

Design & Access Statement

08.12.21 Rev A

Construction of Dog Grooming and Fertility Clinic
Including Part Change of Use from C3(a) to Sui Generis

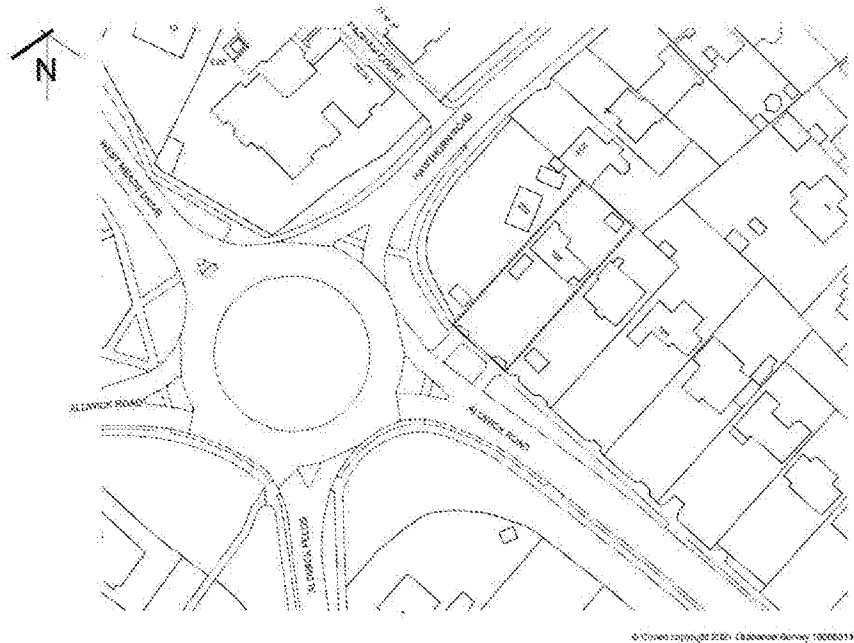
198 Aldwick Road, Bognor Regis, PO21 2YQ



Introduction

This Design and Access Statement is prepared by Atram Architecture and submitted in support of a planning application for the proposed construction of a Dog Grooming and Fertility day Clinic. The application includes proposals for the construction of a single storey outbuilding in the back garden of 198 Aldwick Road and a part change of use from C3(a) to Sui Generis. The change of use will only apply to the outbuilding as the house will continued to be used as a family dwelling.

The property is positioned to the west of Bognor Regis within the Arun District Council Built-Up Area Boundary.



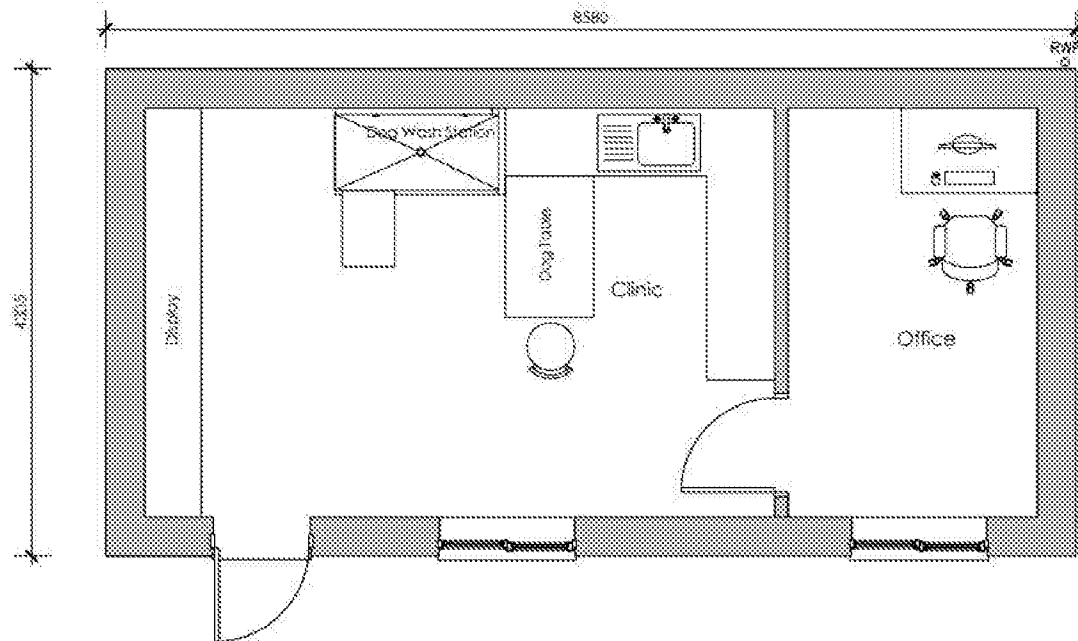
The existing house is detached, has four bedrooms and is located on a relatively large plot of land with generous off road parking.

