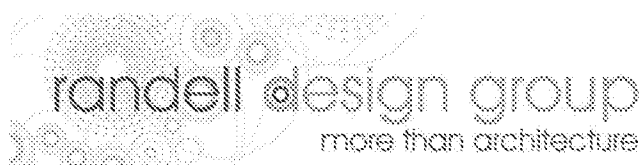
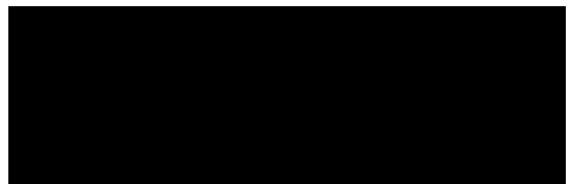


**Application for alterations to St Josephs, 1 Albert Road, Essex House, 1-2 Walton
Road and Blackbird Cottage, Walton Avenue, Bognor Regis**

Design and Access Statement

December 2017
Rev 06

Halls Orchard Barn
Oak Lane
Apuldram
Chichester
PO20 7FD



1. Introduction

- 1.1.** This document is in support of a Minor Material Amendment BR/348/16/PL for the renovation and alterations to St Joseph's 1 Albert Road, Essex House 1-2 Walton Road and Blackbird Cottage Walton Avenue to provide accommodation for up to 102 Butlin's team members (including two studio units for 2 on site managers).
- 1.2.** The slight increase in bedspaces is as a result of more efficient planning following the internal strip out of the buildings. The proposed alterations result in a slightly smaller overall building footprint with the removal of the originally proposed single storey extension to Essex House.
- 1.3.** Minor alterations to the external appearance of the buildings is proposed with a limited number of window apertures being altered / blocked in.
- 1.4.** The proposed development at St Joseph's seeks to provide up to 102 bed-spaces off site for Butlin's staff, to replace on site staff accommodation in connection with the Splash Pool complex proposed on the eastern side of the Butlin's site (Planning ref: BR/240/16/PL, yet to be determined).



Figs 1: Essex House



Fig 2: St Joseph's from Albert Road



Fig 3: View of Blackbird Cottage from St Joseph's



Fig 4: Aerial view showing the approximate boundary of the complex (extent of ownership), the site boundary and surrounding context

Context

- 1.5.** The application site is bounded by three streets and lies on the east side of Albert Road, south of Walton Road and west of Walton Avenue totalling approximately 0.215ha. A number of buildings occupy the site: St Josephs, Essex House, Blackbird Cottage, Walton House, Walton Walls, Beach Lodge and Las Arenas of mainly 2-3 storeys.
- 1.6.** Until very recently St Joseph's and the surrounding buildings were occupied by Grace and Compassion Benedictines who operated a care home.
- 1.7.** The principal elevation of St Joseph's is set back from Albert Road with provision for 5 car parking spaces including a small amenity space to the front. The existing access from Albert Road is located at the western side of the site. Essex House is set back from Walton Road with a small amenity space to the front. Blackbird Cottage is accessed off Walton Avenue down a single track drive. All three buildings enclose a shared private amenity garden.
- 1.8.** St Josephs is predominantly painted render building with a small single storey buff brick side extension being one of a number of extensions from its original form. Essex House is constructed out of knapped flint and brick with a number of single and two storey brick extensions to the rear, first of which dates back to circa 1971 and more

latterly in 1988 when it was converted into individual flats. Blackbird cottage is of brick construction to the ground floor and painted render to the first floor, having too been extended circa 1995.

