



Design Access Statement

Sovereign Court
Campbell Road,
Bognor Regis,
West Sussex,
PO21 1AF

**Prepared on behalf of
FirstPort Retirement Property Services Ltd**

13 November 2017

AHR Building Consultancy
2017.00025.080

Design Statement

Background

The application relates to works involved at

Sovereign Court
Campbell Road
Bognor Regis,
West Sussex,
PO21 1AH

Existing Buildings and Surroundings

This site consists of two separate 2-3 storey buildings, comprising of a total of 68 flats. The access into site is off Campbell Road, which leads to an inner courtyard and car park area with surrounding grassed areas. The development runs along Campbell Road to the West and Walton Road is to the South. To the East and North of the site are residential properties.

All buildings consist of a modern construction with elevations of fair faced brickwork laid in stretcher bond with soldier courses banded above and below windows and above door openings. A series of pitched clay roofs sit over the buildings.

The existing windows and doors are a mixture of timber framed single glazed units which are in poor condition and have been deteriorating over time, as well as uPVC windows, installed over the last few years from 2013-2017, individual residents.

The building is not listed and not in a 'Conservation Area', and as the building was constructed in 1989, is of no historical interest in the area.

It is apparent that most of properties in the immediate vicinity of Sovereign Court along Campbell Road and Walton Road do already have uPVC framed windows, doors, fascia and soffits, therefore the proposed replacements would be in line with the character and appearance of the neighbouring properties.

Under normal circumstances we accept that under Planning Law "blocks of flats" do not benefit from permitted development rights and therefore planning permission will be required in such instances where a building material is to be changed/replaced.

Proposal

The existing timber framed windows, Velux windows and doors on site are approaching the end of their life expectancy and our client wishes to replace all units with new double glazed (uPVC) extruded profiles conforming with the British Plastics Federation/British Board of Agreement and installed by a FENSA approved contractor.

The existing fascia, soffits and bargeboards are also approaching the end of their life expectancy and our client wishes to replace all timber units with uPVC.

Our client would like to replace the existing timber framed windows (colour – brown) with new UPVC framed double glazed windows (colour – Rosewood on the external and White on the internal) in a style, size, layout and rosewood to match existing individually installed by the residents. The proposed fenestration details, opening lights and other details will match the current arrangements in order to minimise any impact on the appearance of the facades.

Our client is proposing to replace the Velux windows in a style, size, layout to match existing. The proposed fenestration details, opening lights and other details will match the current arrangements in order to minimise any impact on the appearance of the facades.

The proposal also involves the replacement of all existing timber framed doors (colour-brown) with new uPVC framed double glazed sliding patio doors (colour- rosewood on the external and white on the internal), in a style, size and layout to match existing to the apartments, as well as new aluminium framed double glazed main entrance doors and fire doors (colour – brown polyester powder coated), in a style, size, layout and colour to match the existing.

The proposal also includes for the replacement of all existing timber fascia, soffits and RWGs (Guttering and Downpipes), in the same style, size, layout and colour to match existing to therefore not change the appearance of the development.

The road to the front of the property has experienced a large increase in the volume of traffic over recent years, so much that noise is an issue for the residents of the apartments, as such changing to a new uPVC window will also reduce the amount of noise pollution to the residents. Many of the existing windows have warped and the residents are experiencing draughts and some water ingress as a result.

Furthermore the proposed change of material is to reduce future on-going maintenance costs associated with timber repair and redecoration works and to improve the thermal efficiency of the buildings. The proposed uPVC designs will follow closely to the existing design as to not change the appearance of the building or the surrounding area.



Photo 1a + 1b: External South West Elevation – Block A - Elevation 1



Photo 2: External South West Elevation — Block B – Elevation 1



Photo 3a + 3b External South Elevation – Block A – Elevations 1,2 and 3



Photo 4 – External North East Elevation - Block B - Elevation 3