

PLANNING, DESIGN & ACCESS STATEMENT

LAND TO REAR OF 18-20 STOCKER ROAD
BOGNOR REGIS
WEST SUSSEX
PO21 2QF

THE DEMOLITION OF EXISTING GARDEN BUILDING
& THE CONSTRUCTION OF A NEW SINGLE STOREY
2no. BEDROOM ANNEXE FOR USE BY RESIDENTS
OF 'STEP DOWN SUPPORTED ACCOMMODATION'.



AMdesign Architects

Design & Access Statement

LAND TO REAR OF 18-20 STOCKER ROAD, BOGNOR REGIS, WEST SUSSEX, PO21 2QF
THE DEMOLITION OF EXISTING VACANT GARDEN BUILDING & THE CONSTRUCTION OF 2no. BEDROOM ANNEXE

INTRODUCTION

This document sets out the planning, design and access statement to accompany the Full Planning Application for the demolition of an existing vacant garden building and the construction of a new single storey 2no. bedroom annexe building.

BACKGROUND

The area is a mix of residential properties, with former large properties having been converted and extended over the years into flats or residential nursing/care and support facilities.

Number 18-20 Stocker Road is currently run by the PA Ark Projects and used by West Sussex Children's Services to accommodate asylum seeking young people who are looked after by the Local Authority.

Established in 2008, Salisbury Support Services have been delivering a range of highly specialised support services to a range of individuals in the south of England.

As an organisation Salisbury Support Services pride themselves on taking an innovative and unconventional approach to social-care. By working in partnership with the individual, care managers and commissioners, PA Ark Projects have a proven track record of achieving positive outcomes, empowering people to live their lives to the fullest.

PA Ark Projects were awarded a new contract for the older looked after children just before Christmas. So as from April Stocker Road will become a new step down supported accommodation. The service is designed as a move on from high level support once the young people has completed the majority of their independence work and with the aim of the next stage being for them to live independently.

The young people living at 18-20 Stocker Road do not have leave to remain in the UK and are waiting decisions on their asylum claim. The young people stay in this accommodation until they reach 18 or longer if they are still awaiting an immigration.

The County Council therefore have a responsibility to house these young people. Each young person at Stocker Road has 4 hours of key working support to ensure they are managing and provided with any other support they need to move on once they receive a decision from immigration.

The proposed annexe will be staffed in the same way as the main property and the accommodation will be a stepping stone to independence, whilst still receiving all their support from the main property.

The council describe the service specification as :- Young People are assessed as requiring supported accommodation and will be expected to have needs of a low level. At the point of service all Young People will require support at the low level.

AMdesign Architects



Design & Access Statement

LAND TO REAR OF 18-20 STOCKER ROAD, BOGNOR REGIS, WEST SUSSEX, PO21 2QF
THE DEMOLITION OF EXISTING VACANT GARDEN BUILDING & THE CONSTRUCTION OF 2no. BEDROOM ANNEXE

The Young Person will, with Outreach support, be able to manage their behaviour and conditions. However, they may require access to staff support via a point of contact at any time, therefore the opportunity to contact Support Staff should be available 24/7. The service is covered with CCTV throughout so staff are able to monitor outside of any staffed hours.

SCOPE OF WORK

The submission is for the demolition of the existing redundant single storey garden building and the construction of a new single storey 2no. bedroom annexe.

PLANNING ITEMS

There are no recent planning application that related to the property.
The site is within the defined built-up and settlement areas of Bognor Regis.

DESIGN PHILOSOPHY

The proposed new annexe has been designed to be visually unintrusive, relating sympathetically with the surrounding buildings, whilst integrating with the site in design, form, and materials.

Careful consideration of the impact of the scheme on the surrounding area has been undertaken. The single storey building is flat roofed to minimise its volume and by adding apertures to the North (which are high level and obscure glazed) and South elevation, we do not create any adverse overshadowing, overlooking or overbearing that affects the neighbouring properties.

Each bedroom is to be directly accessed from a main entrance and lobby area. The internal layout has been sensitively chosen to give a comfortable open plan living area/bedroom space, along with a shared shower room.

EXTERNAL APPEARANCE

The construction materials reflect the existing buildings and local environment. A controlled palette of good quality materials is proposed, such as rendered blockwork, facing brickwork plinth and GRP flat roofing system.

SITE

Refuse and recycling bins will be provided within the shared courtyard space, formed in front of the new main entrance door.

ACCESS

The site is within Bognor Regis town centre with public car parking available along adjacent roads, some restrictions apply. The property is situated in a sustainable location where parking and train/bus routes are easily accessed. Cycle storage is to be provided within the shared courtyard space, formed in front of the new main entrance door.

AMdesign Architects



Design & Access Statement

LAND TO REAR OF 18-20 STOCKER ROAD, BOGNOR REGIS, WEST SUSSEX, PO21 2QF
THE DEMOLITION OF EXISTING VACANT GARDEN BUILDING & THE CONSTRUCTION OF 2no. BEDROOM ANNEXE

CONCLUSION

The proposed 2no. bedroom annexe provides much needed flexible accommodation, perfectly located for all town centre facilities. The sympathetic building will enhance the visual character, whilst ensuring a redundant building is removed, avoiding further deterioration. 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

