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Design and Access Statement
Camden House
Mr Ryan Salt
Spring 2013

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LOCATION

Camden House is a residential block of one bedroom flats located to the north of the High Street in a small vehicular accessed cul-de-sac in Bognor Regis. It lies within the Holtham Ward of Bognor Regis Parish and Arun District council local authority.

The facility can be viewed from the road or by appointment with the proprietor for viewing by local authority representatives. The surrounding built environment is of primarily large retail units with a grade II listed public house along its eastern boundary divided by a large stone wall.

SITE

The site is located approximately 30 metres from the High Street semi-pedestrian zone of Bognor Regis shopping area. The building is surrounded on three sides by asphalt and concrete access for pedestrian and vehicle use with its eastern elevation flanked by a stone wall that divides the site from the next door public house. The building is comprised of 3 storeys with a single 1 bedroom flat on each storey accessed via a front entrance and internal stairwell. The surrounding built environment consists primarily of back of house retail units with associated service and refuse facilities.

The plot is currently designated for Dwelling purposes
The total footprint of the plot is approximately 46.4 sqm
The total gross internal area is approximately 108 sqm

CONTEXT

Types

There is no dominant architectural style prevalent in the area. The plot is bordered by a Grade II listed Georgian building used as a public house.

Amenities

The site is served by a good road network that joins the area to the central shopping areas of Bognor Regis and nearby Aldwick with good nearby bus provision. Bognor Regis has good rail and road provision to regional centres such as Chichester, Portsmouth and Brighton. There is no designated parking provision for current occupants of Camden House. It is felt due to the economic demographic of the expected occupants and the market segment this development attracts there is no requirement necessary for designated parking. It's very central location and proximity to amenities and transport infrastructure justify this decision not to provide designated parking for current occupants or the proposal.

INTENTIONS

The clients' intentions are:-

To re-roof the existing structure with a slightly raised single mansard roof into which an additional 1 bedroom unit can be incorporated.

FACTORS

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1. Style and Aesthetic Impact;
Local authority consultation should confirm the proposed additional space is in keeping with the existing structures that make up the Camden House development; The proposal will have no detrimental visual impact due to its discreet position behind surrounding retail and public buildings.

PROPOSALS

Footprint of Existing Structures			46.4 sqm
Additional Space:-	Gross additional floor area	GFA	35 sqm

ENVIRONMENTAL CONSIDERATIONS

Material construction will aim to use locally resourced products and services wherever possible to allow for transport/journey efficiencies. Local contractors and consultants will be selected for the same reason. Consideration of construction elements will ensure low embedded energy of materials. By super insulating the wall, roof and floor elements and ensuring maximum air tightness efficiencies across the structure it is felt the energy performance of the proposal will be considered a substantial improvement on the existing requirement with considerable carbon emission reduction and cost saving well into the future. In light of the plots proximity to other commercial units all on-site disruption will be kept to a minimum and in respect of planning conditions to this effect.

Additional Services

Surface water drainage will be dealt with via existing.

Flood Risk

There is no perceived risk from flooding from sea or river flood nor does it sit within a designated Environment Agency Flood Warning Area, nor is the development within a zoned flood risk area. For this reason it is considered a full risk assessment is not necessary for validation of this application.

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