

BR/289/09

Design Statement to accompany the
Application to re-develop

7 Nelson Road

ALDWICK

Prepared for

Mr Ian Freeman

*This design statement has been provided to help the local authority analyse
the accompanying planning application for the above site..*

• Assessment of physical context

7 Nelson Road is located in Aldwick. The location is outlined in red on the attached drawings.

Within a 2mile walk of the site there are:

- A mainline railway station.
- A major bus station.
- Bognor Town Centre, providing a plethora of leisure, retail, commercial and employment opportunities.

Nelson Road has medium sized pitched roof buildings varying from 2 to 2.5 storeys buildings all domestic in nature. These buildings are generally either detached or semi detached and are arranged in a linear fashion either side of the road. The speed limit of the road outside the site is 30mph but the road itself is wide and dominates the physical context of the site.

The site is rectangular shaped measuring approximately 21m x 22m [it has an area of 470 m.sq. Our proposals have 4 units illustrated. Whilst this gives a very dense scheme we feel it is comparable to others in the vicinity.

On site there is currently large detached house. We believe it dates back to approximately 1940 and has been extended and refurbished over the years.

Due to the nearby railway stations, and bus stops the site enjoys excellent public transportation links by both bus and rail. We propose modest on site car parking – opting instead for plenty of cycle storage and promoting the use of public transport.

The site provides easy pedestrian access to the town centre and all the services that Bognor Regis has to offer.