

CLIENT Mr. P. Hudson		PROJECT Site at Junction of Ash Grove & Durban Road Bognor Regis West Sussex PO22 2JT		R.J.REYNOLDS HNC (Con Tech (Arch)) Architectural Services 82 GREENACRES SHOREHAM BY SEA WEST SUSSEX BN43 5NL Telephone: 01273 462889 Fax: 01273 441992	
DRAWING First, Second floor & Roof plans With Front Rear & Side elevations		Proposed Demolition of derelict Of- fice building to form a block of 14 residential flats with parking under.			
drawing	1673/P2	scale	1:200.	date	April. 2009
Revisions					

BR/341/10



ROAD ENTRANCE ELEVATION (West facing Ash Grove)

DESIGN & ACCESS STATEMENT.

Amount: The proposal is to demolish a derelict 2 storey office building and build a small block of 14 flats 8 No 1 bedroom and 6 No 2 bedroom flats as starter homes. With off street parking for 14 cars 9 of which will be garaged under the rear of the building and with ground floor storage for 30 No bicycles adjacent to the main entrance.

Use: The use of the existing building will be changed from office use to residential constructed adjacent to existing housing in a suburban area.

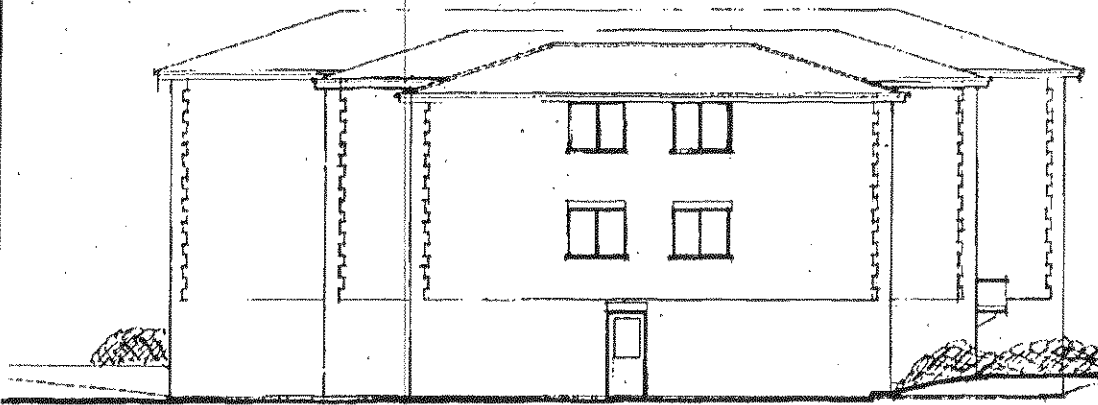
Layout: The layout of the new block being on a corner plot faces in two directions with road access from Durban Road and pedestrian access from Ash Grove. The flats are planned out so each has internal square meterage to meet housing association standards of 45 sq. metres and 71 sq. metres, not including circulation.

Scale: The new block will be 3 storeys with a shallow pitched roof, similar to existing developments in Ash Grove see Road Elevation for heights. Living accommodation will be at first and second floor as the area is within a flood risk zone.

Landscaping: The site will be open plan at the rear with block paved service road and parking bays. Soft landscaping is to be provided at the front side and rear of the block as amenity space for the flat owners with storage under at ground floor level, a footpath is to be provided out to the main road, there will be shared area for refuse and bicycle storage. a 1.8 m high fence is to be erected on the East & North boundaries.