The site is not located within any of the following:

- ☐ Conservation area
- ☐ Curtilage of a listed building
- ☐ Tree protection area
- ☐ Flood zone 2 or 3 area
- ☐ National Park
- ☐ Special Area of Conservation
- ☐ Special Protection Area
- ☐ Area of Special Scientific interest
- ☐ National Nature Reserve
- ☐ Ramsar Site

Amount

The proposed building is single storey and measures 8.580mx 4.305m generating a gross external floor area of 36.9m².



Proposed Floor Plan

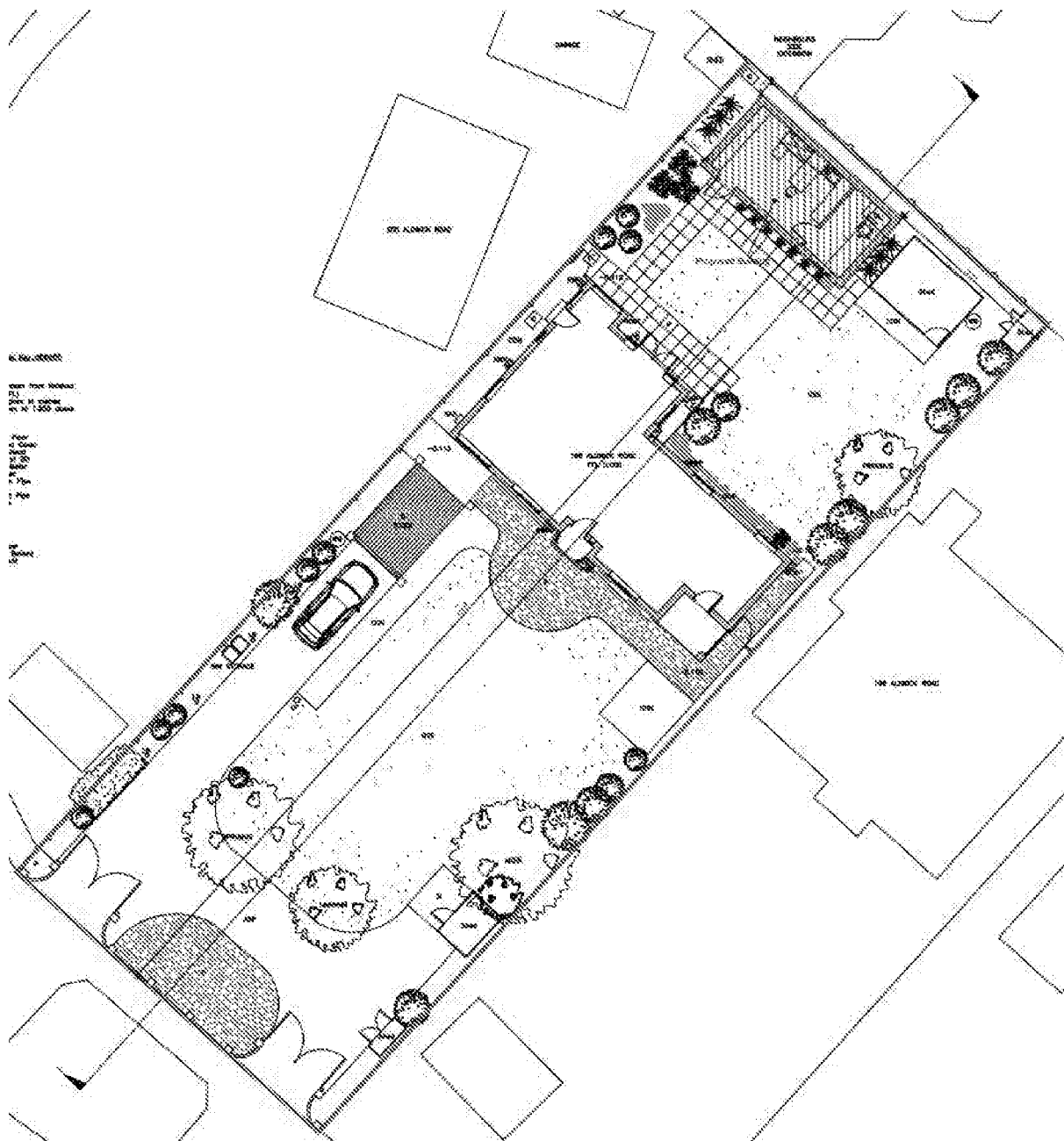
Layout

The proposed building is located in the back garden because the front garden tends to be used for recreational purposes in the evening and weekends due to its size and south facing aspect.

