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REDEVELOPMENT OF PREMISES TO PROVIDE 14 NO. APARTMENTS**18 LENNOX STREET****BOGNOR REGIS****DESIGN & ACCESS STATEMENT****1.0 RESPONSE TO CONTEXT**

- 1.01 The Application Site is approximately 0.053 hectares in extent and is located on the western side of Lennox Street at its junction with Belmont Road.
- 1.02 The premises extend through to Norfolk Street further to the west, and therefore the site has a double frontage.
- 1.03 The existing building on the site represents 100% coverage and comprises a single storey garage premises used for the servicing and repair of vehicles together with car sales.
- 1.04 To the south of the site is a recent development of 3 / 4 storey flats known as Cavendish House, and to the north of the site is a car parking area for properties located within the High Street.
- 1.05 The properties situated in Norfolk Street are more domestic in nature, but mostly comprise commercial properties which back onto the road thereby presenting dead frontages to it.
- 1.06 Further to the north of Norfolk Street, within the vicinity of the Application Site there are two storey properties in commercial use, and directly opposite is Waterloo Court – a flat development over commercial premises.
- 1.07 There is a change in the scale of built form between Lennox Street, being predominately 3 / 4 storeys, and Norfolk Street being two storeys, and the development proposed recognises this change in character and local context.

- 1.08 As the Proposal relates to new residential development within the Built-Up area of Bognor Regis, it is considered that the merits should be considered against Policy GEN7 and its attached criteria.
- 1.09 Criterion 1 of the Policy requires that development makes efficient use of land or buildings and achieves net densities of at least 30 dwellings per hectare. The Application Proposal is compliant with this requirement.
- 1.10 Criterion 2 requires that development responds positively to the identified characteristics of the site and respects and enhances local distinctiveness.
- 1.11 Although the Planning application Proposal is in outline form only, attached are indicative elevations to demonstrate the form and type of architecture envisaged to accommodate the design of the building, and it is considered that the indicative elevations demonstrate a style and design of building which responds positively to the area and which will enhance the local distinctiveness of it.
- 1.12 Criterion 3 requires that the development is sustainable in nature, reducing the need to travel – particularly by private car.
- 1.13 The site sits centrally within the Urban Area of Bognor Regis within easy access of public transport facilities, employment opportunities and local services, and is therefore sustainable in nature, and provision has been made within the design of the building to accommodate cycle storage to further encourage sustainable travel modes.
- 1.14 Criterion 4 requires that development does not have an adverse impact upon adjoining occupiers of land or property, and in that regard the building has been designed with main fenestration fronting onto Lennox Street and Norfolk Street whereby there will be minimum effect on existing residential amenity.
- 1.15 Criterion 5 requires that development takes account of any unacceptable adverse impacts which may arise from adjoining land uses or property, and in this respect particular regard has been had to the possibility of development on the adjoining development affecting the proposals.
- 1.16 In particular the northern elevation of the property comprises blank gables which will allow adjoining development to abut with it, and light wells have been introduced into the scheme to again accommodate the possibility of any adjoining development affecting the proposals.
- 1.17 Criterion 6 is not applicable to the development.

- 1.18 Criterion 7 requires that development allows for the safe movement of pedestrian and vehicles, giving priority to pedestrians, and it will be noted that the site and development link directly to the local footpath network, thereby complying with the requirement of the criterion.
- 1.19 Criterion 8 deals with parking provision, although the previous Planning Permission for the redevelopment of the site Ref: BR/202/07 made no provision for parking 6 no. spaces have been included in the revised scheme.
- 1.20 However, having regard to the site being centrally located to the main core area of Bognor Regis, it is not considered that full parking provision is requisite based upon the Guidance given within PPS3 & PPS13.
- 1.21 In conclusion therefore, it is considered that the Proposal accords with the requirements of Policy GEN7 and its attached criteria.

2.0 AMOUNT OF DEVELOPMENT

- 2.01 The Proposal relates to 14 no. apartments on three floors, with 5 no. two bedroom apartments and 9 no. one bedroom apartments.
- 2.02 The size of the apartments average approximately 62 square meters.

3.0 LAYOUT

- 3.01 The layout of the proposed flats has been derived principally from reference to adjoining buildings, maintaining the frontage onto both Lennox Street and Norfolk Street.
- 3.02 The ground floor layout incorporates a courtyard garden area, together with storage facilities for individual flats, a cycle store, bin store and lift to the upper floors. Six parking spaces are provided to the western side of the building egressing onto Norfolk Street.
- 3.03 The flats at first floor level are separated by a flat roofed area providing lighting into the ground floor courtyard garden.
- 3.04 The layout for the second and third floors provide development purely onto the Lennox Street frontage with no additional development above two storeys onto Norfolk Street.

4.0 SCALE

- 4.01 The scale of the proposed building acknowledges the difference in character between properties in Lennox Street and properties situated within Norfolk Street, whereby the proposed development is limited to two storeys in Norfolk Street and four storeys in Lennox Street. The scale of the development will accord in height and configuration with the neighbouring development.

5.0 LANDSCAPING

- 5.01 There is no landscaping proposed with the scheme taking into account its urban environment.

6.0 APPEARANCE

- 6.01 Although the Planning Application Proposal is in Outline form only, the indicative elevations demonstrate the proposed architecture of the building which has been designed to recognise local vernacular and the adjoining development to the south.
- 6.02 It is considered that the design is appropriate for the site resulting in an enhancement to the street scene.

7.0 ACCESS

- 7.01 Vehicular access to the parking spaces is gained via Norfolk Street with pedestrian access being gained from both Norfolk Street and Lennox Street.
- 7.02 The proposed development takes into account the requirements of the Disability Act and provides flat, easy access from Lennox Street to both a lift facility and stairs servicing all of the upper floor flats.