



Design Access Statement

Claremont Court
Campbell Road
Bognor Regis
PO21 1HD

**Prepared on behalf of
FirstPort Retirement Property Services Ltd
Development Number 10285**

March 2022

AHR Building Consultancy
2021.00016.131



Design Access Statement

Background

The application relates to works involved at:

Claremont Court
Campbell Road
Bognor Regis
PO21 1HD

Existing Building and Surroundings

The development was constructed in 1986 which consists of three and four storey apartment blocks. There are 50 No. apartments, a communal entrance foyer, lounge, guest suite and development manager's office. Access to the development is via Campbell Road. The building faces Eastwards, to the North of Claremont Court there is Hotham Park and to the South is Bognor Regis promenade and beach.

The existing windows and doors are uPVC framed double glazed windows, some of which have been previously updated resulting in a mismatch of window styles. The most recently installed windows have been poorly fitted and are not fit for purpose. Many of the apartments suffer from water ingress and drafts caused by poor window surrounds and the existing windows can be difficult for elderly residents to open and close. A more user-friendly uPVC casement window with a smaller opening span would benefit the residents greatly.

The building is not listed and it is not within a conservation area. All proposed windows will be in a style, size, and layout to closely match the existing windows; however, some will have thicker frames than the existing. We believe that replacing the windows throughout the development will not affect the aesthetics of the building and the surrounding area, and that replacing the windows so that they are uniform throughout the development will in fact benefit the appearance of the building.

Proposal

The proposal involves the replacement of all existing aged and ill-fitting double-glazed uPVC framed windows around the development with new uPVC framed double glazed casement windows - colour, style, layout and sizes to match existing as closely as possible, with the exception of thicker window profiles in some areas. All windows will conform to the British Plastics Federation/British Board of Agreement.

The works have been carefully considered against the context of the existing building and the surrounding properties and the colour of the new windows will match the existing.

It is our belief that the proposed works will not have a detrimental effect on the surrounding area as the design of the new windows and doors will match closely to the existing windows and doors in colour and appearance.

The proposed double glazed uPVC windows designs will follow closely to the existing design as to not change the appearance of the building or the surrounding area. The uPVC units will also conform to Part I of the Building Regulations.

Photo 1: Elevation A – View to East entrance of Claremont Court



Photo 2: Elevation A – View to East entrance of Claremont Court



Photo 3: Elevation B – View to South elevation of Claremont Court (exact match to the North elevation)



Photo 4: Elevation D – View to the South Elevation of Claremont Court



Photo 5: Elevation E – View to South Elevation of Claremont Court



Photo 6: Elevation G – View to West elevation of Claremont Court



Photo 7: Elevation H – View to North elevation of Claremont Court

