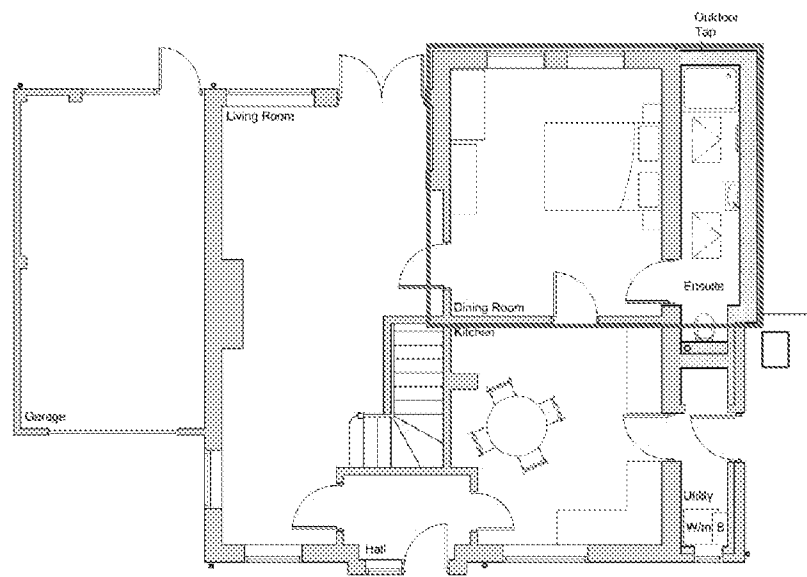
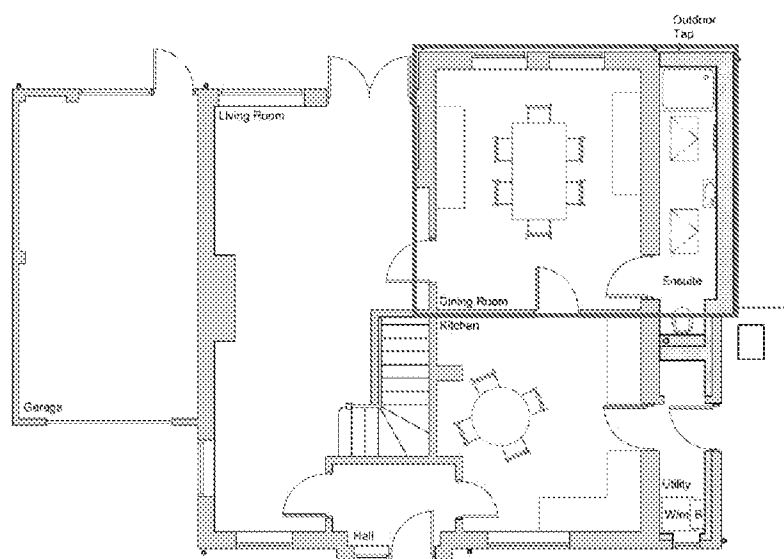




Proposed Future Layout



Proposed Current Layout

33 Marshall Avenue, Bognor Regis, PO21 2TL

Design and Access Statement

33 Marshall Avenue, Bognor Regis, PO21 2TL

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1.0 Introduction

1.1 Overview

This Design and Access Statement accompanies a planning application which proposes the addition of a side extension, to accommodate a small ground floor shower room, improving the existing facilities and extending the usability of the property as the couple grows older, as well as for any future occupiers. The proposal enhances the function and use of the property while remaining in keeping with the existing and its surroundings.

1.2 Accompanying Documents

The plans and elevations submitted alongside this application are as follows:

- Existing Floor Plan and Elevations: Drawing No. 01 - DPA – 04
- Proposed Floor Plan and Elevations: Drawing No. 02 - DPA – 04
- Roof Plans: Drawing No. 03 - DPA - 04
- Existing Site Plan: Drawing No. 04 - DPA - 04
- Proposed Site Plan: Drawing No. 05 - DPA - 04
- Location Plan: Drawing No. 06 - DPA - 04

2.0 The Proposal

2.1 Local Vernacular

The dwelling is situated along a quiet road within an urban residential setting. The surrounding homes are similar in appearance, with a combination of brick, render and pebble dash facades, white PVC windows and, clay or concrete roof tiles. A large proportion of the local properties have been adapted and developed, including additions such as extensions and solar panels. The application property has grey pebble dash facades, concrete roof tiles and white PVC windows in keeping with the street. The proposed design respects the existing fabric of the building, reflecting its materials and scale, while remaining barely visible from the front of the property, eradicating any implications to the local surroundings.

