

DESIGN & ACCESS STATEMENT

13-17 RICHMOND AVENUE
BOGNOR REGIS
WEST SUSSEX
PO21 2YE

THE ALTERATION OF AN EXISTING EMPTY LOFT
SPACE TO PROVIDE 2no. FLATS.



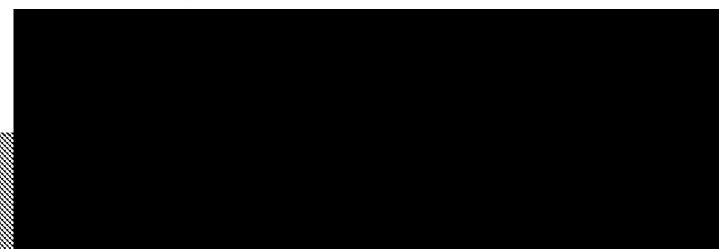
INTRODUCTION

This document sets out the design and access statement to accompany the Full Planning Application for the conversion of the loft space at 13-17 Richmond Avenue into 2no. flats (1 x 1no. bedroom and 1 x 2no. bedrooms).

BACKGROUND

The property is located just outside Bognor Regis town centre within a residential street, a short distance from Aldwick Road shopping parade and the main seafront. The property is surrounded by predominantly class C3 residential dwellings.

AMdesign Architects



Design & Access Statement

13-17 RICHMOND AVENUE, BOGNOR REGIS, WEST SUSSEX, PO21 2YE
2 NO. FLATS within LOFT SPACE.

The property was formally three dwellings and was then used as part of a sheltered housing development for the elderly.

The property is arranged over three floors.

The property is currently being converted into flats planning BR/114/20/PL, with the loft space having permission for conversion to one flat.

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

DESIGN PHILOSOPHY

The proposed conversion has been designed to create a visually appealing mix of dwellings. The intention is to retain the vernacular appearance that complements the front façade of the existing property and only minor alterations are proposed to other elevations.

The scheme proposed relates sympathetically with the surrounding buildings and any alterations to the facade visually integrate with the site in design, form, and materials.

Careful consideration of the impact of the scheme on the surrounding area has been undertaken.

We do not create any adverse overshadowing, overlooking or overbearing that effects any neighbouring properties. The design is confined to a reduced existing building footprint.

Each flat is accessed via a new central stairwell within the property. The internal layout of each flat reflects the existing buildings structure and has been sensitively chosen to give a comfortable open plan feel to living accommodation, along with good sized double bedrooms and separate bathroom/shower room.

EXTERNAL APPEARANCE

New build works have been kept to a minimum, with a flat roof dormer being provided over Flat 2's bathroom, materials are limited to those used to match existing bricks and tiles where windows or doors have been altered.

SITE

Refuse and recycling bins will be provided within a private or shared central area, as shown on the site block plan.

ACCESS

On-site parking is proposed to the rear of the property, accessed off Nyewood Lane (12no. spaces approved under BR/114/20/PL with an additional space proposed for the additional flat.). The property is situated in a sustainable location where train and bus routes are easily accessed. Cycle storage for each dwelling will be provided.

CONCLUSION

The proposed alterations will provide quality accommodation, perfectly located for all town centre facilities.

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.

AMdesign Architects

