Rebuilding of Previous Store (General Use)

Client - Hall Building Services

Ref - Planning Application

Date - February & August 2008

Site

The site is located adjacent to 'The Old Coach House' building which is currently being developed as an apartment building. Refer to location and site plans enclosed. The site is set back from Sussex Street and accessed via an ally way to the side of The Old Coach House plot. In terms of context & adjacent architecture the property sits on boundary wall to the East and will be bounded by the above mentioned approved (BR/182-06).

Existing Property

This section of land was purchased by our client from its previous owner as redundant courtyard space containing a dilapidated brick store.

Project Brief

The brief was to rebuild the (recently demolished due to structural instability) previous dilapidated brick store in a manner more aesthetically conducive to the adjacent development and in keeping with the rejuvenation of the immediate area.

Context Appraisal

Evaluation of contextual scale was considered via consideration of 'Ordnance Survey' site and location plans and site/ area visitation. The section of land has been redundant for a number of years with its existing brick store an unsightly component. Adjacent architecture is fragmented comprising numerous alterations and additions to Shops/ storage & flat conversions to the north. The Southern boundary will abut the proposed apartment development in a complimenting style. The post office building to the West is multi storey and serves as a backdrop for architecture of the Sussex Street, street scene.

Design Overview & Appearance

The design comprises of a proposed two-storey brick store of extremely modest proportions (matching previous item), which will be insignificantly visible from the road and modest in scale to both the approved apartment building and adjacent architecture beyond. The design (rebuild) will take visual cues from the apartment building with brickwork and slate appearance roof tiles. Access will be from an existing ally-way leading directly to Sussex Street pavement.

Extent of Proposal

Taking into consideration the plot and its context the extent of the proposal can be considered negligible and only of direct improvement to the previous long term dilapidated building. Set back behind number 5 High Street, the property will only be partially visible from Sussex Street to vehicular and pedestrian traffic but will now blend in with the adjacent development maintaining the new architectural integrity created by the apartment building.

Listed Building Consent

The land is not subject to any current listings that we are aware of.

Scale

Increase in scale from the previous architectural component is zero and provides no additional massing viewed from any angle.

Landscape

This area will be designed as part of the overall landscape scheme for the adjacent apartment building providing continuity and solidarity of external spaces within the immediate area.

Access, Layout, Usage & Legibility

Access to the plot and property remains unaltered via an existing ally-way from Sussex Street. Usage & legibility of the building are both visible and logical taking into account previous refusal for use of this area as an extension to the adjacent development.

Materials

Careful consideration has been applied to material choice so that the proposal does not appear out of keeping with adjacent architecture. The material colours and textures are to match those for the adjacent development. All materials are to be approved by the local authority either as part of the planning approval or as part of any conditions imposed upon an approval via accurate samples prior to the commencement of any building works.

Local Plan

The design of, style, context and appearance of the proposal and its materials have been carefully created taking into account the local authorities 'Local Plan/ Local Development Framework'.

Planning Consultation

Several conversations with Mr Weeway at ADC were undertaken regarding the site, area and its usage prior to submission of the application.