

1&2 Argyle Road, Bognor Regis , P021 1DT

DESIGN AND ACCESS STATEMENT

Proposed side and roof extension to existing mixed use
building.

September 2019

Amount of development

The proposal is create 2no. studio units to the first and second floor.
At ground floor there will be a new retail store and dedicated cycle, refuse and recycling stores.

Layout

A side extension is proposed to accommodate the studio flat on the first floor. The existing residential flat on the first floor will have a small alteration to the entrance to allow for a new staircase to the second floor. The new second floor extension will extend to the rear over the side extension and accommodate 1no. studio units.

Scale

The existing building is two storey with a flat roof and parapet. It is proposed to add an additional storey to the building with a parapet and flat roof. To the side, the building is massed to take account of the windows of the neighbour. The extension is designed as a lean too extension to the existing building with the eaves height to the boundary at 3.6metres.

There are already existing three storey buildings within the street and nearby (refer photograph sheet) It is considered that the proposed scale is appropriate for this standalone corner location. It will match the three storey period building at the other end of the street which also sits in the context of the two storey neighbouring buildings on the same street.

Appearance

The new roof top extension will be finished in painted render to match the existing building and will have decorative render details similar to the existing. The additional storey will read as though the original building was a three storey period building. The side addition will be in stock brick and read as a 1.5 storey side extension. The walls to the boundary will be stock brick similar to the neighbouring house.

Landscaping

The existing concrete to the side will be removed and new paving will be laid to the parking space extending to between the back of pavement.

Access

The retail unit will be entered from the existing retail. The existing and proposed residential will be entered through a new door at street level and accessed via a replacement staircase in a similar location to the existing residential entrance.