

# SITE CONTEXT

## Existing Site Condition

### RELEVANT PLANNING HISTORY

BR/278/14/PL Use of land for 8 No. temporary market stalls  
Approve Conditionally 18-02-15

BR/49/08/ Erection of a new retail unit and 2 No two bedroom flats  
Approve Conditionally 25-03-08

BR/158/04/ Shop and store with two one bed flats over  
Approve Conditionally 09-07-04

Prior to this, planning permission (BR/49/08) was granted for the 'erection of a new retail unit and 2 no. two bedroom flats'. This proposal comprised a height of 2 storey's. Prior to this, permission (BR/158/04) was granted for a 'shop and store with two one bed flats over'. Both of these consents have now lapsed



1. Bedford Street, Looking West



2. Bedford Street , Looking North



3. Bedford Street ,Looking South



4. Bedford Street ,main acces



5. Bedford Street ,main acces



6. Bedford Street ,main acces



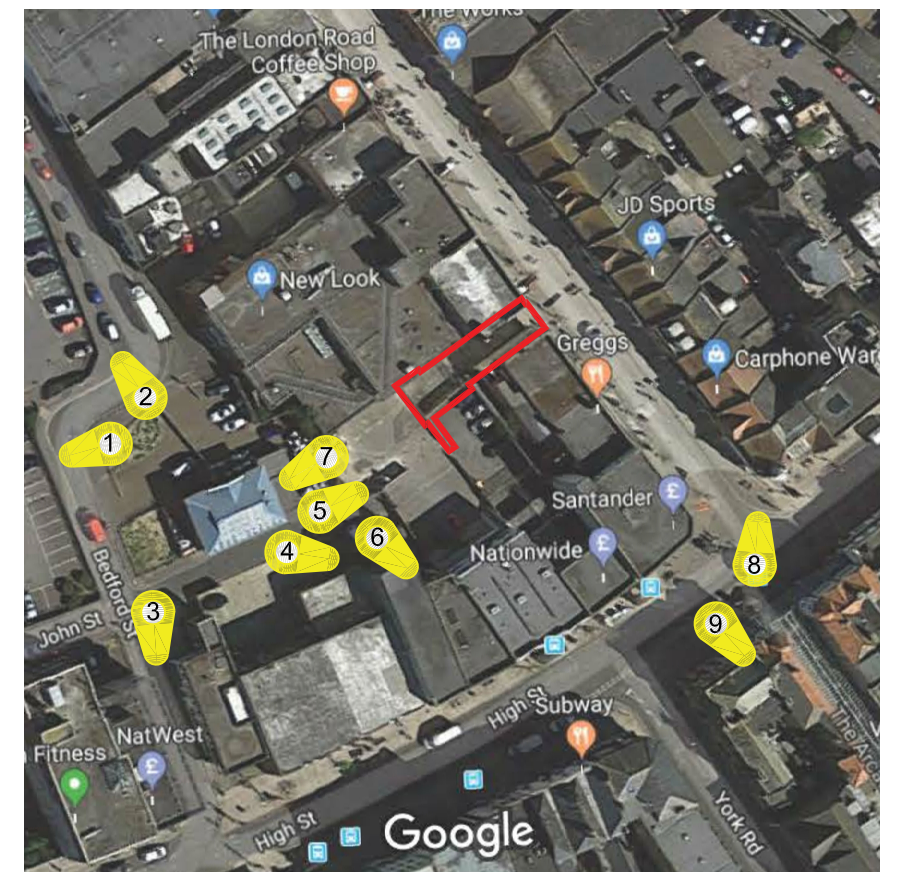
7. Bedford Street ,main acces



8. High Street ,Looking East



9. High Street ,Looking South



5. Views of site in present state

COMMERCIAL UNIT WITH RESIDENTIAL  
DEVELOPMENT OF THREE FLATS.  
LAND BETWEEN 2b & 4 LONDON ROAD ,  
BOGNOR REGIS, WEST SUSSEX PO21 1QU

# SITE ANALYSIS

## Constraints

The site has the typical constraints associated with a building plot of this nature.

- Close to main road.
- Densely populated.

## Opportunities

- Improved appearance of this part of London Road
- Improve the relationship of the proposed building with that of its neighbours.
- Amenity space provided for all flats.
- The proposed facade enhances the character of local street scene
- High quality units offering a mix of accommodation.

