

PLANNING, DESIGN & ACCESS STATEMENT

LAND TO REAR OF 22 STOCKER ROAD
BOGNOR REGIS
WEST SUSSEX
PO21 2QF

THE DEMOLITION OF EXISTING VACANT GARAGES
& THE CONSTRUCTION OF A NEW TWO STOREY
4no. STUDIO APARTMENT BUILDING.



AMdesign Architects

Design & Access Statement

LAND TO REAR OF 22 STOCKER ROAD., BOGNOR REGIS, WEST SUSSEX, PO21 2QF
THE DEMOLITION OF EXISTING VACANT GARAGES & THE CONSTRUCTION OF 4 STUDIO APARTMENTS.

INTRODUCTION

This document sets out the planning, design and access statement to accompany the Full Planning Application for the demolition of an existing vacant double garage building and adjacent store with the construction of a new two storey 4no. studio apartment accommodation building.

BACKGROUND

The area is a mix of residential properties, with former large properties having been converted and extended over the years into flats or residential nursing/care facilities.

SCOPE OF WORK

The submission is for the demolition of the existing redundant single storey double garage and associated store and the construction of a new two storey residential building containing 4no. studio apartments.

PLANNING ITEMS

There are no recent planning application that related to the property.
The site is within the defined built-up and settlement areas of Bognor Regis.

DESIGN PHILOSOPHY

The proposed new build residential building has been designed to create a visually appealing property, relating sympathetically with the surrounding buildings, whilst integrating with the site in design, form, and materials.

Careful consideration of the impact of the scheme on the surrounding area has been undertaken. The two storey building is flat roofed to minimise its volume and by adding apertures to only the South elevation, we do not create any adverse overshadowing, overlooking or overbearing that effects the neighbouring properties.

Each studio apartment is to be directly accessed from a main entrance and lobby area, leading to the staircase up to the first floor. The internal layout has been sensitively chosen to give a comfortable open plan living area with kitchenette, along with a separate shower room.

EXTERNAL APPEARANCE

The construction materials reflect the existing buildings and local environment. A controlled palette of good quality materials is proposed, such as rendered blockwork, facing brickwork, natural timber weatherboarding and GRP flat roofing system.

Each studio apartment will have its own front door and South facing windows, with the two first floor bedsits gaining additional natural light from roof windows.

SITE

Refuse and recycling bins will be provided within the shared courtyard space, formed in front of the new main entrance door.

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ACCESS

The site is within Bognor Regis town centre with public car parking available along adjacent roads, some restrictions apply. On-site parking could be available, although the property is situated in a sustainable location where parking and train/bus routes are easily accessed. Cycle storage is to be provided within the shared courtyard space, formed in front of the new main entrance door.

CONCLUSION

The proposed 4no. studio apartments provides much needed flexible accommodation, perfectly located for all town centre facilities, (please see Letz Limited demand requirement letter).

The sympathetic building will enhance the visual character, whilst ensuring a redundant building is removed, avoiding further deterioration. The proposal complies with the relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality nor would it have an adverse impact upon the established character of the surrounding area.

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