

Design and Access Statement

**for the Proposed First Floor Rear
Extension and Internal remodelling**



**at
15, Scott Street, Bognor Regis
West Sussex PO21 1UH**

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Elevation facing Scott Street



Rear Elevation showing the existing single-storey extension and extensions of the adjoining properties



Elevation facing Scott Street



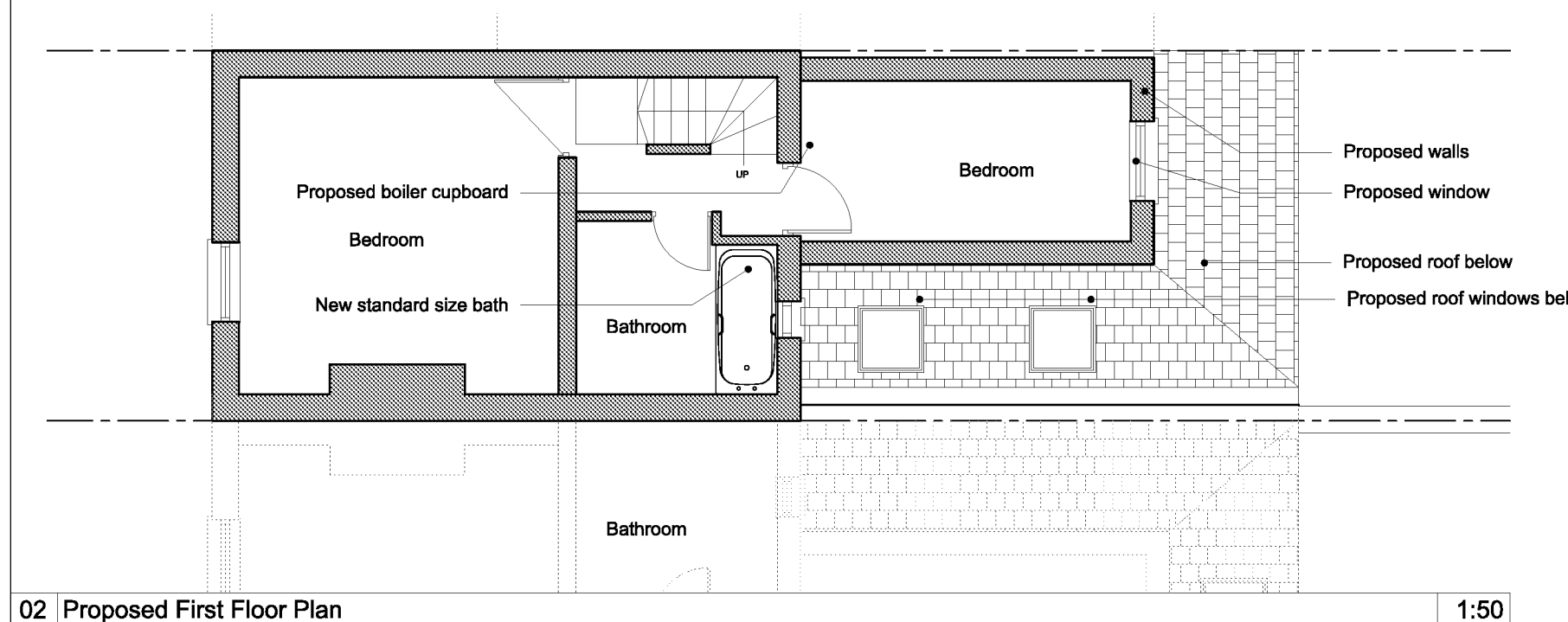
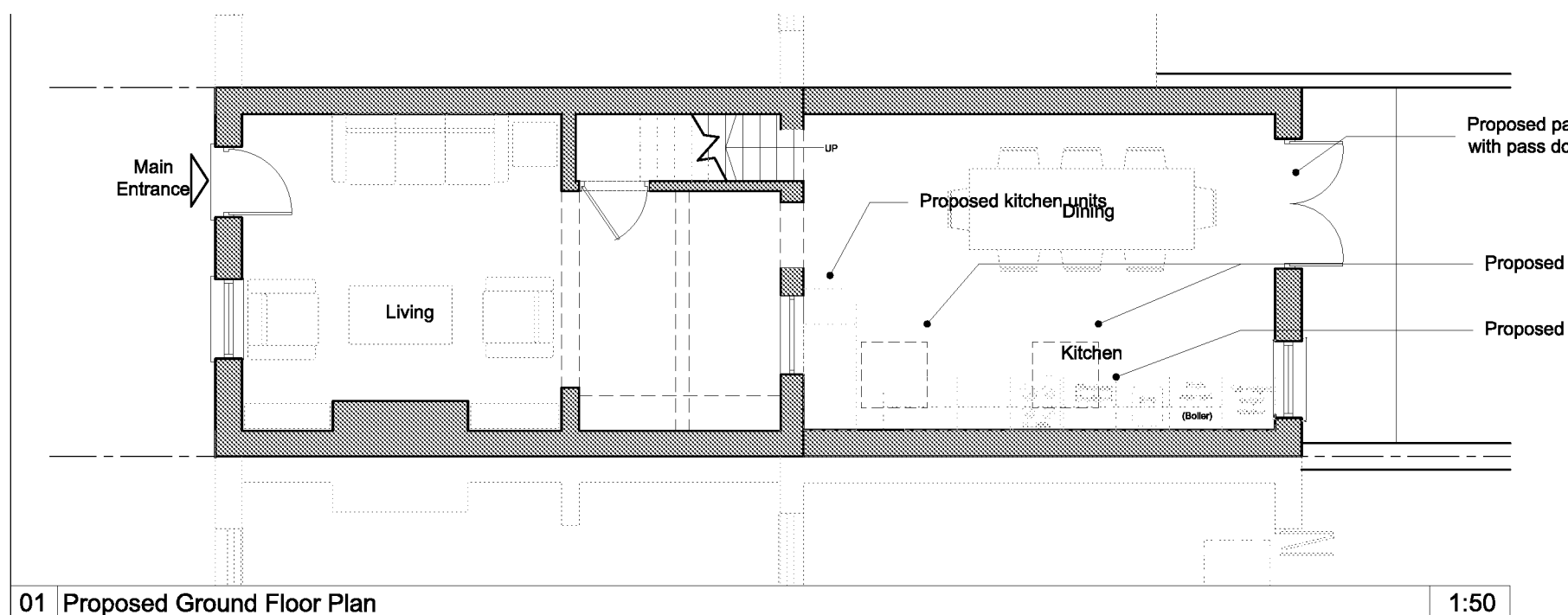
2-storey rear extension at 14 Scott Street