2.2 Access and Appearance

While the existing property is a good-sized family home, the current toilet and sink impose on the utility space reducing the function of both spaces. As the couple is growing older and planning for the future, they wish to have better access to a ground floor toilet, and in addition, a shower. The size of the existing space would not allow for improved toilet access or for a shower, thus already in need of modernisation we have proposed to turn the existing into a utility space alone, and an additional extension to the rear of it to add a shower room, enabling the current residents to move their

bedroom to the dining room for ease of access if required, and future residents to have better facilities and accessibility on the ground floor, ideal for family use of the property. By positioning the proposed shower room off the dining room, a more coherent layout can be achieved, with easily accessible facilities and little implication to the existing home. Thus, providing a more succinct and functional ground floor.

We originally considered keeping the extension side wall flush with that of the existing utility/WC, but felt this did not achieve such valuable circulation space within the shower room, therefore we have chosen to extend the northern elevation out slightly proud of the existing utility/WC space to make the best use out of the internal area, with little implication to the external appearance. With the toilet and sink replacing the existing ones and only the shower in addition, minimal extra drainage would be required.

By maintaining the roof pitch and materiality of the extension it becomes barely visible from the front of the property. The extension would sit flush with the rear of the home and only out slightly to the side from the existing, eliminating any risk of interruption upon the garden space that a rear extension may have or any obstruction to the side access. The neighbours to this side of the property have no overlooking windows or doors. While all the proposed materials remain in keeping with the existing, we have included a couple of roof lights in the proposed shower room, bringing valuable natural light and ventilation, without any risk of overlooking.

2.3 Relevant Local Policy

The 'Arun Local Plan' section 12.6.1 states that "Arun has one of the highest older populations (people aged 60+) when compared to other local authority areas within the County" they have therefore acknowledged that they "need to support the provision of continuing care facilities for the elderly which may take the form of... Own homes (designed to meet the needs of the elderly)". Policy D DM1 Section 5 Adaptability Acknowledge diversity and difference, also acknowledges that "buildings and places should be flexible to future adaptation, including the changing needs of occupants (for example ageing users, family circumstances)".

Section 13.2.8 states that the scale of the proposed should be considered in relation to the existing building, its surroundings and anthropometrically according to use. The design of the proposed has been conducted in accordance with the Architects Metric Guide to ensure for a well organised space with suitable circulation, while maintaining the scales and proportions in line with the existing building. Further to this, Policy D DM4 states that extensions and alterations to existing buildings should "sympathetically relate to and visually integrate with, the existing building in siting, massing, design, form, scale and materials", be "visually subservient to the main building and provide a high standard of amenity", to "not have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties", "in streets characterised by relatively small gaps at first floor level between buildings, any extension or alteration at first floor level does not come to within a minimum of one metre of the side boundary" and finally "does not compromise the established spatial character and pattern of the place but is instead a positive addition". All these factors have been well considered within this proposal.

3.0 Conclusion

To conclude, this proposal would provide a suitable and architecturally in keeping solution to improving the functionality of the property. The curtilage surrounding the proposed works would be largely un-interfered with, and the side access still easily accessible. The use of the harmonious materials and proportions chosen, enable the proposed to sit succinctly into the local vernacular. The proposal has been designed to assimilate with the existing built form and to integrate into the site without distracting from the local character and appearance, while providing an invaluable addition of the shower room to the internal ground floor arrangement, in line with the related local policy outlined above. Therefore, we believe the highly considered design is be befitting of the site and existing dwelling and would vastly benefit the existing and future residents of the property.

4.0 Property Images



Property Side and Rear (Above Images)

Design and Access Statement



Property Front (Above Images)

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