It is proposed that the Clinic be oriented away from the boundary line towards the house to ensure no loss of privacy to neighbouring buildings and reduce noise. This also means that windows are south facing benefiting from heat gain in the winter. An eaves overhang has been provided to limit heat gain in the summer. The Clinic is positioned slightly away from boundary walls and fences to reduce impact on neighbours.

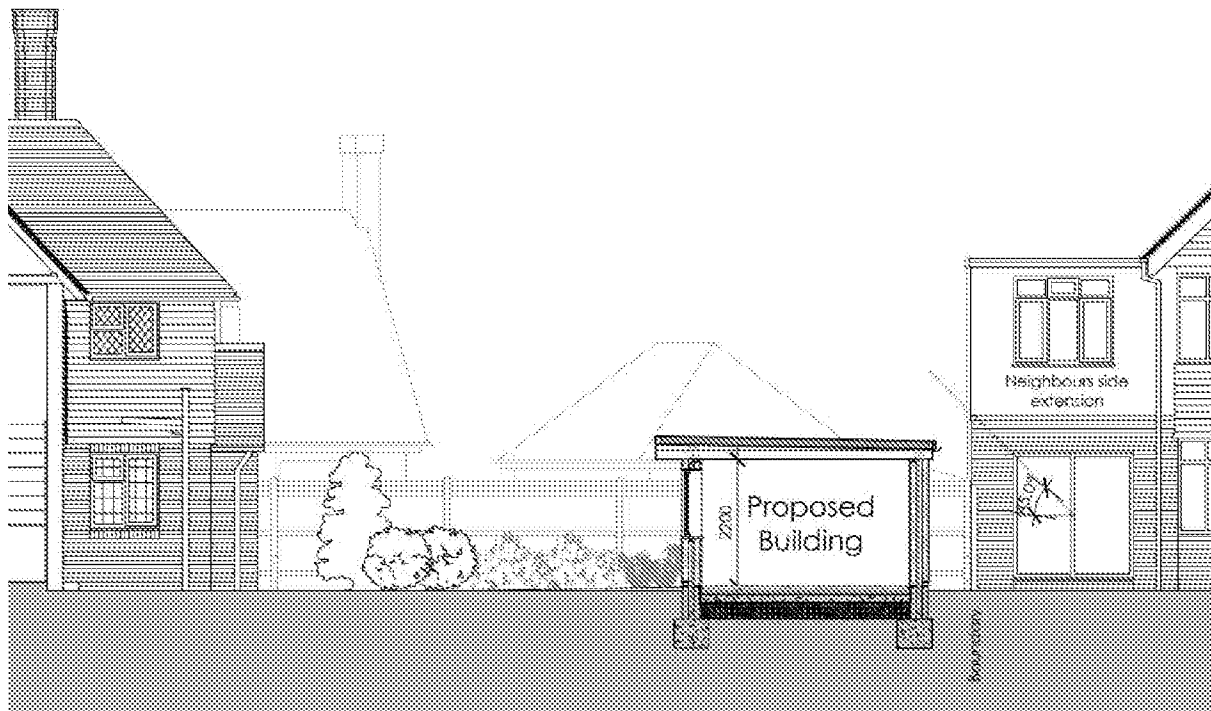
The building is also positioned to best avoid public drains and statutory services in the ground.

