

DESIGN AND ACCESS STATEMENT FOR CONVERSION OF DWELLING WITH EXTENSIONS AT 112, ALDWICK ROAD, ALDWICK, BOGNOR REGIS.

Introduction:-

This statement is prepared in support and amplification of the re-application made by Mr. S. Wright to explain the application for the Conversion of the existing Two Storey house including rear roof extension, front dormer extension and ground floor infill extension to form 6No one-bedroom flats.

This application follows the recent approval dealt with under BR/223/13 for the Conversion of the existing Two Storey house including rear roof extension, front dormer extension and ground floor infill extension to form 5No one-bedroom flats and 1No Bedsit.

This application includes the additional alteration for the introduction of a raised eaves and ridge line to the front elevation to provide a similar street scene elevation as 108, Aldwick Road in order to provide improved accommodation for Flat 5 from a Bedsit to a One-Bedroom Flat.

The application also follows the approval of a previous application by a former owner dealt with and under BR/290/11 to create 4No self-contained units.

The Development Plan comprises of the West Sussex Structure Plan and the Arun District Local Plan.

The close vicinity is a mixture of Residential Houses, Flats, Social Housing and Residential Rest Homes.

The property is situated to the north of Aldwick Road and just to the west of the Aldwick Shopping Area and on a direct bus route to Bognor Regis Town Centre and all of its facilities. It is also within easy walking distance to the sea front.

The property is a Mid-Terrace Victorian building in facing brickwork with a bay window facade in smooth render and colourwash finish under a slated roof.

The rear two storey projection has been extended on both levels in facing brickwork with a feature end bay window feature all under a lean-to slated roof.

The majority of the roof extension has been previously approved under the application BR/290/11 and follows the approval of an identical extension and conversion to the adjacent property No 110.

The rear of adjacent property No 114 has a high blank boundary wall enclosing a courtyard with the proposal.

Assessing the criteria the proposals do not overlook or overbear on the neighbouring properties and do not therefore result in an adverse impact.

Amount:-

Floor areas of each Flat are:- Flat 1 39 sq. metres.
Flat 2 51 sq. metres.
Flat 3 50 sq. metres.
Flat 4 45 sq. metres.
Flat 5 48 sq. metres [from previous 41 sq. metres].
Flat 6 52 sq. metres.

Layout:-

All Flats are accessed from the main entrance from Aldwick Road unlike the previous application where some of the units were accessed from the rear service road.

Common staircases from the main entrance access all Flats.

Flat 1 occupies the existing front ground floor south facing part of the property.
Flat 2 occupies the existing rear ground floor projection of the property.
Flat 3 occupies the existing rear first floor projection of the property.
Flat 4 occupies the existing front first floor south facing part of the property.
Flat 5 occupies the new loft conversion front second floor south facing part of the property.
Flat 6 occupies the new rear second floor roof extension.

Landscaping:-

Small amenity areas are provided to Flats 1 and 2.

Bin Store areas are provided within the amenity areas for Flats 1 and 2 with an area set aside to the front of the property for the remaining Flats.

Scale:-

The scale of the proposal is consistent with the roof levels of the adjacent properties with the extensions having a minimal visual impact from the surrounding area.

The front raised eaves line will be approx. 7.50 metres above F.F.L. with the main ridge line approx. 550mm higher than existing.

Appearance:-

The front south facing elevation is provided with a raised eaves line including a 2000mm wide half-dormer with a gable ended roof and secondary 900mm wide half-dormer with flat lead covered roof.

A rear flat roofed dormer has been provided to the new 2nd floor bedroom with a north facing window positioned within white cement board cladding.

The rear flat roofed extension is provided with west facing window kitchen, bathroom and bedroom windows and north facing lounge window all positioned within white cement board cladding.

Access:-

Not applicable.

Conclusion:-

The proposal provides a suitable improvement on the previously approved scheme providing increased affordable housing units in a well integrated design within the existing dwelling and previously approved roof extensions and is consistent with other previously approved schemes in the close vicinity and street scene of Aldwick Road.