

BR/341/10

HENRY ADAMS

PLANNING, DESIGN AND ACCESS STATEMENT

**DEMOLITION OF DERELICT 2 STOREY OFFICE BUILDING AND ERECTION OF
8 NO. 2 BED FLATS AND 6 NO. 1 BED FLATS WITH GROUND FLOOR PARKING,
BIN AND CYCLE STORAGE AND CHILDRENS' PLAY AREA**

UNITS 17/18 DURBAN ROAD, BOGNOR REGIS

Response to Context

The application site is triangular in configuration and is situated to the north of Durban Road, at its junction with Ash Grove.

The site comprises a 2 storey flat roofed derelict office building, which sits centrally within its plot accessed off Durban Road, with an area of car parking to the south. The western boundary of the site is defined by a wide grass verge with the eastern boundary being delineated by means of a chain link fence separating it from adjoining commercial units further to the east in Durban Road.

To the north of the site is a footpath and car park associated with the adjoining factory and to the west beyond Ash Grove are residential properties situated within Tamarisk Close, Oak Grove and Holly Court. To the south of the site beyond Durban Road are terraced dwelling houses fronting onto Ash Grove and to the east of these properties is a recently constructed block of 3 storey flats.

The application site therefore is located within a transitional area between housing and commercial properties and therefore residential redevelopment would be in context.

Previous proposals for the application scheme have been accepted by the Local Planning Authority in terms of the configuration, design and scale of the proposed development which takes its reference from the adjoining flat development in Durban Road at 'Ventura'.

Amount

Although the planning application is in outline form, indicative plans are attached with the planning application to demonstrate the type and scale of development envisaged.

The indicative plans provide for a ground floor comprising 9 no. garages, storage facilities, a bicycle and bin store services area and children's play area, together with entrance and stairwell.

Habitable Residential Accommodation

Habitable residential accommodation is included within the first and second floors, comprising 14 flats, 6 no. 1 bedroom and 8 no. 2 bedroom. Parking is provided on a 1 for 1 basis and cycle parking is provided for up to 30 bicycles.

Layout

The siting of the flats being on a corner plot, faces in two directions with road access from Durban Road and pedestrian access from Ash Grove. The flats have been planned to meet the internal square meterage standards of Housing Association Development comprising 1 bed units of 45 sq metres and 2 bed units of 71 sq metres.

Scale

The indicative drawings provide for a 3 storey development with shallow pitched roofs, similar to existing developments in the locality. The building will be approximately 9.3 metres to ridge height and 7.8 metres to eaves height.

Landscaping

The site will be open plan at the rear of the building with block paved surface road and parking bays. Soft landscaping is to be provided at the front, side and rear of the block as amenity space for flat owners with storage under the building at ground floor level. A footpath is provided from the building to Ash Grove and a 1.8 metre high fence is to be erected on the east and north boundaries.

Appearance

The indicative drawings submitted with the planning application provide for a traditionally designed flat development utilising materials similar to the adjoining 'Ventura' flat development.

The building is to be finished with face brickwork up to first floor level with brick courses and soldier course over openings with white painted rendered block work being utilised on the first and second floor levels. Plain tiles will be used to cover the roof with zinc fascias, soffits, box gutters and downpipes. The single main staircase rises up within the building and will have a glazed atrium roof providing natural light and ventilation to the stairs and flat entrances.

Access

Vehicular access to the site will be provided by means of a new access from Durban Road, which has been previously assessed and accepted by The Highway Authority. Parking is provided on a one space per flat basis, the provision of which has also been accepted by The Highway Authority in response to previous consultations.

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