



hughes jay & panter ltd
chartered surveyors & property consultants

Grove House, 64 Sutton Grove
Sutton, Surrey, SM1 4LP

Operating throughout the UK
from London & West Sussex

Design and Access Statement

for

**Change of Use of 120 Victoria Drive
Residential Conversion of a
C2 Residential Care Home into a
C4 House in Multiple Occupation
Including minor external alterations &
Loft Conversion to create Two additional bedrooms**

at

**120 Victoria Drive
Bognor Regis
PO21 2EJ**

prepared for

**Reynolds & Co
31 High Street
Bognor Regis
West Sussex
PO21 1RR**

Ref: WP/MJ/5322
Date: February 2022

Directors: **Marlyn Gibbons** FRICS IMaPS **Michael Thorpe** BA (Hons) MSc MRICS Associate Director: **Stephen Thorpe** BSc (Hons) MSc MRICS
Registered address: Grove House, 64 Sutton Grove, Sutton, Surrey, SM1 4LP
Registered in England & Wales: No. 7203163 Regulated by RICS



RICS



Contents

1. Introduction
2. Assessment of Physical Context
3. Social Context
4. Design Principles
5. Amount of Development
6. Layout
7. Scale
8. Landscaping
9. Access
10. Infrastructure
11. Bin Storage
12. Bicycle Storage
13. Biodiversity Net Gain

1. **Introduction**

This is a design and access statement produced in accordance with the Government Guidelines within the document titled “Design and Access Statement how to write, read and use them” produced by CABE and dated 2006. The application suitably takes into account Local and National planning policies and guidance.

The design and access statement forms part of the Planning submission in connection with the residential conversion of 120 Victoria drive from a seven bed C2 Residential care home into a ten bed C4 House in Multiple Occupation.

2. **Assessment of Physical Context**

The property is a detached dwelling located on the corner connecting Victoria Drive and Annandale Avenue. The local street scene consists of Victorian style buildings. The local building heights differ but most properties are built with two storeys and most having a residential use.



The two-storey residential property is of a solid brick construction with suspended timber floors and a combination of brick and rough cast rendered elevations with a pitched synthetic slate roof. All windows are white uPVC double glazed.

The site is located in the outskirts of Bognor Regis with a residential area not far from various local shopping amenities. The site is classed as a C2 Residential Institution due to its previous use as an elderly care home. The property is not listed nor within a Conservation or protection area

3. **Social Context**

The new scheme will have a positive effect on the site's social context due to the site being unoccupied and neglected for the past several years. The proposed change of use will make use of such generous sized dwelling by converting it into a 10-bed house of multiple occupation, putting the existing building to better use according to the Arun Districts Local Plan.

4. Design Principles

120 Victoria Drive has a mixture of a brick and rough cast render painted elevations accompanied by white uPVC double glazed windows.

The planned works will intend to keep the existing buildings Victorian style by keeping its external facades fixed. Whilst renewing the existing roof removing all existing chimney breasts.

The new roof will be constructed using similar synthetic slates to the existing laid at a 45-degree angle. The new development would have no effects of overshadowing to surrounding structures and will follow the existing properties style.

The loft conversion would involve building a new dormer window to the rear of the building on the second floor to allow enough head room for the internal stairs allowing access to the loft. The dormer will be accompanied by two Velux windows in the rear pitch on either side to allow ample light into the loft's new bedrooms, with an additional two in the front pitch.

The proposed works will remove the existing garage on the front elevation of the property, creating space for an additional window to the left of the property. This brings a sense of symmetry to the ground floor making the front elevations left side symmetrical to the above first floor and adding extra space to the existing driveway.

5. Amount of Development

The proposed scheme plans to create a total of 10no. 1 bedrooms with their own individual bathroom facilities connected. Each room has been planned in accordance with the Arun District Councils Standards for Houses in Multiple Occupation and in fact all rooms exceed the standards for size and facilities, making each room spacious, with a suitable amount of storage and individual bathroom facilities.

The proposed works will be within the existing footprint of the building. The scheme involves relocating interior walls whilst keeping main load bearing structures, entrances and exits in the same existing location. The new layout makes more efficient use of the plot.

