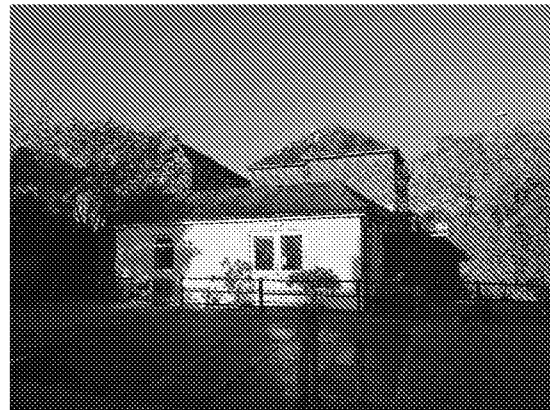


DESIGN & ACCESS STATEMENT

86 Annandale Avenue
BOGNOR REGIS
WEST SUSSEX
PO21 2EX

THE EXTENSION OF THE EXISTING PROPERTY TO PROVIDE 2no. TWO BEDROOM FLATS.



INTRODUCTION

This document sets out the design and access statement to accompany the Full Planning Application for the addition of 2no. two bedroom flats (one on the first floor and one on the second floor), above an existing 2 bedroom ground floor flat.

BACKGROUND

The most recent planning application that related to the property was BR/74/17/PL, a conversion of the ground floor (of the existing property) to create 2no. self contained flats. This application was permitted.

The site is within the defined built-up and settlement areas.

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2NO. TWO BEDROOM FLATS.

DESIGN PHILOSOPHY

The proposed conversion has been designed to create a visually appealing mix of dwellings. The intention is to retain much of the vernacular appearance that complements the existing property. The scheme proposed relates sympathetically with the surrounding buildings and visually integrates with the site in design, form, and materials.

Careful consideration of the impact of the scheme on the surrounding area has been undertaken. By adding a first and second floor over the existing footprint we do not create any adverse overshadowing, overlooking or overbearing that affects any neighbouring properties. The design is confined to the existing building footprint.

The additional flats are to be directly accessed via a new stairwell to the side of property. The internal layout reflects the existing ground floor and has been sensitively chosen to give a comfortable open plan living area with kitchen, along with good sized double bedrooms and separate bathroom/shower room. The living area and one of the bedrooms have windows affording street views.

EXTERNAL APPEARANCE

The construction materials proposed for the new extension reflect the existing buildings and local environment. A controlled palette of good quality materials is proposed, such as rendered blockwork with brick detailing and slate effect roofing tiles.

Each flat will have its own front door, accessed off a shared stairwell, with the new first and second floor windows matching the existing ground floor arrangements.

SITE

Refuse and recycling bins will be provided within the central area, shared by all residents.

ACCESS

The site is within Bognor Regis centre. No on-site parking is proposed as the property is situated in a sustainable location where parking and train/bus routes are easily accessed. Cycle storage will be provided.

CONCLUSION

The proposed first and second floor accommodation providing quality accommodation perfectly located for all town centre facilities.

The sympathetic addition to the building will enhance the visual character. The proposal complies with the relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality nor would it have an adverse impact upon the established character of the surrounding area.

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