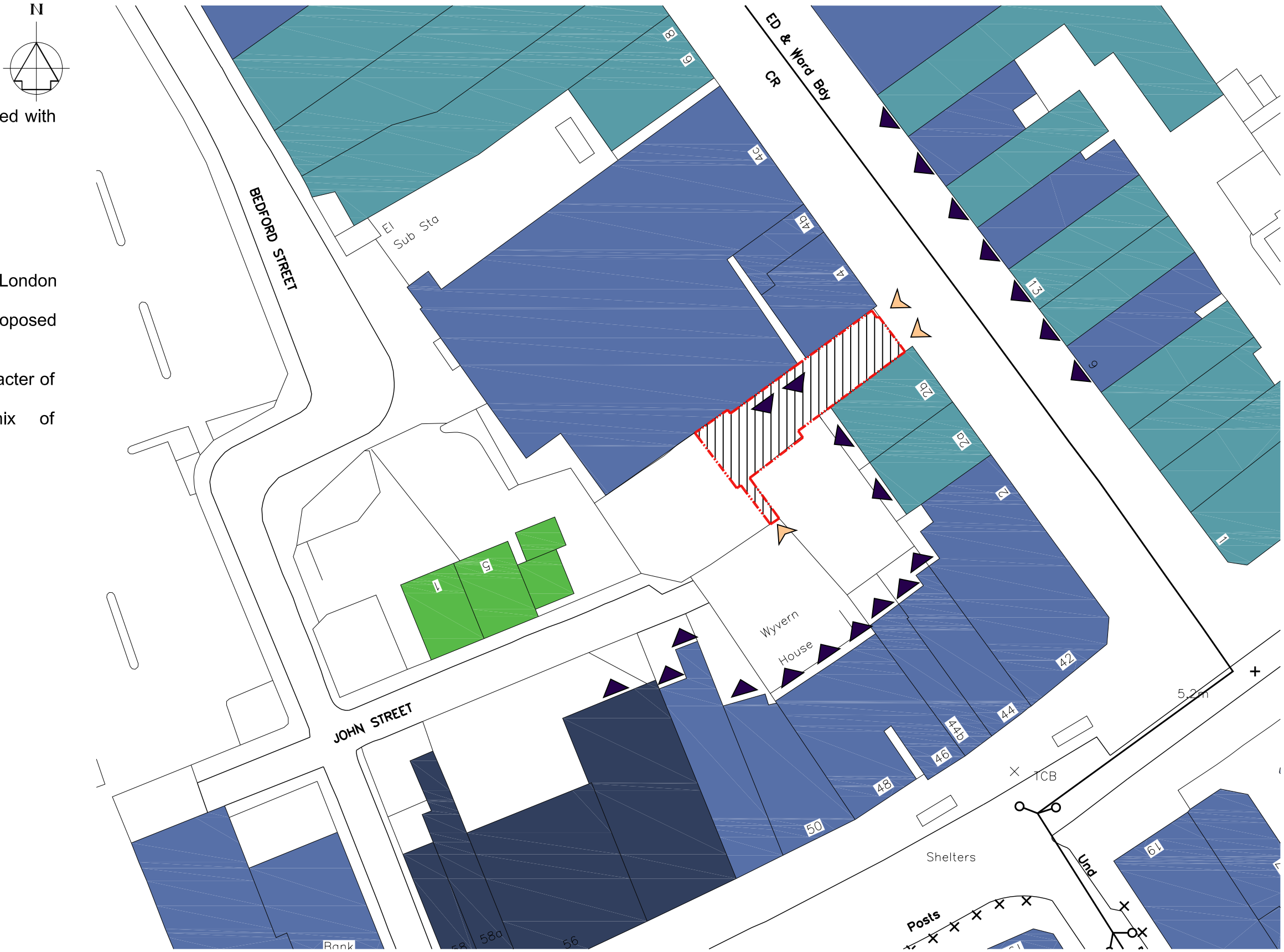
## General

- Good access to shops and local services.
- Close proximity transport links
- Variation in height of buildings locally.

