

DESIGN AND ACCESS STATEMENT

For

CHANGE OF USE FROM SINGLE DETACHED
HOUSE TO 2-SEMI DETACHED HOUSES

At

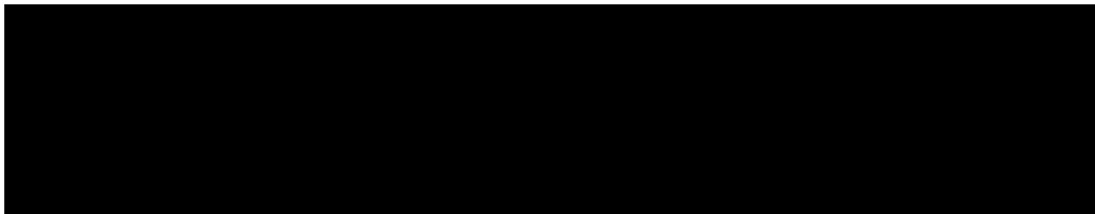
102 LINDEN ROAD
BOGNOR REGIS
WEST SUSSEX PO21 2BD

For

Ms MAGDALENA SOBCZYK and
Mr KRZYSZTOF SORDYL

studio 5 architects ltd

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JANUARY 2020
19/1135

The following should be read in conjunction with the drawings submitted with the planning application.

1.0 THE SITE:

- 1.01 The site comprises of a two storey detached residential dwelling. The property is located on the north western side of Linden Road. It is constructed of brick and white render with a tiled roof. The building has a front garden area enclosed by a medium height brick wall to its front boundary and an area of hardstanding which provides off street parking for 2No. vehicles. There is a rear garden which borders a cemetery at the end.
- 1.02 The property is in a built up residential area and Linden Road is a residential street comprising of a mix of detached , semi detached and terraced houses
- 1.03 The site is within the designated Built-Up Area Boundary and is covered by the Bognor Regis Neighbourhood Plan.

2.0 PROPOSAL:

- 2.01 The property is currently a privately owned six bedroom residential detached house. It is proposed to change the use to 2No. semi detached houses comprising of 1No. 5-bedroom house and 1No. 3-bedroom house.
- 2.02 To achieve this the existing integrated garage will be converted to habitable accommodation and a single storey ground floor rear extension to form a kitchen/diner is proposed to the 3-bedroom property.

3.0 DESIGN:

- 3.01 The proposals include the installation of a new entrance door to the 3-bedroom house and the replacement of the garage door with a window together with a new window in the existing side elevation. The new windows are to have the same fenestration to match the existing ground floor window in order to provide symmetry of design. The materials used will match those of the existing house to ensure the appearance is sympathetic to the building and the street scene.

4.0 SCALE:

- 4.01 The only difference in relation to size of the building will be the proposed rear single storey extension to the 3-bedroom house. The new single storey extension is 4.5 metres in depth and the width will be the same as the existing single storey extension.
- 4.02 The gross internal areas of both houses comply with the Nationally Described Space Standards.

5.0 AMENITY SPACE/LANDSCAPING:

- 5.01 The existing rear garden area will be divided to provide adequate provision for private external space (Policy D DM2 of the Council's Design Guide). The gardens will generally be lawn with some paved area and will be used for private recreation area for each house.

6.0 REFUSE/BIN STORAGE:

- 6.01 In accordance with the policy of the Arun Local Plan each house will be provided with 1No. 240 litre wheelie bin for general waste and 1No. 240 litre wheelie bin for recyclable materials.
- 6.02 The proposed location of these bins is shown on drawing No. 19/1135/03.

7.0 VEHICULAR ACCESS, PARKING & CYCLE STORAGE:

- 7.01 In order to accord with guidance a total of 4no. parking spaces - 2 per property have been provided and indicated on drawing 19/1135/01. It is proposed to remove part of the front boundary wall and replace part of the front garden area with hardstanding for this purpose. It is noted however, that there is on-street parking along Linden Road.
- 7.02 In terms of cycle parking secure cycle storage in the form of "Protect a Cycle" is to be provided and the location of these units is shown on drawing 19/1135/03. These units have achieved the Police SBD mark (Secure By Design). Details are attached to this Statement.

