

DESIGN AND ACCESS STATEMENT



For

**Proposed Change of Use from offices
(B1) to residential (C3) to create five new
apartments
at
Church House, 94 Felpham Road,
Felpham**

Drawing No. 1242/P03

Prepared

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Date: 06.02.2012

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Church House, 94 Felpham Road, Felpham

1.0 Site and Surroundings

- 1.1 The site, which is located in the centre of Felpham village is 934 square metres in area and is predominantly flat. Church House is a former vicarage along Felpham Road. The site consists of a main two and half storey building and single storey rear and side extensions which are currently used as separate office lets on all floors as office use. The building is set within its own grounds with car parking to the frontage and west side and soft landscaping to the rear and east side.
- 1.2 Church House dates back to the early or mid-18th century and was at one time one of the largest of only 25 houses within the village. It is a typical manor house of the period which was then used as a farmhouse in the 1880s and 1890s. In 1966 the building was saved from demolition and change of use was granted into offices internally.
- 1.3 The building is now a Grade II listed building of historical interest.
- 1.4 The main building is mainly facing brickwork to the front and rear facades with some stonework to the side and rear elevations only. The building has a dual pitch roof covered in clay plain tiles with 3 No. dormers to the front and rear slopes. The windows are timber sliding sash painted white. The building also has a single storey rear extension with a dual pitch roof to match the main building, the façade is mainly flintwork with some brickwork features. There is also a single storey side extension which is rendered and painted white with office accommodation in the roof space with the benefit of dormer windows.

Location Plan
Scale 1:1250



2.0 Design Principles

2.1 Objectives

The objectives that were aspired to in the preparation of the design were:

- The need to maintain the character of the area in which the site is set and the identity of the neighbourhood.
- The need to provide 5 No. self contained residential units without making any major external alterations and at the same time minimising any internal alterations and being sympathetic to the existing grade II listed building

2.2 Building and site use

- 2.2.1 The development will be for change of use from individual office suites B1 use to residential use C3 to create 5 No. apartments.
- 2.2.2. Being located on Felpham Road the property is in a highly sustainable location with the shops, post office and places of employment all within easy reach of the site.
- 2.2.3 To cater for the ever changing needs of residents the unit has been designed with an internal layout which gives flexibility of space with rooms that can be planned for the needs and lifestyle of their occupants.

2.3 Amount

- 2.3.1 The Application seeks change of use to provide 5 No. apartments arranged over three floors to provide 3 No. one bedroom , 1 No. two bedroom and 1 No. three bedroom self contained apartments. 3 No. new dormer windows are intended to be built wider, using identical tiled finishes and hipped roofs of the same design.

2.4 Layout

- 2.4.1 Circulation areas both horizontal and vertical have been given due consideration and fully embrace the requirements of the building regulations for the benefit of the end users.
- 2.4.2 The site is extremely sustainable as there are shops, post office, employment opportunities and transport links all within easy reach of the site allowing the orientation of the building to be guided by the sounding development as all the facilities are readily accessible from the building.

2.5 Scale

- 2.5.1 The existing structure is retained and its overall scale and form are unchanged.

2.6 Appearance

- 2.6.1 The appearance of Felpham Road is established and has materialised over a long period of time. The proposed scheme will not affect the existing façade except for the proposed three front dormer windows which are intended to be rebuilt wider, using identical materials and finishes.
- 2.6.2 The use of good design is encouraged at all levels within the planning policy framework.
- 2.6.3 This is emphasised in PPS1, which requires local planning authorities to carefully consider the design implications of development proposals and within their planning policies. It states in paragraph 33 :

'Good design ensures attractive usable, durable and adaptable places and is a key element in achieving sustainable development. Good design is indivisible from good planning.'

PPS1 seeks to ensure that new developments:

- ◇ are sustainable, durable and adaptable (including taking account of natural hazards such as flooding) and make efficient and prudent use of resources;
 - ◇ optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
 - ◇ respond to their local context and create or reinforce local distinctiveness;
 - ◇ create safe and accessible environments where crime and disorder or fear of crime does not undermine quality of life or community cohesion;
 - ◇ address the needs of all in society and are accessible, usable and easy to understand by them; and
 - ◇ are visually attractive as a result of good architecture and appropriate landscaping. '(Para 36)
- 2.6.5 The proposed development will be visible in the street scene, when set in context with the existing area it will blend with the adjoining buildings.

2.7 Continuity and Enclosure

- 2.7.1 The site access will not be altered to the frontage.
- 2.7.2 The scale of the existing building relates directly to the scale, mass and established building line which provides continuity in the street scene.

2.8 Landscaping

Proposed hard and soft landscaping has been taken into consideration when re-designing this scheme. Landscaping matters are not sought to be determined within this Application and are reserved for later submission. However no trees will be lost as a result of this development. New shrub planting will be provided as part of any future landscaping proposals.

Hard landscaping is intended to the front and side of the proposed development in order to provide car parking and vehicle manoeuvring space.

Cycle storage facilities will be provided for 5 No. flats towards the northern boundary of the site in the form of a proprietary timber cycle store.

3.0 Access

- 3.1 The development has no through routes or pedestrian links. It will be self-contained but its location will facilitate access to the local shops and amenities. The access to the site utilises two existing points of access in Felpham Road.
- 3.2 The closest railway station to the site is Bognor Regis, located approximately 1 mile to the west of the site. This station provides a service between London Victoria, Gatwick and Brighton. This service has a frequency of two trains per hour during the morning and evening peaks and also throughout the rest of the day.
- 3.3 During daytime hours there are a number of buses that pass the site in both directions nearby on Felpham Road.
- 3.4 The site is located within Felpham village, which has the local amenities one would expect from such a village, such as convenience stores, post office, public houses & hairdressers etc.
- 3.5 In line with current Government policies the use of modes of transport other than the car has been an aspiration of this development. The immediate access to public transport links makes this a realistic aim.
- 3.6 Therefore the site location is one that would accord with current Central Government guidance with regard to residential developments and can be considered highly sustainable.