

Design and Access Statement

On behalf of



University of Chichester, College Lane, Chichester, West Sussex PO19 6PE

In respect of:

Proposed Change of Use, minor external and internal alterations and a new Garden Wall to
Mordington Cottage, Upper Bognor Road, Bognor Regis, West Sussex. PO21 1HR.

Date:

April 2020

Ref:

BRC_Design and Access Statement

1.0 Introduction

1.1 This design and access statement has been prepared to support a Change of Use and Full Planning application submitted to Arun District Council for the property to be used as a domestic residence and with some minor external and internal alteration together with the provision of a new Garden Boundary Wall to the South of the building.

1.2 This document is to be read in conjunction with drawings:

- 1.2.1 BRC_001_01 Location Plan
- 1.2.2 BRC_001_02 Site Plan
- 1.2.3 BRC_001_03 Existing and Proposed Plans
- 1.2.4 BRC_001_04 Existing and Proposed West Elevation
- 1.2.5 BRC_001_05 Existing and Proposed North, South and East Elevation and Wall detail Drawing

2.0 Site Analysis

2.1 The site is located on University of Chichester Bognor campus land to the East of the centre of Bognor Regis and to the West of the site.



Existing West Elevation



Existing South and East Elevations

Mordington Cottage

2.2 Mordington Cottage is situated on Mead Lane to the West of the campus and has all existing accesses maintained from Mead Lane including one single access gate to the south of the cottage and a pair of vehicular gates to the north of the property.

3.0 Proposals

3.1 As shown on drawings:

3.1.1 BRC_001_01 to 005

The Proposal is to bring the property back from an office environment to its original status of a Domestic unit and be sold on to a private concern. To achieve this the property is to be divided from the existing land owned by the university by introducing a screen boundary wall to the South to extend from the current existing walls to the North and West in an 'L' shape. The existing front entrance, which currently opens directly on to Mead Lane, is to be very slightly adjusted to provide a Porch on to Mead Land, to allow a small refuge and safe passage from the property to the highway and Public footpath. Apart from some minor subdivision internally to provide proper access to various rooms, and the provision of a Bathroom and Kitchen, no other features are to be altered.

The new garden wall has been discussed with the Conservation Officer of Arun District Council and it has been agreed that a maximum height of 2.06m of 9" thick wall in English Garden Wall bond, to reflect the existing masonry walls on site, will be erected in position shown on drawing BRC_001_002 Site Plan. Brick type and colour are to be agreed on site with the Conservation Officer before works commence but are to match the existing surrounding brickwork already on site.

4.0 Appearance

4.1 The windows are already double glazed sealed units set to timber frames and are not to be replaced. This too applies to the doors and all other features of the structure. Should any alterations be necessary in the future then these are to be fully discussed and agreed with the conservation officer before works commences and be in a style so not to alter the look of the property in anyway.

5.0 Conclusions

- 5.1 This application proposes the minor alteration of the West elevation by providing a 'refuge' porch together with some minor internal alterations to enable the conversion of the existing office layout back into a domestic unit.
- 5.2 This application also proposes to erect a new boundary wall for the property to become an individual unit in a design and specification as agreed with the Conservation Officer to enhance the appearance of the building promoting its individuality.