
Sussex Building Consultancy Limited



Design and Access Statement for Flat 4, Lansdowne House, The Esplanade, Bognor Regis, PO21 1TR.

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Revision :

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1.0 Introduction

- 1.1 Lansdowne House is a 3 storey property on the Esplanade in Bognor Regis set facing the sea.
- 1.2 The existing building is divided into 4 flats on the upper two floors and Thai restaurant on the ground floor along with a communal access door to the flats above.
- 1.3 The work proposed is to remove the existing second floor window currently serving the kitchen area to Flat 4 and also construct a new second floor balcony above the current balcony to the first floor flat below.
- 1.4 The work will involve the removal of the small bay window roof and incorporating the new ceiling within the balcony floor structure.



Picture – proposed front elevation.

2.0 Site Description

- 2.1 The existing dwelling is a 3 storey Georgian style building set facing the Esplanade and the English Channel. The site is located within the Bognor Regis – The Steyne Conservation Area.
- 2.2 The main dwelling is serviced by the garage and storage building which is the subject of this application as well as another large detached double garage built in 1982 immediately adjacent to the house.

- 2.3 The main house is a face brick construction with painted render to the upper walls, the roof is covered with plain clay tiles. The dwelling is served by wooden framed casement windows and wooden doors.
- 2.4 The detached double garage

3.0 Planning History.

- 3.1 The full history is shown below, however, the most recent is for replacement windows to this flat, approved 28 March 2019 under file reference BR/32/19/HH.

Pre – 1987 history.

Reference	Location	Proposal	Type	Status
BR/1036/80	2-5 Lansdowne House The Esplanade Bognor Regis	New shopfront with canopy change of use to ancillary storage & ext to include sale	Planning	Refuse
BR/1170/81/B	Flat Nos 8 9a & 9b Lansdwone House The Esplanade	Provision of new kitchen to flat 9a provision of bathroom to flat 9b by taking 1 room	Building	Permitted
BR/15/52/A/ADV	6 & 7 The Esplanade Bognor Regis	Illuminated sign	Planning	Apprvd/Cond ADV
BR/15/52/ADV	6/7 Esplanade Bognor Regis	2 advert signs	Planning	Apprvd/Cond ADV
BR/25/53	7 & 8 Lansdowne House Esplanade	Renewal of shop front	Planning	Refuse
BR/25/53/A	6 & 7 Lansdowne House Esplanade	New shopfront	Planning	Perm Devel'ment
BR/25/53/A/B	6 & 7 Lansdowne	New shopfront	Building	Permitted

	House Esplanade			
BR/25/53/B	6 & 7 Lansdowne House Esplanade	Provision of serving hatch in shopfront window	Planning	Refuse
BR/25/53/C	6 & 7 Lansdowne House Esplanade	Alterations and improvements	Planning	Approve Cond
BR/25/53/D	5 Lansdowne Place Esplanade	Shop front	Planning	Approved
BR/25/53/E	2 Lansdowne House Esplanade	Shop front	Planning	Approved
BR/338/68/A	The Esplanade Bognor Regis	Illuminated projecting sign (Tonibell Ice Cream)	Planning	Refuse
BR/410/83/B	Flats 8 9A 9B Lansdowne House The Esplanade	Heating installations	Building	Permitted
BR/5/53/ADV	6/7 Lansdowne House Esplanade Bognor Regis	Shopfront Green neon border round fascia	Planning	Apprvd/Cond ADV
BR/539/84	Little London Lansdown House The Esplanade	Change of use from cold take away to hot and cold take away	Planning	Approve Cond
BR/670/74/B	6/7 The Esplanade Bognor Regis	Addition of wc & cloakroom	Building	Permitted

BR/677/74	6/7 Lansdown House Aldwick Road Bognor Regis	New shopfront to existing restaurant	Planning	Approved
BR/677/74/B	6/7 Lansdowne House Aldwick Road Bognor Reigs	New shopfront to existing restaurant	Building	Permitted
BR/76/79	1/5 Esplanade Bognor Regis	C OF U of part of shop for additional use as sandwich bar for consumption off the	Planning	Approve Cond

Post 1987 history.