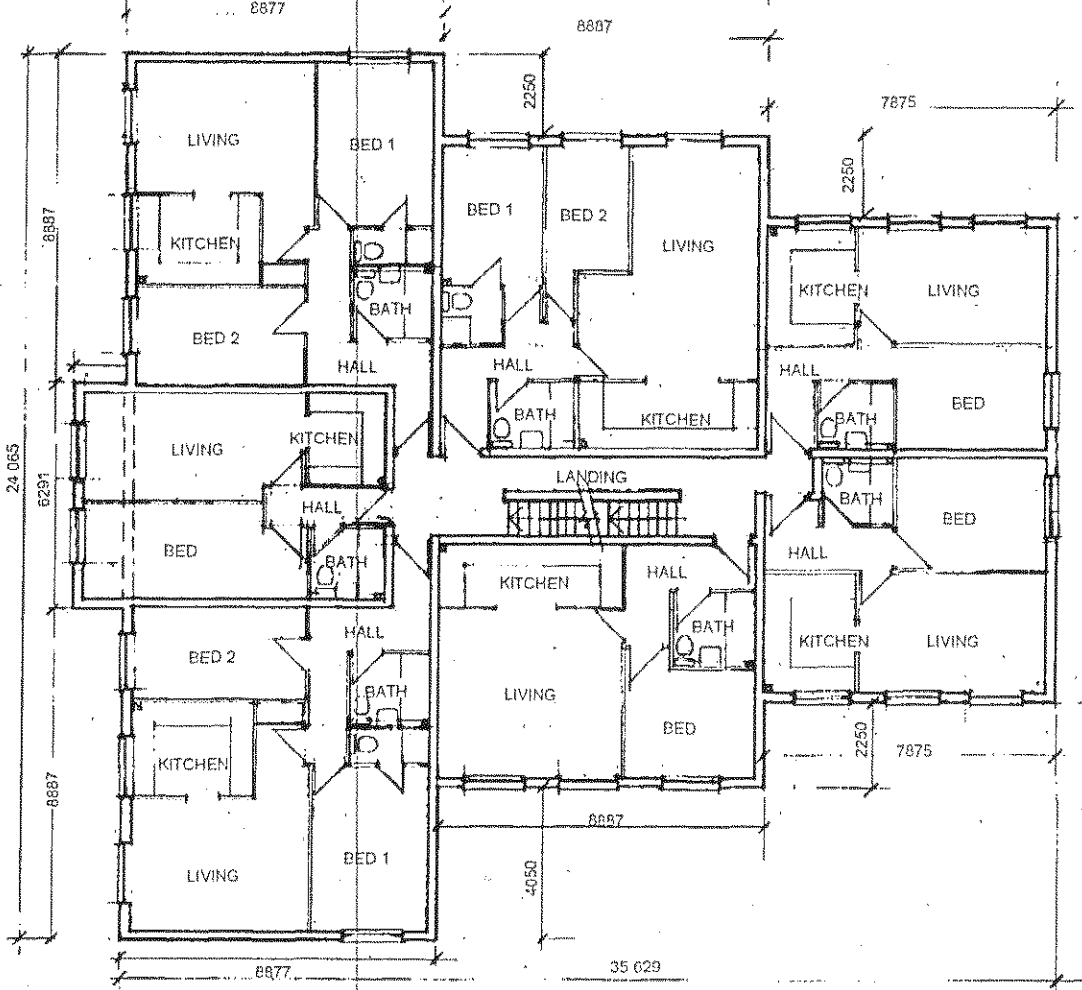
Appearance: The new block is to be finished with face brickwork up to first floor level with brick quoins and soldier course over openings with white painted rendered block work between, white uPVC double doors and windows. The roof is to be tiled with zinc fascias, soffits box gutters and down pipes. The single main stair rises up within the building and will have a glazed atrium roof providing natural light and ventilation to the stair and flat entrances.

Access: The new site access is to be formed in accordance with the highways authorities recommendations with traffic and pedestrian vision splay to suit the traffic percentile. The pedestrian road entrance is to Ash Grove with a secondary access to the rear car park from the central stair. Provision is made for storage of wheely bins which will taken to the side of Ash Grove for collection via the front entrance see site layout plan for location.