### KEY

- Overlooking
- Site Boundary
- Entry point

- 1 Storey building
- 2 Storey building
- 3 Storey building
- 4 Storey building
- Area of proposed building



6. Views of site in present state

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# APPEARANCE AND MATERIALS

DIAMOND SHAPED CURTAINWALL



PERFORATED BRICK - WEINERBERGER PAGUS GREY/BLACK



TO MATCH TILE ON NEIGHBOUR BUILDING

WEINERBERGER PAGUS GREY/BLACK

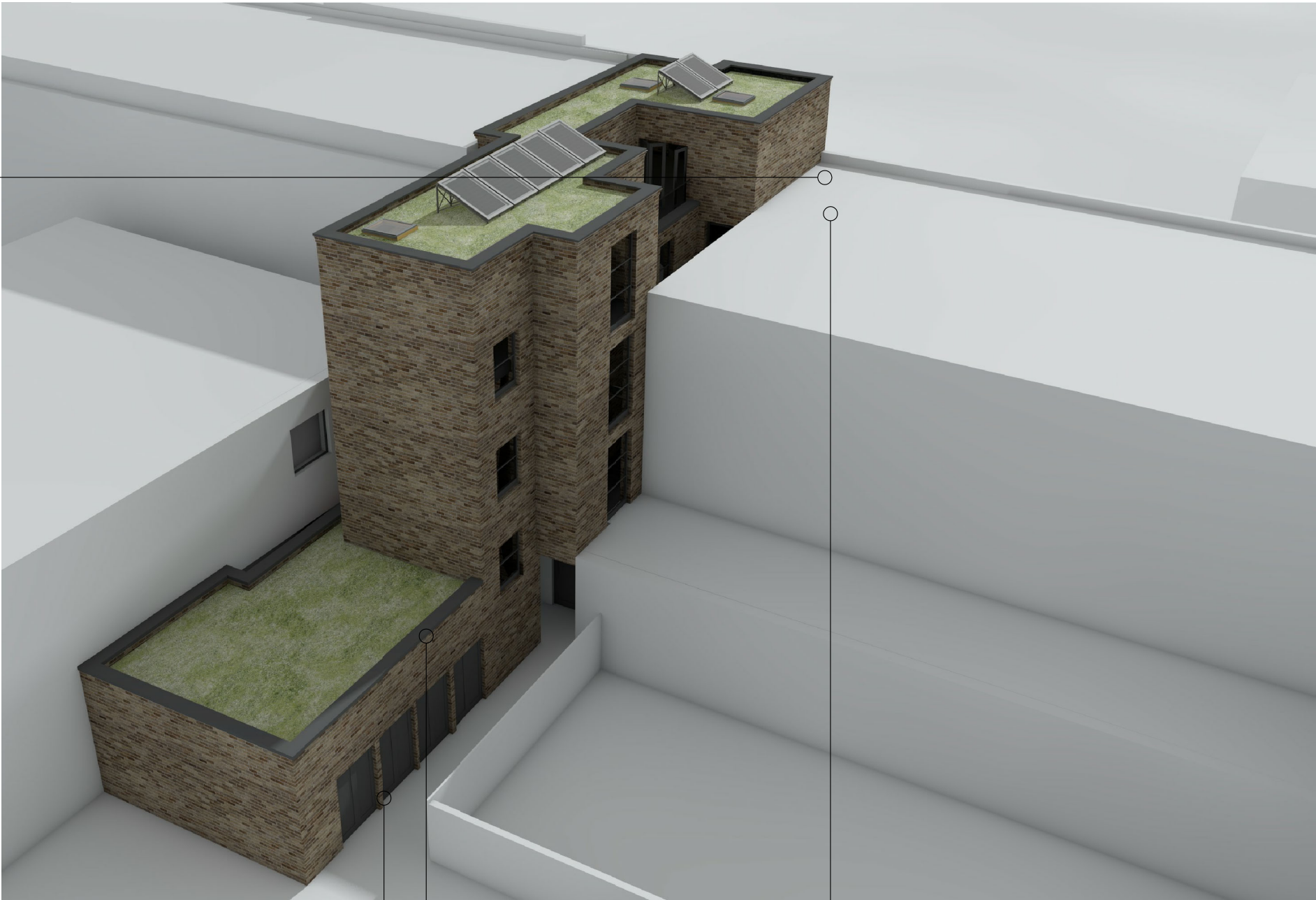


PLAIN GREY METAL GATE

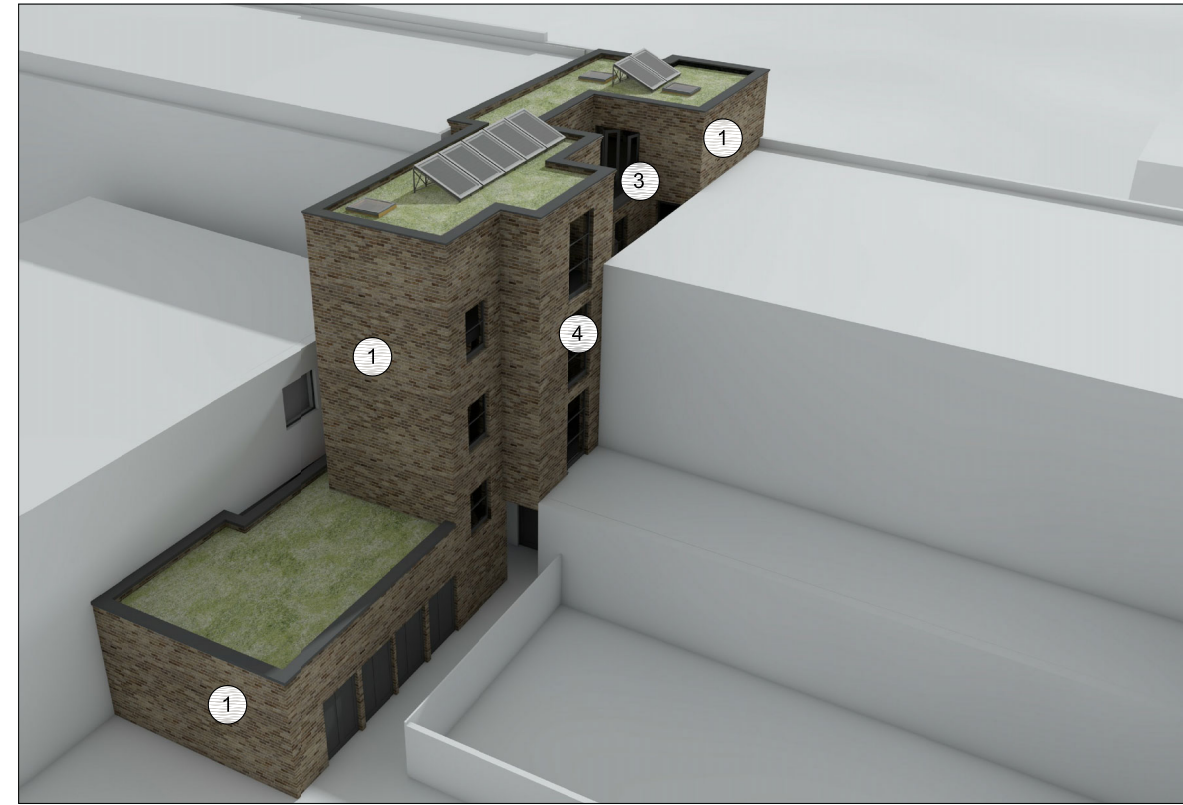
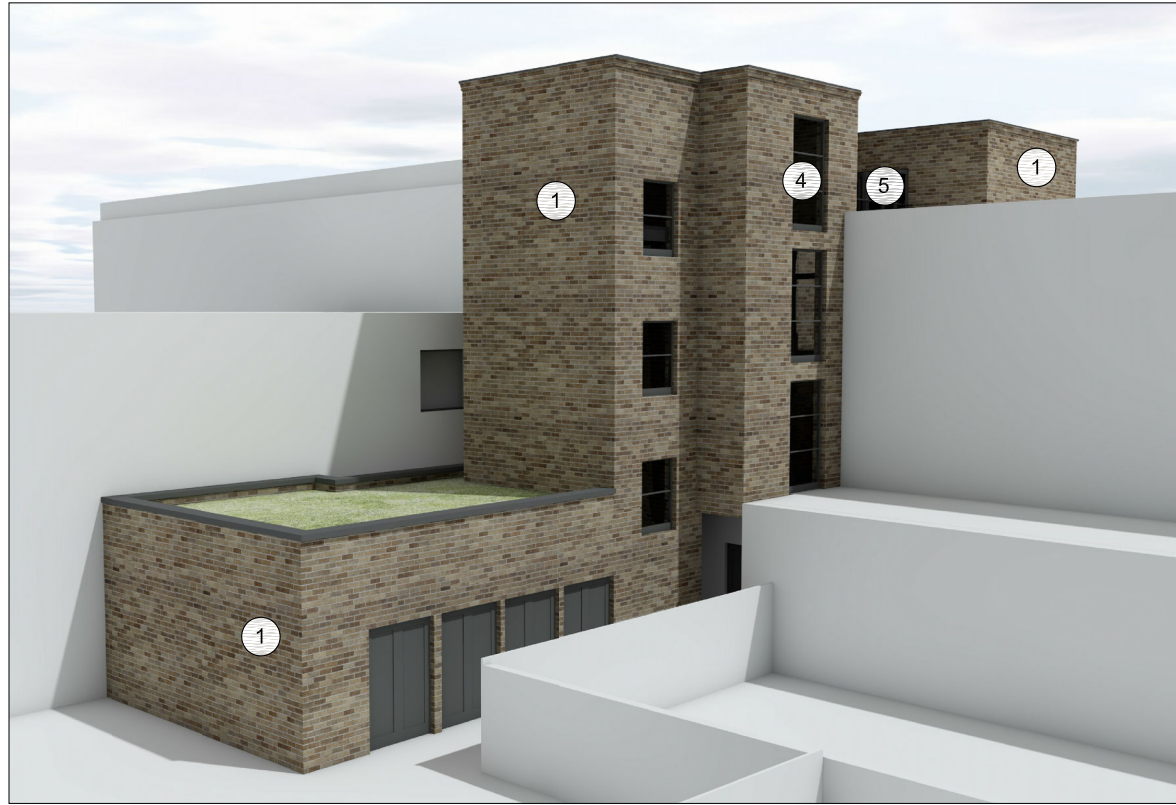