Reference	Location	Applicant	Accepted	Proposal	Type	Status
BR/32/19/HH	4A Lansdowne House The Esplanade Bognor Regis PO21 1TR	Mr D Poole	01-02-19	Replacement front facing windows . This application affects the character and appearance of the Steyne Conserv	Planning Household er	ApproveConditionally

				ation Area		
BR/230/05/A	Tumptim Siam Restaurant Lansdowne House 6/7 The Esplanade	Mr Chanuphol Ounmesri	27-06-05	One externally illuminated fascia sign	Planning Advertisement	ApproveConditionally
BR/181/01/BN	Lansdowne House The Esplanade Bognor Regis		29-06-01	Flat conversion (as per plans BR/114/01)	Building Bldg Notice	Accepted
BR/114/01/	Lansdowne House The Esplanade Bognor Regis	Lansdowne Properties	17-04-01	Flat conversion	Planning Plan Application	ApproveConditionally
BR/311/90/BN	Lansdowne House The Esplanade Bognor Regis		21-08-90	Building Notice for reinstatement of areas damaged by storms and the sea	Building Bldg Notice	Accepted

BR/307/90/B	Rapley's 6-7 Lansdowne House The Esplanade		15-08-90	Ladies toilet	Building Bldg Regs Subm	Passed
BR/295/90/BN	Rapley's 6/7 Lansdowne House The Esplanade Bognor Regis		03-08-90	Building Notice for additional ladies toilet	Building Bldg Notice	Rejected
BR/273/90/CA	Lansdown House The Esplanade Bognor Regis	Mr E & Mrs S B Raymond	09-07-90	Conservation Area Consent to repair and replacement to front elevation of existing building damaged during February 1990 storms and flooding.	Planning Cnsrvtn Area Co	ApproveConditionally

4.0 Planning Policy

- 4.1 Designation applicable to this site, within the built boundary and the Bognor Regis – The Steyne Conservation Area.
- 4.2 Saved policies of Arun District Council Local Plan are **Policy GEN2** - Built-up area boundary, **Policy GEN7** - The form of Development and **Policy AREA2** - Conservation Area.
- 4.3 National planning policies are **PPS1** - Delivering sustainable development and **PP35** - Planning for the historic environment.

5.0 Design Proposal.

- 5.1 The proposal is to provide a new small balcony area to serve the flat and take advantage of the unobstructed views across the sea.
- 5.2 The balcony will be a GRP floor on a timber deck (incorporated with the first floor bay window ceiling) with a steel support posts and wrought iron effect balcony guarding.
- 5.3 The proposed structure would be in a similar architectural style as existing buildings in the area – particularly The Steyne and Waterloo Square.

6.0 Use

- 6.1 Residential use for the current owners.

7.0 Amount

- 7.1 The new balcony floor space created by the development is 2.5 m2.
- 7.2 The balcony is to protrude 1,150 mm from the face of the wall and is 2,900 mm wide.

8.0 Site Layout

- 8.1 The site layout remains unchanged, save for the new balcony.

9.0 Scale

- 9.1 The scale of the proposed balcony is considered appropriate to the surroundings, with the existing house being 3 storeys, the balcony would be subservient in design and retain the original house as the dominant feature of the building.

10.0 Landscaping

- 10.1 Not applicable.

11.0 Trees

- 11.1 No trees.

12.0 Appearance

- 12.1 The appearance of the proposed balcony and support posts will be sympathetic to the existing building and the special nature of the Bognor Regis – The Steyen Conservation Area. The siting will not be overbearing to any adjoining properties nor will they detract from the street-scene in any way.

13.0 Materials

- 13.1 Painted wrought iron effect support posts and guarding.

14.0 Access

- 14.1 Vehicular and Transport Links – there will be no changes to the existing arrangement.
- 14.2 Inclusive Access – The access arrangements to and within the new extensions will comply with the requirements of Approved Document ‘M’ to the Building Regulations.

15.0 Sustainability

- 15.1 All materials will be sourced from a sustainable source where possible and the construction of the extensions will comply with the requirements of Approved Document ‘L’ of the Building Regulations for energy use.

16.0 Flood Risk

- 16.1 The area of the site falls in flood Zone 3 according to the Environment Agency website matrix, and as such is located within the area of extreme flood, however, proposed works are for a new balcony on the second floor flat only so there will be no further assessment required.
- 16.2 Floor levels will be the same as existing.

17.0 Drainage

- 17.1 Foul water drainage – not applicable.
- 17.2 Surface water drainage – to discharge into the existing down pipe located at the side of the building. Note that no overall additional rainwater is taken as part of the development.