

Application N°:

APPLICATION FOR TWO APARTMENTS
ABOVE GARAGE BLOCKS AND TO RETAIN
THE EXISTING HOUSE AT 55 VICTORIA DRIVE
TO FORM PART OF THE DEVELOPMENT
APPROVED UNDER BR/217/07 & AMENDED
UNDER BR/389/07

Site Address:

**55 & 57 Victoria Drive
Bognor Regis
PO21 2TQ**

Ref: VicDr/CP

**DESIGN & ACCESS
STATEMENT**



COUNTERPOINT

PROPERTIES LIMITED

34 The Drive | Croydon | Surrey | PO21 4DU

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DESIGN & ACCESS STATEMENT

This statement has been prepared to support an application to amend the development at 55 & 57 Victoria Drive, Bognor Regis previously approved under BR/217/07 & BR/389/07. The proposal comprises the retention of the existing house at 55 Victoria Drive and two new 1 bedroom apartments above covered parking for 6 cars at ground level.

This statement follows the standard approach to form and content; this being the **amount** of development, **layout** of buildings, **scale** of buildings, **landscaping** and **appearance**.

Physical Context

Victoria Drive remains a predominantly residential street running from Aldwick Road to Chichester Road and is within easy walking distance of Bognor Regis town centre where there are full commercial facilities and transport links. Originally it consisted of spacious residential dwellings that occupied generous plots but has changed dramatically over recent years. There is now an eclectic mix of smaller and medium sized houses and flats (some in relatively large developments) and, whilst some original properties remain, others have been converted to a variety of uses.

Victoria Drive has a varied street scene with a mixture of building styles. Most properties are 2 and 3 storeys and a mixture of flats and houses but there are also educational facilities (Bognor Regis nursery school), religious facilities (Bognor Regis Baptist Church) and healthcare facilities (Shaw Healthcare).

The site is just south of the junction with Marshall Avenue and extends approximately 100m to the west. The site, measuring approximately 780 square metres, is level and is bordered by flats to the south (Hambledon Place) and the semi-detached & detached houses previously approved BR/217/07 & BR/389/07 to the North.

Amount of Development

The application site measures approximately 780 square metres (0.078ha).

It is proposed to retain the existing 4 bedroom dwelling house at 55 Victoria Drive and construct two new 1 bedroom apartments, above the parking facilities, to provide approximately 140 sq metres of additional accommodation.

A total of three parking spaces will be provided for the existing house at 55 Victoria Drive, including the existing garage, and a further two spaces will be provided for the proposed apartments above the covered parking facilities. The six covered parking spaces will be reserved for Units 1-6 of the development approved under BR/389/09.

Layout and Scale

The concept is to ensure that the proposed development is as sympathetic as possible to both the neighbouring properties as well as the visual amenities of the housing approved under BR/389/07 whilst providing a further two quality units of accommodation.

The additional dwellings have been designed on a courtyard principle intended to create a community feel and provide a safe environment for families with young children. By providing additional residential accommodation above the carports the revised design should significantly reduce the overbearing visual impact that the large flank wall of the buildings at Hambledon Place has on the development approved under BR/389/07.

There is adequate turning space in the courtyard for vehicles, including utilities' vehicles, to be able to leave in a forward gear. Bin storage will be provided adjacent to the gardens of the new units and ample space for bicycle storage is provided.

The scale of the new dwellings will be entirely in keeping with the area in general as well as surpassing the internal and external space standards set out in Policy D DM2 and Policy D DM3 of the Arun District Council Local Plan (February 2014 publication version).

The gardens and grounds will be a pleasant size and will contribute to the overall effect in due course.

Landscaping

The site is relatively well screened from neighboring properties by the existing close boarded fencing and existing planting will be retained, restored and reinforced as necessary. The proposed amendments will not significantly affect the landscape plans already approved.

Common areas will be laid to grass with abundant planting of shrubs and trees. The gardens to the houses will be turfed and will be separated by close boarded fencing.

Gardens substantially larger than the minimum external space requirements allow for the planting of larger shrubs and trees which will offer the entire development relief from the large flank wall of Hambledon Place as well as providing the additional units quality outdoor space.

Appearance

The overriding principle has been to ensure that the new units fit into the local environment and street scene. The design has taken inspiration from the surrounding development and vernacular architecture and will, importantly, incorporate the use of good quality materials. It is proposed to enhance the appearance of the existing buildings by using a dark red/brown multi facing brick, dark brown cedar weatherboarding at first floor level and rustic Acme double camber clay roof tiles.

The dwellings have been designed to respect their context and the accommodation configured to ensure minimal impact on the amenity of neighbouring properties and is in line with guidelines set out in section 13.2.9 & 13.2.10 of the Local Plan (Feb 2014 Version).

Response to Context & Relevant Planning Policy

There is always a demand for housing in this area and, although the construction of two additional dwellings is unlikely to impact the overall social and economic situation, this is considered an appropriate and sustainable form of development with easy access to a comprehensive range of local facilities and the wider public transport network.

The site lies within the defined Built Up Area (as defined by the Arun District Local Plan February 2014) and there must therefore be a presumption in favour of development in line with the saved Policy SD SP2 of the Local Plan 2014.

The additional two units offer a different style and size of accommodation from the approved semi-detached and detached houses and this improves the 'housing mix' allocation of the development as set-out in section 12.2 of the Arun District Local Plan 2014.

The increased density as a result of the additional units will be off-set against the reduction due to the retention of the existing house at 55 Victoria Drive; the existing house is typical of the original character of the area and there is significant benefit to its retention. The revised density of this proposal is more in keeping with that of the surrounding area in accordance with Policy D DM1 of the Local Plan.

Internal and external designs have been guided by, but not limited to, minimum space standards set-out in Policies D DM2 & DM3 of the Local Plan. In many areas the design far exceeds the minimum requirements in a bid to provide high quality and desirable housing to maintain consistency with the approved units.

It is considered that the density and type of housing applied for is entirely appropriate given the character and context of the established pattern of development.

Access

These amendments still fully comply with Part M of The Building Regulations. Hard standings around the dwellings are unaltered and ensure that all users are treated equally, be they wheel-chair users, those with baby transport, the ambulant elderly or the able bodied.

The arrangement of the dwellings, and their siting, will ensure that all occupants have equal and convenient access and will meet both the traditional and future needs of the occupants. The courtyard arrangement will provide additional safety for children.

The detailed design of the access was approved under BR/389/07 and still reflects the recommendations of West Sussex Highways & Transport following the Stage 1 Safety Audit and designers response. As such it meets the requirements of The Building Regulations and The Fire and Rescue Services Act in relation to fire service access whilst other emergency service will be able to access the site with ease. Emergency evacuation from the new dwellings will be similarly unhindered.