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# APPEARANCE AND MATERIALS



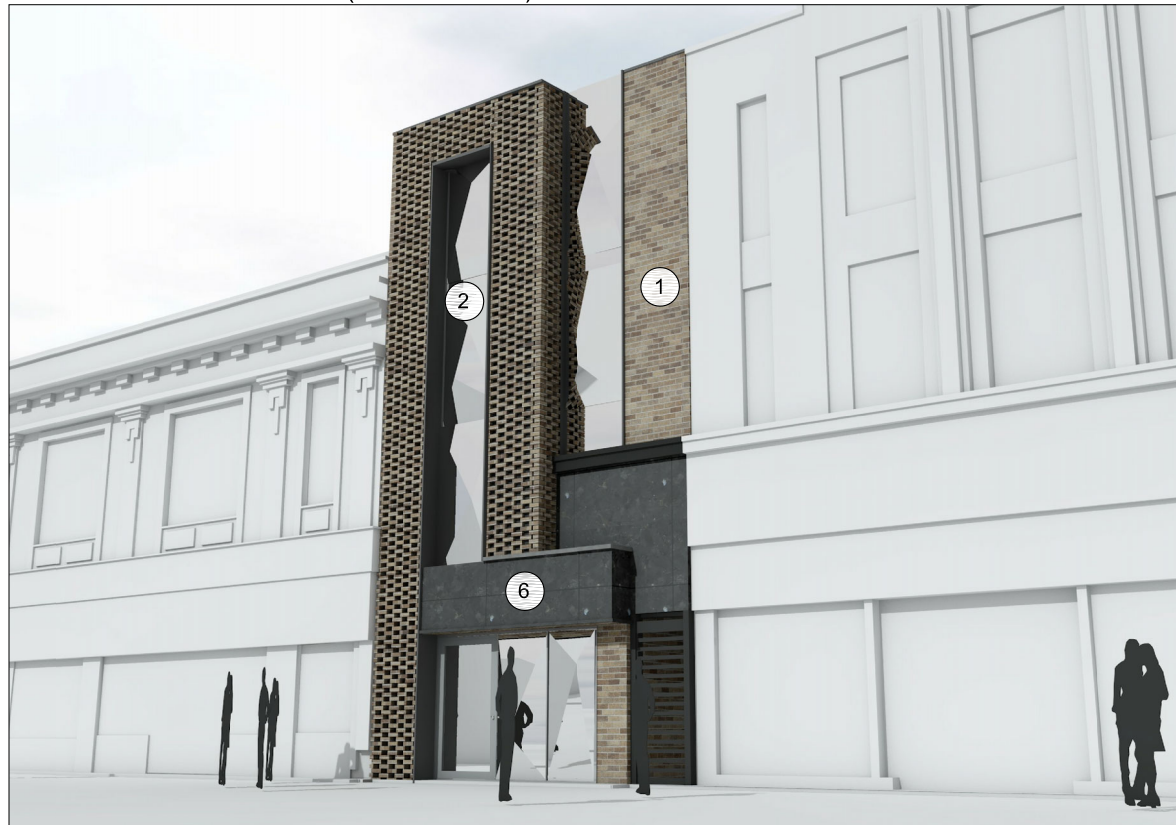
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- SCHEDULE OF PROPOSED MATERIALS
- ① WEINERBERGER PAGUS GREY/BLACK BRICK
  - ② PERFORATED BRICK – WEINERBERGER PAGUS GREY/BLACK
  - ③ TEMPERED GLASS RAILING
  - ④ OPAQUE GLASS
  - ⑤ CLEAR GLASS
  - ⑥ DARK MARBLE PANNELS

