

DESIGN & ACCESS STATEMENT

22 NORTH WAY
FELPHAM
WEST SUSSEX
PO22 7BT

THE REPLACEMENT OF THE EXISTING BUNGALOW (DUE TO STRUCTURAL FAILURE) AND THE NEW BUILD OF A REPLACEMENT CHALET BUNGALOW TO APPROVED DESIGN FP/259/17/HH.

INTRODUCTION

This document sets out the planning, design and access statement to accompany the Full Planning Application for the removal of the existing property and replacement with 1no. new build detached chalet bungalow.

BACKGROUND

The site is situated within the urban area of Bognor Regis in West Sussex. The site comprises 22 North way which had an existing property on the site that was in very poor condition and could not be retained.

It is a plot within a residential street comprising houses, bungalows or chalet type houses.

SCOPE OF WORK

The submission is for the total removal of the existing dwelling. A replacement new build chalet bungalow, which would be modern, energy efficient, 4 bedroom detached dwelling.

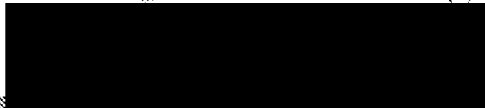
PLANNING ITEMS

The site has been the subject to recent planning application FP/259/17/HH which granted permission for two storey rear infill and two storey side extensions for loft conversion with 2no. dormers at the rear and 1no. dormer to the front.

Works relating to this approval had commenced on site.

Due to the amount of work approved the existing roof was removed to allow for the new first floor accommodation. When this work was undertaken the contractor became concerned about the structural integrity of the building and called out the Structural Engineer (Alun Blow). A structural assessment was undertaken and the existing structure was condemned due to health & safety issues (see separate report). The decision was made that the only option was to rebuild the existing walls.

AMdesign Architects



Design & Access Statement

22 North Way, Felpham, West Sussex, PO22 7BT

This work was immediately undertaken. Subsequently ADC planning enforcement have been informed that the building has been demolished. Having discussed the issues and solutions with Rosemarie Dannatt (senior planning Officer – Compliance) we have been requested to submit a full planning application and ‘recommend that the circumstances which led to the demolition of the existing building should be described as part of that application’.

We had not intended to remove the whole of the existing bungalow and intended only to build the approved scheme. This application clearly shows that the application submitted replicates exactly the approved scheme, except that all walls are new.

DESIGN PHILOSOPHY

The proposed new properties have been designed to be visually appealing. The intention is to create a modern ‘New England’ vernacular appearance that complements the surrounding residential properties. The scheme proposed relates sympathetically with the existing properties on the street, whilst visually integrating with the site in design, form, and materials. Careful consideration of the impact of the scheme on the surrounding area has been undertaken.

We do not create any adverse overshadowing, overlooking or overbearing that effects any neighbouring properties. The design does not project forward of the existing building line, to the front or rear.

The new property is intended to be of a high energy efficient, sustainable standard. All glazing will be AAA rated. Underfloor heating throughout, with a wood burning stove situated in the main living area.

The internal layout has been sensitively chosen to provide a comfortable modern family home. A spacious hallway leads to all ground floor accommodation. An open plan living area with kitchen and dining space overlooks the garden. 3no. good sized double bedrooms, with ensuite, a study/playroom is provided along with a utility room and separate WC.

Refuse and recycling bins provision will be made within the garden area, along with a cycle store.

EXTERNAL APPEARANCE

The construction materials proposed for the new properties reflect many of the existing dwellings and local environment. A controlled palette of good quality materials is proposed, such as facing brickwork plinth, painted rendered blockwork walls, plain clay tiles to the pitched roof.

ACCESS

The existing driveway from North Way is to be retained. On-site driveway parking is proposed for two cars.

AMdesign Architects



Design & Access Statement

22 North Way, Felpham, West Sussex, PO22 7BT

CONCLUSION

The proposed new quality dwelling makes efficient use of this site through good design and layout, whilst reflecting the established mixed character and appearance of the surrounding area. The proposals are of a scale and design appropriate for the area in which it is located. 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. The design in plan and elevation has previously been approved under application FP/259/17/HH.

AMdesign Architects