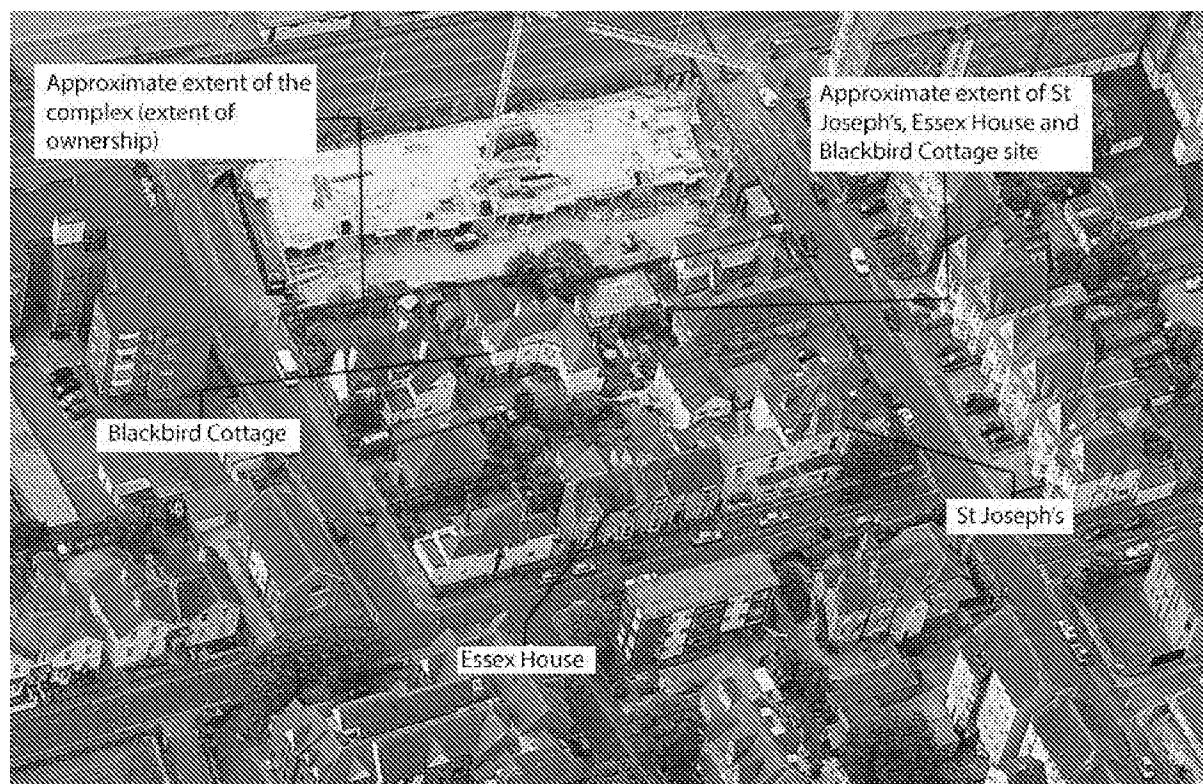


Fig 5: Approximate extent of St Joseph's, Essex House and Blackbird Cottage

3. Design proposals

3.1. Limited alterations are proposed to the external appearance of the building. These principally centre around limited alterations to the later editions of the existing buildings. Alterations to a limited number of window & door openings are proposed.

4. Access

4.1. Existing principle entrances will maintained.

5. Acoustics

5.1. The proposed renovation of St Joseph's will result in improved acoustic performance.

6. Amenity

6.1. The proposals include private external amenity space in the rear courtyard.

6.2. Other facilities include kitchens shared by a maximum of 4 rooms.

6.3. Two studio flats located on the 2nd floor of Essex House will be dedicated to the 2 on site managers.



Fig 6: View of communal private amenity space towards Blackbird Cottage & Essex House



Fig 7: View of communal private amenity towards Blackbird Cottage



Fig 8: View of communal private amenity space towards Las Arenas



Fig 9: View of communal private amenity space towards the rear of Essex House



Fig 10: View of communal private amenity space from St Joseph's

7. External alterations:

St Josephs

- 7.1.** Removal of single storey link between St Josephs and Essex House.
- 7.2.** 2no. Roof lights on the northern elevation to be removed.
- 7.3.** 2no. Window openings on Walton Road to be removed.
- 7.4.** 4no. Window openings on the east elevation to be removed.
- 7.5.** Minor fenestration alterations to accommodate the bin store.

Essex House

- 7.6.** Small single storey extension to provide a plant room.

Blackbird Cottage

- 7.7.** Minor fenestration alterations.

8. Conclusion

- 8.1.** The existing buildings are in a poor state of repair. The proposed renovations and alteration works will significantly improve the buildings.

Appendix 1
Site context diagram



Appendix 2
Schedule of accommodation