6. Layout

The proposed layout of the building will include three residential units on the ground floor, with an additional 5 on the first floor and 2 on the second floor. The users will share a communal dining/ living space located on the ground floor with a connecting kitchen leading out to the rear garden of the property. All spaces have been allocated following the Arun District Councils Standards for houses in multiple occupation. Circulation and fire escape will be via new walkways created in the footprint of the building.

The proposed layouts and elevations are shown in the accompanying drawings 5322/ 5.1 to 7.1.

(All area calculated excluding bathroom space)

- Bedroom 1 has a gross area of 18.2m²
- Bedroom 2 has a gross area of 13.7m²
- Bedroom 3 has a gross area of 13.4m²

- Bedroom 4 has a gross area of 13.7m²
- Bedroom 5 has a gross area of 14.5m²
- Bedroom 6 has a gross area of 17.2m²
- Bedroom 7 has a gross area of 11.3m²
- Bedroom 8 has a gross area of 14.1m²
- Bedroom 9 has a gross area of 19.4m²
- Bedroom 10 has a gross area of 19.4m²

The schemes room sizes are all larger than the average requirements set out by the Arun District Councils Standards for Houses in Multiple Occupation with the minimum size for a double bedroom being 10.2m². The additional connecting individual bathrooms suit modern lifestyles and increase the sense of privacy within the property. All individual bathrooms will be provided mechanical ventilation as there are no windows, with each room having a healthy amount of storage space which is often neglected.

The properties 10 occupants will share a communal living/dining space on the ground floor which has an area of 19.7m², with a communal kitchen holding an area of 15.7m². Both spaces meet the Arun District Councils requirements of 13m² for a kitchen and an additional 19m² for a shared communal area occupied by 10 persons.

7. **Scale**

The new building will be slightly taller at peak than the original due to the new roofs pitch increase to a 45-degree angle. However, this alteration will have no effects on overshadowing any surrounding properties or in losing the character of the existing or adjacent Victorian buildings. Therefore, the proposed development would respect the scale and rhythm of the street scene. The floor to ceiling height of each level will not alter from its existing of 2.7m on both the ground and first floors.

Due to its corner location, there will be no problems with overlooking or loss of privacy, light etc.

8. **Landscaping**

The development has a well sized rear and front garden allowing enough space for amenity and landscaping uses. In addition, the property is a 8 minute walk to the local Hotham Park which is a public open space and a children's play area located to the immediate East of the development.

9. **Access**

The site is in a highly sustainable location and has existing roadside parking to the front of the property. The proposed development will provide an additional car space on site due to the removal of the existing garage. The site is well served by public transport and given the sites urban location all everyday facilities are available within short walking distance.

A vehicle parking survey has been conducted and attached to the submitted documents to prove that there would be enough roadside parking to accommodate the new needs for the proposed 10 bed HMO. This survey concluded with there being 299 local parking spaces with 2000 being occupied, therefor resulting in 99 free parking spaces for our new developments users.

10. Infrastructure

Adequate services and infrastructure already exists and public resources will not be required to improve services.

11. Bin Storage

Each unit will be provided with 75 litres for bin storage and the same amount of storage is to be provided for recycling. This will be achieved by providing 1no. 1100 litre bins for waste and 1no. 1100 litre bins for recycling.

The bins will be located towards the front elevation of the property making them easily accessible for use and collection as specified in the Arun District Design Guide (SPD).

12. Bicycle Storage

Each unit will be provided with 1 bicycle space each located at the rear of the property (shown on site plan) these spaces will be sheltered by a bicycle shed in order to meet requirements laid out in the Arun District Design Guide (SPD)

13. Biodiversity

The building itself will have no effect on the site's biodiversity due to there being no change in the building's footprint, keeping the biodiversity levels fixed.

However, for the new development to have a positive diversity net gain the proposed works will involve demolishing the existing fence on the right elevation replacing this with a hedge with native species and several bird boxes will be installed on existing trees. In addition, the site's front garden will be planted with 2no. trees (*Prunus amanagawa*) to add additional gains.

Conclusion:

The application suitably takes into account Local and National planning policies and guidance.

In accordance with Local plan policies the proposed development will:

1. Make efficient use of an existing neglected building to provide new residential accommodation for a House in Multiple Occupation.

In any reasonable balancing exercise, it can be concluded that the proposed development will provide much needed residential accommodation, enhance the aesthetic of the street scene and is a highly sustainable development. The proposed development respects the scale of the existing elevations and as such maintains the character of the area.