REAR ELEVATION (North)

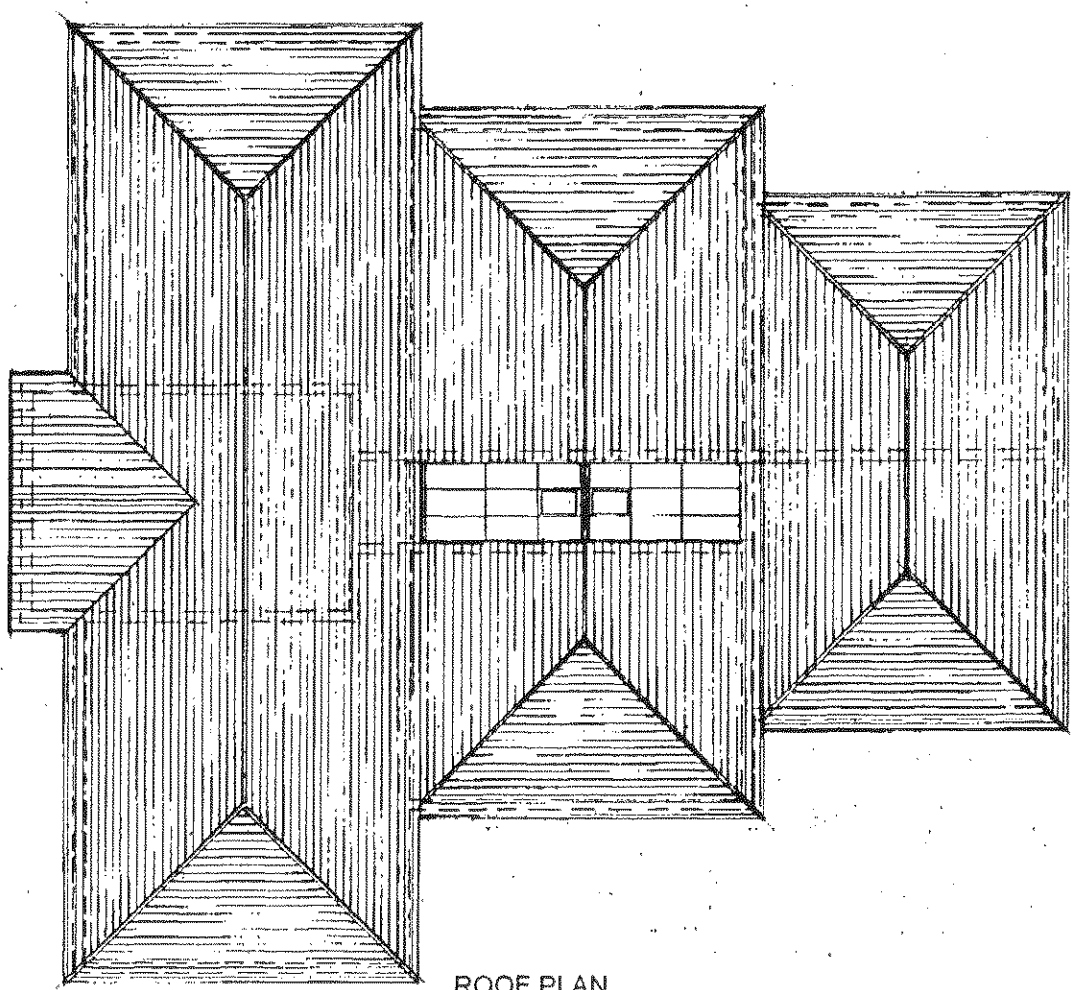
Secure by Design: The block is fully encapsulated with main and secondary access to the stair circulation and flats plus the amenity and storage areas within the building. The doors are to have Video door entry systems with remote release activated from each flat on the main entrance for deliveries and visitors. Access by occupants will be by electronic key pad with proximity function for both entrances. Internally individual flats, stores and external garages with have 5 lever action locks for the allotted space. The main doors are to have panic release operation for means of escape. External windows are to have key locking devices all in accordance with secure by design recommendations.



FIRST & SECOND FLOOR PLANS



SIDE ELEVATION (East)



ROOF PLAN