



Design and Access Statement

Sovereign Court
Campbell Road
Bognor Regis
West Sussex
PO21 1AF

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

December 2017 Rev A

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 and with tile hung feature panels and small areas of render. A series of pitched clay roofs sit over the buildings.

The original windows and doors are timber framed single glazed units which are in poor condition and have been deteriorating over time. In some instances these have been replaced with uPVC windows, installed over the last few years from 2013-2017, by individual residents.

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

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.

Proposal

The existing timber framed windows and apartment patio 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 timber main entrance door and fire exit doors on site are similarly approaching the end of their life expectancy and our client is proposing to replace all units with new double glazed aluminium doors to style match existing.

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

Our client is proposing to replace the existing timber framed windows (colour – brown) with new UPVC framed double glazed windows (colour – Rosewood on the external) 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.

The proposal also involves the replacement of all existing timber framed apartment external doors (colour-brown) with new uPVC framed double glazed sliding patio doors (colour-

Rosewood on the external), in a style, size and layout to match existing to the apartments, as well as new aluminium framed double glazed main entrance doors, fixed glazed casements 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 fascias (colour – brown), soffits (colour – white) and RWGs (Guttering and Downpipes) (colour –brown), in the same style, size, layout and colour to match existing to therefore not change the appearance of the development.

The proposal will bring all windows and doors to a finish consistent with those replaced in the last few years by individual residents.

The planning application therefore also seeks retrospective planning permission for the uPVC framed double glazed windows (colour – rosewood) and uPVC framed double apartment external doors (colour – rosewood) arranged by the individual resident from 2013 - 2017. As can be seen from the photographs appended to this Design statement, the changes undertaken by the individual residents has not had a detrimental impact on the appearance to the building and of the surrounding area.

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, and 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

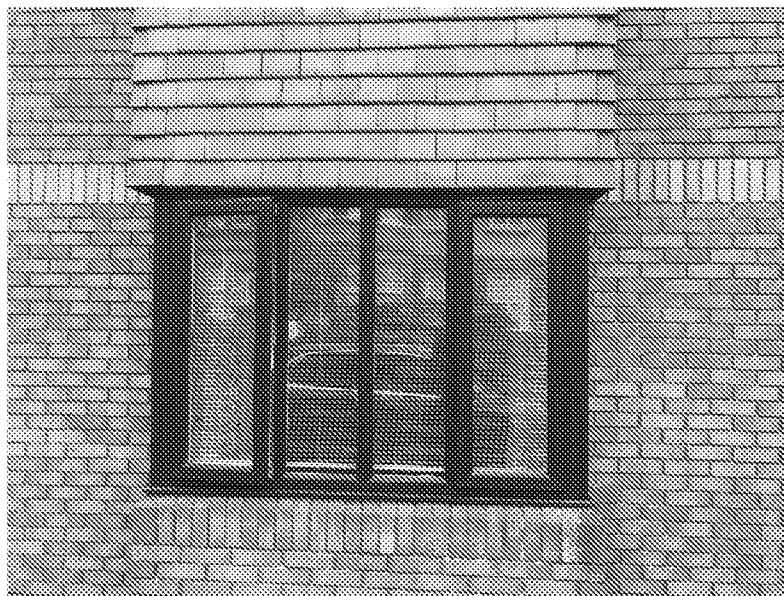


Photo 5 - External South Elevation – Block A – Example of window replaced by individual resident.