

DESIGN & ACCESS STATEMENT

SITE LOCATION

24 Flansham Lane, Bognor Regis, West Sussex

PROPOSAL

Conversion into two houses

Assessment

1.1. Physical

24 Flansham Lane is a two storey, semi-detached property situated on the south side of Flansham Lane and is at present occupied as a three bedroom residential unit. The building is of traditional construction with a plain clay tiled hipped roof, part brick and rubble exterior walls and part cavity blockwork faced with roughcast render. Windows are a mixture of wood and Upvc. There is a minimal space along the front of the property and an extensive garden to the east.

1.2. Design

The elongated pattern of the existing property allows for a simple separation at both levels allowing for a single bedroom unit with kitchen and bathroom to the west side together with a rear paved patio garden, and a two bedroom house with kitchen and bathroom to the east side which also enjoys the extensive garden.

Alterations to the exterior elevations are limited to the formation of a new entrance door to the east house, replacing an existing cloakroom window, sealing of a ground floor window to the living room and the provision of a new window to the south bedroom of that unit.

1.3. Use

It is considered that subdivision of the building into two houses would be in keeping with the traditional cottage style layout.

1.4. Amount

It is believed that the average size of the house produced would comply with recommended sizes and the conversion would produce units of a good standard in this area of mainly residential use.

1.5. Layout/Scale

No alterations are proposed to the external envelope of the building and, apart from the provision of new door and window openings, no major change in appearance will result.

1.6. Landscaping

No additional landscaping is proposed. The garden area will be divided in line with the division of the properties. The existing paved rear garden area will be retained for the west house and the remainder of the gardens for the east unit. The front of the property is partly hard paved and will remain.

1.7. Appearance

No major changes are proposed to the exterior elevations of the property.

1.8. Access

No parking area exists to the present property and it is not intended to provide same. A bus stop is positioned in front of the east house with ready access to Bognor and Felpham, and similar services exist opposite the property with regular access to Littlehampton.

There is restricted access for parking across the front of the property. Cycle racks can be provided to each unit within the rear garden areas should these be required.