Single storey rear extensions at 16, 17 and 18 Scott Street



Single storey rear extensions at 16 and two storey extension at 14 Scott Street



4.0 Layout

4.1 Proposed Layout

The proposed development has been developed sympathetically to respond the character of the listed setting whilst achieving the additional accommodation facilities to suit modern living.

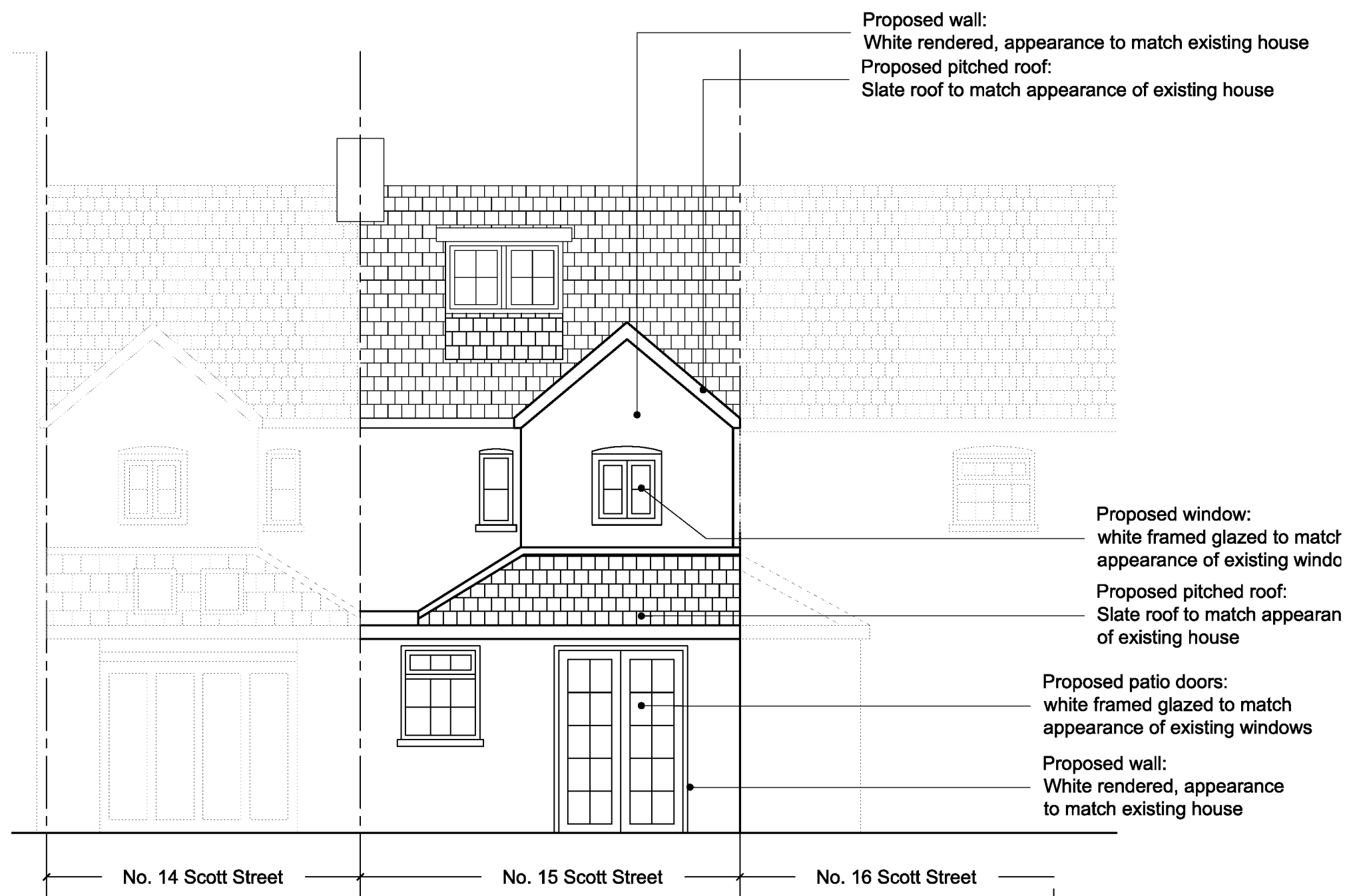
The existing single storey extension will be altered to accommodate kitchen and dining area with a pair of french doors and a sash window to the south elevation.

The proposed new first floor bedroom is created over the ground floor extension by creating an opening on the existing rear wall between the bathroom and staircase. Existing window to the bathroom has been replaced by a small window as shown on the elevation.

Two roof lights have been provided on the pitched roof of the ground floor extension for better distribution of daylight.

4.2 Access

No change to the existing access or parking arrangement as a result of the proposed development.



5.0 Scale

5.1 Mass

The proposed extension forms a mass which sits comfortably within context.

The proposal has been subject to several rounds of revision to accommodate comments received during two rounds of pre planning consultations.

5.2 Elevational Approach

The elevation is responding to the existing extension on No 14 and 16 with the roof scape developed to bridge the adjoining roofs.

6.0 Appearance

6.1 Use of materials

The architectural approach to the elevational treatment is robust, simple and uncluttered, expressing the rationale of the building where possible. A similar sensible approach has been taken when specifying materials for the exterior elevations. The design team have used a similar palette of materials as the existing so that the extension would sit comfortably in its setting.

Click on the map to see what Flood Zone (National Planning Policy Guidance definitions) the proposed development is in.

  Flood Map for Planning (Rivers and Sea)

 Flood Zone 3

 Flood Zone 2

 Flood defences (Not all may be shown*)

 Areas benefiting from flood defences (Not all may be shown*)

  Main River

 Main River

  Other national environmental organisations

 Natural Resources Wales Area of responsibility

 Scottish Environment Protection Agency Area of responsibility



6.2 Weathering

The building site is not subject to high levels of environmental noise and airborne pollution. However, the selection of materials has been based on their appropriateness within the design and their ability to retain their appearance with minimum maintenance.

The site is located outside of the flood risk area and Lidsey drainage area.