7. South-West aerial view (Bedford Street)

8. South-East Aerial view (Bedford Street)



9. West Aerial view (London Road)

10. West Aerial view (London Road)

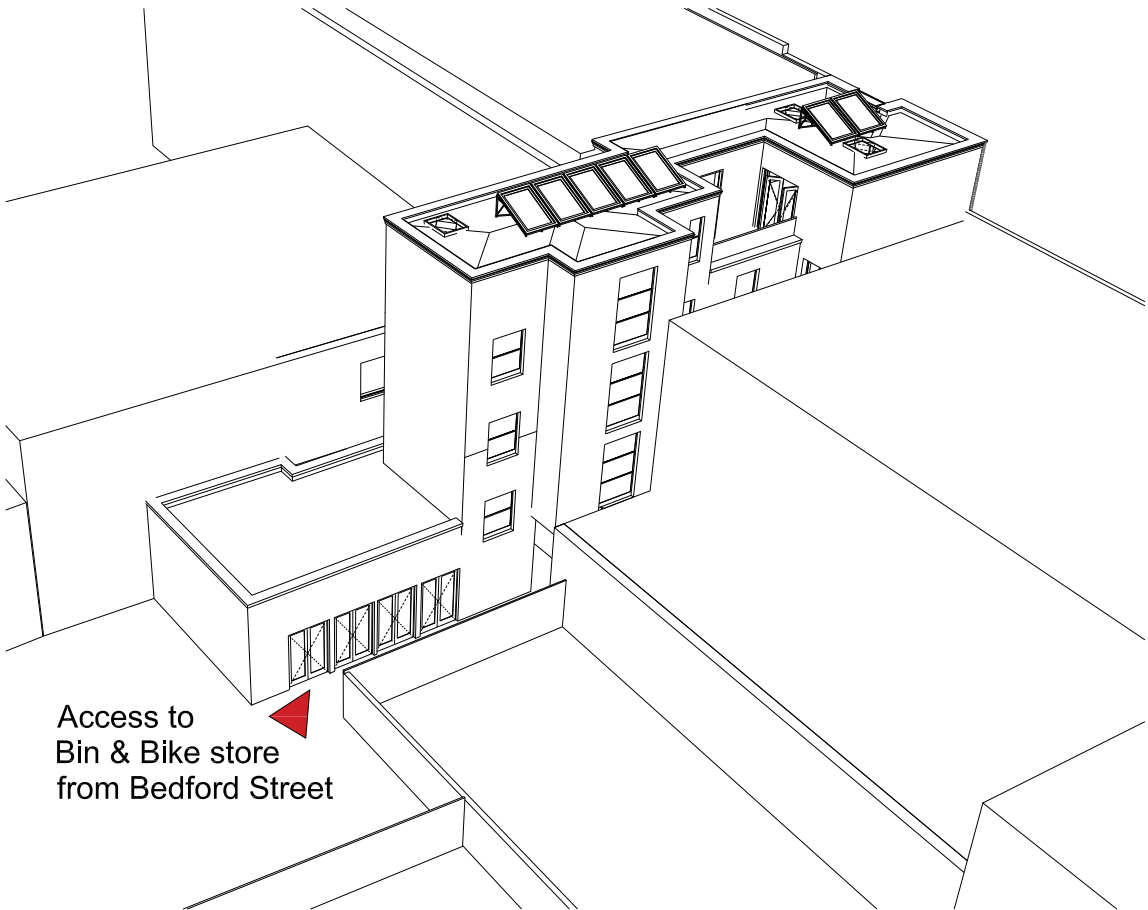
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# SCALE & MASSING