There is currently ample space for waste storage in a discreet location as shown on the site plan.



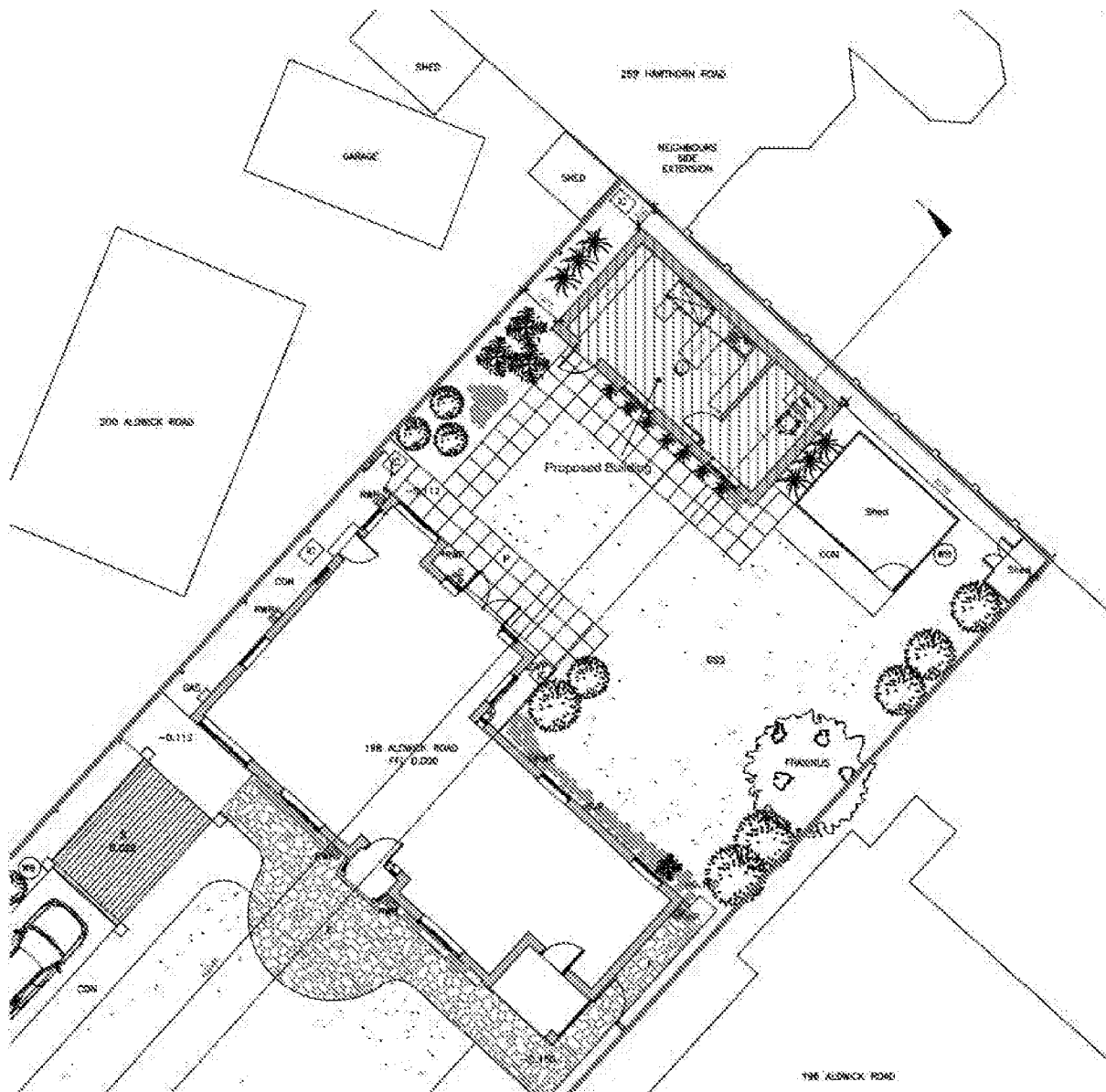
Scale

The height of the building has been minimised by reducing the ceiling height to 2.2m and dropping the floor level to 75mm above ground level. This is achieved by the use of a double DPC. The building is comfortably outside of the 45 degree angle from the sliding door to the neighbours extension. This demonstrates that there is no breach of the 45 degree right to light rules.



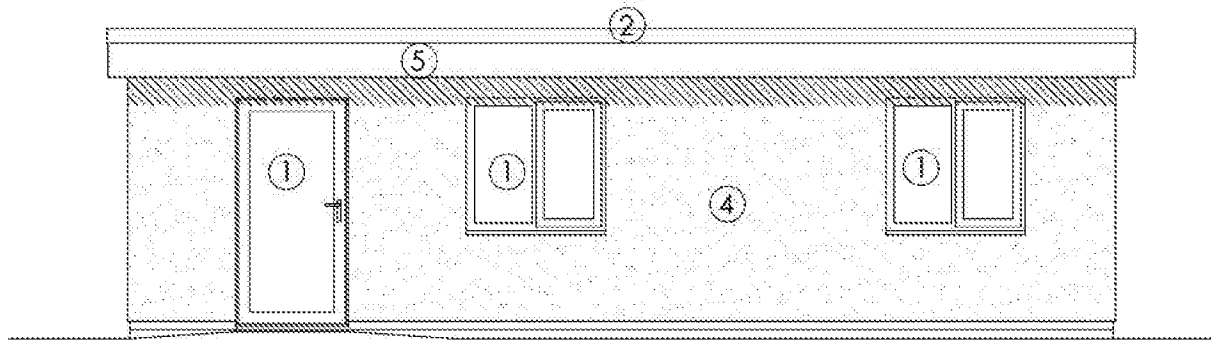
Landscaping

No existing landscaping will be affected by the proposed development. A large patio to the rear is being removed resulting in a net reduction in non-porous paving. It is proposed to provide new planting and grassed area to the back garden as can be seen on the proposed site plan.



Appearance

The outbuilding will not be visible from the highway. The design is informed by the desire to reduce the massing of the building and provide a functional working space. It is proposed that fascia's and windows are white upvc which is in keeping with the local area. A rendered finish is proposed to the walls which is also in keeping with a lot of the buildings in the local vicinity.



Proposed South West Elevation Scale 1:50

Key;

- ① White UPVC Windows and door.
- ② Grey GRP Roofing system.
- ③ Black UPVC rain water goods.
- ④ White render.
- ⑤ White UPVC Fascia.

Context

The proposed dog grooming and fertility clinic is of a small scale and will be in operation as a day clinic only. It seeks to make efficient use of the land and provide employment for the house holder. It will also reduce the need for the owner to travel to work which is of benefit from a sustainable point of view.

Access

Bognor train station is positioned approximately 1.8km to the east.

The site has good highway links and bus stops are located less than 100 metres away on Aldwick Road. Double access gates are in place with ample off road parking that can accommodate disabled visitors.

The site benefits from a level topography and foot paths provide a link from the site entrance to the building. The width of the footpath to the side of the house reduces to 1200mm which is below the preferred 1500mm for disabled access. However, part M of the building regulations makes provision for this by stating that 'A surface width of 1200mm may be acceptable on restricted sites subject to agreement with the building control officer.'. Due to the scale of the operation it is extremely unlikely that another person will be traveling in the opposite direction and disabled customers will be escorted to the clinic. If necessary a slightly wider access path can be used to the other side of the house.

A level threshold and accessible entrance is also designed to the clinic.