

Design and access statement

Proposed First Floor Extension

Address: The Claremont, Scott Street, Bognor Regis PO21 1UH

Features on the existing site

The Claremont public house is a semi-detached two storey property, the property is attached to rear side elevation east and front side elevation west. The property was refurbished internally and externally few years ago and looks very elegant and clean. The existing brick walls to front and side has been cladded with decorative woodworks panels and decorative moulding, the gold lettering to front and side looks very smart and gives class to the public house image. The first floor is of traditional pebbledash and left un-coloured. The pub consist of two section one section is seating and drinking area. The other section is for entertainment with pool table and darts, this section has a good size television with sky sport channels. The bar is to middle of the public house and can be accessed from both parts.

The main entrance to both sections is via front elevation. The kitchen is to middle of the property serving traditional English food. The bedrooms are situated in first floor. The court area to rear of the property is covered with a flat canopy roof for smokers.

The Proposed Use

The Claremont is an old public house and bed and breakfast. The proposed extra two bedrooms are due to demand and providing a better service to guests, being further from the main pub serving area, less noise and better facilities.

The Layout

The property is situated in Scott Street to the south west of the town centre and approximately 200 yards from the sea front. The situation is a mix of retail, commercial and residential and although very close to all the major attractions of the area the public house itself is set back slightly from the West Street and is therefore only visible to those passing directly by. The first floor extension is above the single storey extension to the rear of the property.

Scale

We consider the property was most likely to have been constructed in at least three phases ranging from 19th to early 20th century. The property has been refurbished internally and externally recently. The front and side elevations is cladded with decorative woodworks in dark green with gold lettering and gold lights which looks very attractive. First floor to front is pebbledashes and a mixture of pebbledash and render to side elevation. The rear of the property is rendered and painted in white. The proposed first floor extension above the single storey extension is to be built in timber frame structure with flat roof and tile hung to sides and rear of the extension to blend with surrounding buildings.

Landscaping

The Public house shop front opens to pavement in Scott Street and the side elevation is in Arington Mews. The rear of the property is the court yard which is hardstanding with smoker area and barbeque bar and seating are very nicely arranged with several hanging plants. Most windows are sealed double glazed UPVCs units, a mixture of Victorian and Georgian styles, Main doors to the property are timber doors. to the pubs are timber.

Appearance

The public house front and side elevation looks very traditional and attractive with very smart and clean decoration. The fascia sign is dark green with gold lettering. The front and side is also in dark green with decorative panels and moulding. The outside front lights are gold colour and are wall hanged. The serving area is very clean and tidy. All together the public house is refurbished in good order. The new extension will provide another two bedrooms and a nice size dining and kitchen with en-suits.