ARUN DISTRICT COUNCIL
No. BR 274 08
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1 Stanford Close, Bognor Regis. PO22 8AD

Design and Accessibility Statement
The proposals incorporate alterations and subdivision of the existing four bedroom house to convert the original house back to 3 bedrooms and the conversion of the extension to a two bedroom house within the existing terrace and external envelopes.

Assessment of physical context
The property is located in an established residential area with a mix of vernacular styles and size of dwellings. The site has established boundaries with walls, fences and trees that screen and protect the environment of the house and grounds from the road and adjacent dwellings.

Amount
Minor external alterations to form new entrance with a canopy roof and external windows to new room spaces and subdivision of the existing house to form a 3 bedroom and a two bedroom houses.

Layout
The existing building is a four bedroom end of terrace residential dwelling situated parallel to the adjacent road. The boundary fences, hedges and trees provide screening to the north east of the site. The garden area will be divided on the party wall line to separate the properties. The existing crossover provides access to the enlarged driveway retaining vehicle parking for each dwelling on the site. Bin storage will be accommodated within the boundary of each house. The gardens will accommodate cycle storage.

Scale
Remodelling the internal spaces and room arrangements achieve provides the separation within the existing building fabric with minor changes to door and window openings.

Landscaping
The gardens are retained; a close boarded fence will sub divide the rear garden. The north east hedge screens the commercial works at the rear of the gardens. The paved driveway will be increased to accommodate vehicles off road.

Appearance
The proposed materials will match the existing house. The replacement of the garage door with a window and forming of a new entrance door will not detract from the character of the property.

Access
The drive and paths with in the site are hard surface for easy wheel chair manoeuvrability should the need arise. When necessary ramps will be provided at the appropriate access points.