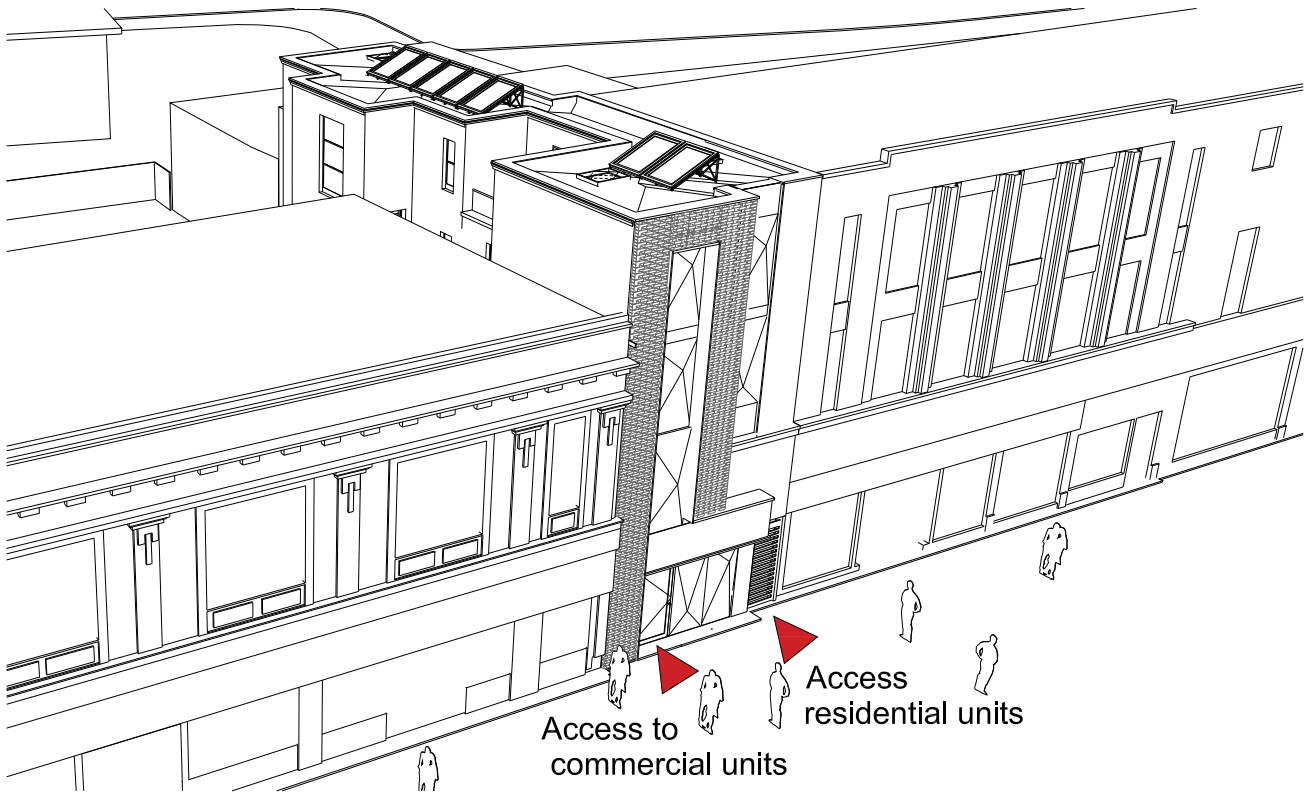
Policy DM D2 of the Adopted Sites and Policies Plan requires development to relate positively and appropriately to the siting, rhythm, scale, density, proportions, height, and massing of surrounding buildings.

The proposed development has been sensitively designed to form a logical continuation of the existing built development in a manner which would be consistent with the rhythm, height, scale and proportions of the rest of the terrace in compliance with policy DM D2.

The site analysis demonstrates the property is located within an area with a mix of building heights ranging from 2, 3, & 4 storey



11. