

DESIGN AND ACCESS/HERITAGE STATEMENT

Change of Use of Existing Buildings No.1 and No.3 from Offices (Use Class B1a) to 2No. Four Bedroom Dwellings (Use Class C3) and Minor Internal and External Changes

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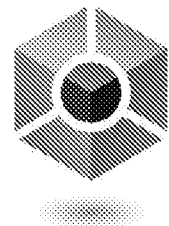


Old Bank House
1&3 High Street
Arundel
West Sussex
BN18 9AD

On Behalf of
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1.0 INTRODUCTION

This Design and Access Statement has been prepared to support the change of use of existing buildings No.1 and No.3 from offices (Use Class B1a) to 2No. four bedroom dwellings (Use Class C3) and minor internal and external changes at Old Bank House, 1&3 High Street, Arundel, West Sussex, BN18 9AD. It is hoped that the information contained within this statement will assist the Local Planning Authority in its determination of the Planning Application under the Town and Country Planning Act 1990.

This statement focuses on the existing setting for the proposed development including the features of the site and surrounding area. The design proposals then set out the design solutions and the process followed to reach the final design of the scheme. It considers the constraints of the site and all relevant local and national planning policies to demonstrate that the proposed scheme is of a high quality design that integrates with its surroundings.

The access element considers the accessibility into and within the site, and the scheme's relationship to transport links in the wider surrounding area. It justifies the location of the access points with regard to local road layouts, demonstrates provision for pedestrian routes within and approaching the site, and establishes accessibility to public transport.

2.0 SITE LOCATION & SURROUNDINGS

The site is located along the High Street within the historical town of Arundel. The site forms a prominent location along the main High Street and built up street frontage. The High Street provides access to local facilities and links back to the main town centre. The site is close to the local facilities and amenities that are provided within Arundel town centre and the river Arun.

The site is occupied by 2 large 4 storey building's known as No.1 and No.3 and formally known collectively as the Old Bank House. The building is finished with brickwork walls, timber sash windows with dormer windows on the top floor and a natural slate pitched roof. The site measures 177sqm/0.018hectares/0.044acres. There are no vehicular accesses to the site as the building is contained within a large mass of buildings which form a peninsula to the High Street.

No.1 and No.3 High Street are Georgian brick faced and part painted properties over four floors. No.1 High Street is Listed Grade II according to ADC Listed Buildings Schedule whilst No.3 High Street does not appear as Listed. The properties are joined as one by connecting corridors on ground and second floors and are currently commercial offices on all floors (Use Class B1a). It is believed the property started life as a private bank serving the town and presumably retaining its name. It has been subject to a full modern refurbishment in previous years and the fire door and proofing works have removed a lot of the period detailing.

The surrounding area is predominantly commercial uses made up of traditional Georgian style buildings within the High Street. There are a variety of uses within the Hight Street from retail to restaurants and cafes and the usual professional and financial services offered within a town centre location. The existing buildings of No.1 and No.3 are currently used as serviced offices and have been for a number of years although the demand for this use has declined and the majority of the offices are now empty.

3.0 THE PROPOSALS

The proposals involve the change of use of the existing buildings No.1 and No.3 from offices (Use Class B1a) to 2No. four bedroom dwellings (Use Class C3) and minor internal and external changes. The change of use will involve minimal changes to the internal layout and external appearance of the buildings. The development will create 2No. four bedroom houses with small courtyards to the rear. The houses will maintain the historical context of the existing buildings in order to maintain the character of their appearance within the High Street.

The proposals aim to provide additional residential units within the urban area. The development will restore and reuse the existing buildings and provide suitable access onto the High Street. All new dwellings will be provided with a small courtyard amenity space along with cycle and bin store facilities. The overall scheme will consist of 2 new dwellings providing four bedroom accommodation. This will all be contained within the existing structure.

The current owner purchased the properties at auction in September 2020, there had been very little interest generated and the auctioneer remarked that the viewings were poorly attended. The properties have been let as offices on short term licenses with some of the offices now having been vacated. After purchase the new owner approached several agents with regard to letting the office space out to potential occupiers however there is very little interest on this type of accommodation with the High Street.

Somewhat surprisingly, there was little interest, it was evident that the focus is now on providing exceptionally high quality office accommodation out of town as the current serviced offices are let to people with no connection with the business activities of Arundel. It was apparent that a large office space such as this, even with considerable investment to bring it up to the current standard may not ever be able to reach full occupancy. It is therefore evident that the existing office use is now redundant and cannot be sustained and a redevelopment for residential units can be delivered.

4.0 THE DEVELOPMENT PLAN & PLANNING POLICY

The site is located within the built-up area as identified under Arun District Council's Adopted Local Plan 2011-2031. The site is also within the Town Centre Boundary and the Conservation Area.

Consideration needs to be given to a select number of Development Plan Policies, Supplementary Documents and Planning Policy Guidance.

LOCAL PLAN POLICIES

Arun District Council's
Local Plan (2011-2031)

SD SP1 – Sustainable Development
SD SP2 – Built up Area Boundary
D SP1 – Design
D DM1 – Aspects of Form and Design Quality
D DM2 – Internal Space Standards
T SP1 – Transport and Development
W DM2 – Flood Risk
HER SP1 – The Historical Environment
HER DM1 – Listed Buildings
HER DM3 – Conservation Areas
RET SP1 – Hierarchy of Town Centres

SUPPLEMENTARY PLANNING GUIDANCE

None

PLANNING POLICY GUIDANCE

National Planning Policy Framework

5.0 DESIGN

The design of the proposals aims to create an attractive style development that provides additional residential units within the urban area. The new dwellings will be formed using the existing buildings with minor changes to the design. Consideration has been given to maintain all existing windows and doors in order to facilitate the change of use. The internal layout will be altered slightly in order to make provision for the use as residential dwellings.

The existing site and buildings have never had any car parking provisions or vehicle accesses and benefit from the location within the town centre. The design of the site also incorporates bin store areas as well as incorporating paths and landscaping features to the front elevations. Cycle stores providing space for 2 cycles per unit will be provided within the rear garden and short stay cycles to the front of the building.

There will be a small element of the building to the rear which will be demolished as part of the proposals for No.3. This will enable small courtyards to be provided for the new dwellings. There will be a new front door proposed to No.3 which will replace the existing window and make the 2 buildings symmetrical. There will also be new French door to the rear for No.3 to gain access to the new rear courtyard.

For clarification the site has been subject to previous planning and listed building consents and also lawful development certificates. The site has a lawful development certificate Ref. AB/9/15/CLP. This is for the Application for certificate of lawfulness for a proposed use change of use from 1st, 2nd & 3rd floor offices to 2No. 3 bed flats. This was granted on the 30th March 2015. There is also a listed building consent Ref. AB/18/15/L which is for Application for Listed Building Consent for internal alterations.

6.0 ACCESS

The site and its immediate surrounding area are within a very good accessible area with good public transport services and infrastructure facilities. The existing buildings and location have no vehicle access or car parking facilities. The proposed development will have no car parking provisions on site as the site is located within the main Town Centre and is the reuse of existing buildings which already operate within the location with no parking. Pedestrian access will be provided to the front of the development providing access to each unit off the main pavements to the High Street.

All houses will be provided with a bin store area and a cycle storage area within the rear courtyard. Short stay cycle storage will be provided to the front of each unit accessed from the pavements. Long stay cycle storage will consist of 2 spaces per unit and short stay cycle storage will consist of 1 space per unit.

The existing site currently has a level topography as shown on the drawings. Adequate provisions have been provided to provide transition between the car parking areas and the building to provide suitable access around the site. The new maisonettes will be designed with level thresholds and effective clear widths and satisfy all the requirements of Part M of the building regulations. The approach to the design proposals will enable suitable access into the site from the surrounding area which is a factor in maintaining the character of the site and the surrounding area.

7.0 PLANNING CONSIDERATIONS

Under Arun District Council's Adopted Local Plan 2011-2031 the proposals for the site are required to conform to the policies set out for residential development as well as the general development principles, unless material considerations suggest otherwise. Due consideration will need to be given to residential development within the urban area and conservation and listed building matters. Specific consideration will need to be given to the local and national policies.

The proposals provide an appropriate design and layout that will not adversely affect the character of the area. The site sits within the existing settlement policy boundary in the established built up area of the High Street with a varying mixture of styles of property. The general location and siting of the surrounding buildings respects the separation distances required for privacy and outlook and is consolidated within the constraints of the site.

The overall layout of the new development will reuse existing buildings with minor internal layout changes and external changes to facilitate the change of use. The existing buildings will be retained in their current form and restored to maintain the character of the listing and the historical context. The proposals for the application site seek to achieve a high density that the policy requires, as it is considered that the area is more suited to such a density development due to the character of the area and the supporting infrastructure and facilities.

The site is well positioned in terms of facilities and public transport. The site is within a sustainable location being within close proximity to local shops and public transport corridors. There are a variety of schools within the surrounding area along with further education colleges and there are also large amounts of open space within the surrounding area and close to the site. The site is located within good accessibility to the local transport and road network which maintains the sustainability of the development.

All access arrangements have been provided in accordance with the Development Plan requirements to ensure safe access to the site. The site has no car parking provisions or vehicle access therefore the site is constrained by its existing historical use. Cycle and bin store facilities have also been provided in accordance with the standard requirements ensuring that the proposal development meets the minimum and maximum Local Plan standards. Small courtyards have been provided for the dwellings which are in keeping with the proportions of the surrounding properties.

The elevations will seek to provide an interesting and lively appearance. The height and mass of the development is contained within the constraints of the existing street scene and is considered to provide a strong street scene and the use of materials will create strong facades and building lines. The proposed development provides good accommodation in order to create a sustainable community that is well supported through the local infrastructure.

7.0 PLANNING CONSIDERATIONS

It is suggested that the density of the proposed development provides for an efficient and effective use of this underutilised site within the urban area and is appropriate given the established form of other developments of houses in the immediate locality. The design of the building reflects the architecture and form of adjacent buildings with Georgian style dwellings and the use hipped and gabled roofs and bay windows. The layout of the site allows for sufficient distance to the adjoining properties with the main entrances to the houses positioned on the front elevation away from adjoining private spaces.

In terms of the scheme's planning merits, strict adherence has been made to the development policies both at Local and national level, with NPPF and the policies of the Local Plan. The proposals create new dwellings within the urban area with an increased density which has been achieved without a detrimental effect to the surrounding area and results in very little impact to the surrounding properties.

8.0 FINANCIAL CONTRIBUTIONS

Under current policy there will be a requirement for financial contributions by way of a Section 106 Agreement. The applicant of the application will be willing to make the appropriate financial contributions in accordance with charging schedule. These contributions will be in accordance with the Local Authority requirements and will be subject to a Section 106 Agreement.

As the proposals seek a change of use of existing buildings there is no change to the floor area therefore there is no CIL liability.

9.0 SUMMARY & CONCLUSION

Overall, it is suggested that the design and layout of the proposed development will contribute to the character of the area and its impact will be minimal on the surrounding properties. The proposals under the planning application seek permission for the change of use of the existing buildings into 2No. four bedroom dwellings. The proposed development seeks to regenerate this underutilised site which forms redundant office space and seeks to provide much needed larger housing units. The design of the new dwellings will ensure that the existing historical character of the buildings is retained and restored to ensure that the development sits comfortably within the constraints of the site.

The access arrangements provide suitable access to the site. All facilities such as bin stores and cycle stores have been provided to each unit. There is also adequate pedestrian access from the surrounding footpaths and public footpaths to the site. The site has very good accessibility to public transport and local services at present and is within comfortable walking distance of the town centre. There will be no car parking provisions or vehicle access to the site, as this is the existing situation and the site is constrained therefore will comply with guidance set out in the relevant Development Plans and Supplementary Planning Guidance.

The development will deliver 2 new residential units that have been designed with sustainability in mind that will contribute to the character of the area. The scale and form of the proposed development is appropriate in its existing and future context and makes the site ideal for a conversion from redundant offices into residential dwellings. As the proposal accords with the aims and objectives of national, regional and local guidance, the application site is a suitable location for a new residential development.