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ARUN DISTRICT COUNCIL				
No.	BR	47	07	
RECEIVED		20.2.07		

LPA reference: To be allocated.

DESIGN AND ACCESS STATEMENT IN SUPPORT OF:

**AMENDMENT TO BR/300/03 – CHANGE OF ACCESS TO THIRD FLOOR
 FLAT AT 32, ANNANDALE AVENUE, BOGNOR REGIS, WEST SUSSEX
 PO21 2EU**



Website: <http://www.homeplanit.co.uk>
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LPA reference: **To be allocated**

Reference(s):

- A. "Design and Access Statements – How to write, read and use them" by the Commission for Architecture and the Built Environment (CABE).
- B. Government Circular DCLG 01/2006.

INTRODUCTION

1. This document is compiled in accordance with advice and guidance provided under References A & B inclusive. To aid understanding, this design and access statement should be read in conjunction with reference to the drawings, plans and notes on Edition 1.5 Sheets 1 & 2 of 2 of the accompanying plans.

2. 32, Annandale Avenue, the subject of this application, was purchased by the Beauforce Corporation Limited, 8-9 The Avenue, Eastbourne, East Sussex, BN21 3UA, during 2003, at which time this office was engaged to prepare drawings in pursuit of planning permission to convert the existing building into 3 flats. This was initiated and permitted under reference BR/300/03 of the Local Planning Authority (LPA), Arun District Council.

3. Subsequent to the receipt of planning permission and implementation of the works, Beauforce Corporation appears to have restricted the conversion to ground and first floor flats only, abandoning the works to the second floor/roofspace. Additionally, while its impact does not impinge on the 8 Conditions applied under BR/300/03, Beauforce Corporation made amendments to the internal layouts of the property which diverged from the proposal, and failed to implement all of the proposed openings in the elevations permitted under the original application.

4. In the interim, the building was sold to the current owner, Mr S Gilbert, 7, Highfield Gardens, Bognor Regis, West Sussex, PO22 8PA. Mr Gilbert proposes to continue with the execution of the conversion of the second floor/roofspace as a third flat, while exploiting the works already completed in forming flats 1 and 2 at ground and first floor level.

ASSESSMENT

5. **Existing Building.** A two storey building with brick elevations and pitched roofs over, the building was originally laid out in a T-Shape and is in the final decorative stages of conversion work into two 2 bedroom flats, one on each floor, which have yet to be let or sold. Thought to have been constructed in the 1930s, its external appearance remains largely unchanged, though the original timber framed windows have long since been replaced with double glazed units in white uPVC frames. Several of the conditions applied to BR/300/03 remain to be implemented before lease or disposal of the flats can be made, these being:

- a. **CONDITION 2:** The flats shall not be occupied until the parking spaces shown on the submitted plans have been provided and constructed. The areas of land so provided shall not thereafter be used for any purpose other than the parking of vehicles.

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- b. **CONDITION 3:** The use of any land for car parking shall not be commenced until it has been laid out, surfaced and drained and such land shall not be used thereafter for any purpose other than the parking of vehicles.
 - c. **CONDITION 4:** Before the flats hereby permitted are occupied a dustbin enclosure area shall be provided as part of the development in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority, such drawings to show the siting and design thereof.
 - d. **CONDITION 5:** The construction of the dropped kerb shall involve excavation and backfilling by hand and any tree roots encountered with a diameter of 25 mm or more shall be left unsevered.
 - e. **CONDITION 6:** The building shall not be occupied until the crossing between the boundary of the site and the adjoining carriageway has been laid out and constructed to a specification to be agreed with the Local Planning Authority.
 - f. **CONDITION 7:** Prior to the occupation of the flats hereby approved, samples of the materials to be used for the front hardstanding area shall be submitted to and approved in writing by the Local Planning Authority, and further the layout of the front hardstanding area shall accord with the drawing numbered Edition 1.0 Supplemental dated 27th November, which was received on 28th November 2003.
 - g. **CONDITION 8:** Prior to the occupation of the flats hereby approved, a detailed landscaping scheme for the frontage shall be submitted to, and approved in writing, by the Local Planning Authority. The approved details of the landscaping shall be carried out in the first planting and seeding season, following the occupation of the building, and any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.
6. **Proposed Building.** The proposed building work involves decorative completion of flats 1 & 2, at ground and first floor levels respectively, the execution of conditions 2 – 8 inclusive and the implementation of the conversion of the second floor/roofspace into a third flat.
7. The access to the third flat was originally proposed to be off a central stairwell within the building proper. The current owner wishes to abandon this route and provide entry to the third flat by introducing a new doorway at second floor level in the Eastern gable wall of the property, with a galvanised metal staircase located externally to provide rising access. As a simple staircase would present views overlooking the Western gable end wall of the neighbouring property, the Northern, Eastern and Southern sides of the proposed staircase are to be fitted with 2000 mm

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high screens, with metal panelling up to a height of 1100 mm, and obscure glazing above.

SCALE

8. With the exception of the introduction of the proposed external staircase, there are no changes affecting the scale of the footprint, elevations or roof area of the building that differ from BR/300/03.

LAYOUT

9. As plans Edition 1.5 Sheets 1 & 2 of 2, attached hereto.

10. All three flats will be self contained, with independent entrances, sharing only communal bin storage and parking areas, details of the latter of which were provided under BR/3003/03 and noted in Condition 7 thereof.

11. The precise location of the common bin storage area(s), required under Condition 4 of BR/300/03, is dependent upon receiving planning permission (or otherwise) for this proposal. In the event that it is received, separate bin storage will be provided on the Eastern side of the building proximate to the access staircase of flat 3, while bin storage for flats 1 and 2, whose access is on the Western side of the building will be proximate to that area.

APPEARANCE

12. The most significant impact of this application is the external stair case. The applicant is mindful that the size of the structure will be largely hidden from view from the street, to which it presents only an end profile 1000 mm wide. Its proximity to the gable end wall of the neighbouring property similarly means that its presence will be largely unnoticed by those residents. Notwithstanding such, Mr Gilbert intends that the structure should be finished in a white powder coat in order to provide it with a decorative, rather than strictly functional, appearance.

USE

13. The finished building, comprising two 2 x bedroom flats, one each on the ground and first floor flats, and one 1 x bedroom flat on the second floor/roofspace are to provide dwellings for release onto the commercial property market.

AMOUNT

14. There is no increase in size or shape of the building over and above that agreed in BR/300/03, excepting the proposed external staircase.

LANDSCAPING

15. As Condition 8 of BR/300/03.

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ACCESS

16. It is the applicant's intention that the proposed renovation work takes account of, and fully complies with, the requirements of the Disability Discrimination Act and Approved Document M of the Approved Documents under the Building Regulations.

CONCLUSION

17. This design and access statement is intended to be read in conjunction with the viewing of plans referred to, submitted as an application for full planning permission.

18. Questions arising from design intentions, or perceived omissions relating to the intended proposal and/or the content of this document, should be referred direct to the undersigned in the first instance.



M K McNally PG Dip (Cran)
For and on behalf of HOME PLAN-IT Ltd

Dated: 19th February 2007