8.0 ACCESS:

- 8.01 The property is located within walking distance of Bognor Town Centre and has good access to public transport with both bus and train services close by.

Protect a Cycle

The Protect a Cycle™ storage system has been designed to offer unbeatable secure bike storage at an affordable price.

Secure Bike Storage



Protect a Cycle™ is unique – it is the only cycle storage which has been tested and certified by the Loss Prevention Certification Board and awarded the LPS1175 Security Rating 1 and in addition has achieved the Police SBD mark (Secure By Design) "Preferred Police Specification."

The product is supplied complete with two stainless steel hasps with two high security padlocks (Sold Secure Silver Approved) which will deter even the most determined thief – but wait there's more – because even if the thief does eventually penetrate he is confronted with a Heavy Duty Ground Anchor (again Sold Secure Silver Approved) complete with High Security Cable (Loss Prevention Board tested) preventing the cycles from being removed.

Convenient Bike Storage That Lasts

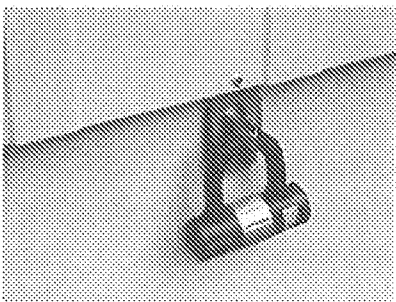
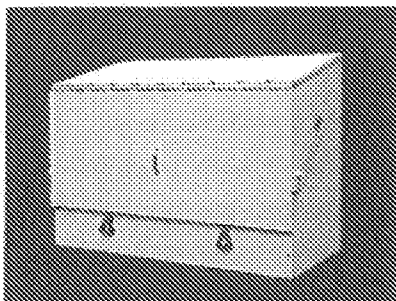
The generous dimensions of Protect a Cycle allow up to three adult bikes to be stored together (depending on style) and the clever patented design, which features a spring assisted opening action, allows complete and easy access.

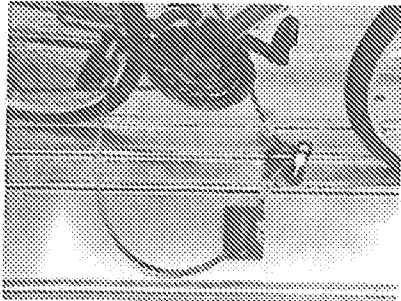
[Find out more](#)

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Product info

The Protect a Cycle™ has been designed and manufactured in the UK by Trimetals Ltd™ our company is recognised as Europe's leading manufacturer of quality metal buildings and has been established since 1967. Trimetals is a Lloyds Register Quality Assured company (ISO 9001).





Protect a Cycle™ Benefits

- Tested and certified by the Loss Prevention Certification Board (awarded the LPS1175 Security Rating 1).
- "Secured By Design approved – Police Preferred Specification".
- Padlocks, ground anchor and security chain included.
- Easy to use.
- Integral metal base included complete with fixings for securing to concrete.
- PVC coated galvanised panels – 25 year guarantee.
- Generous size – stores up to 3 adult bikes.
- Quality build – all stainless steel fasteners.
- Easy assembly – main components are factory assembled.
- Simple instructions – clear step by step illustrated instructions.
- Maintenance free – lasting good looks (no painting).
- Fire resistant – complies with National Building Regulations.
- Choice of colours.
- We now offer our Protect a Cycle with the option of a hinged front ramp.

Note

Protect a Cycle is designed to be bolted down onto a hard (concrete) base which must be flat and level.

Dimensions

Internal Dimensions Metric (Metres)

Height (Front)	1.09
Height (back)	1.29
Width	1.20
Depth	0.84

External Dimensions Metric (Metres)

Height	1.33
Width	1.96
Depth	0.89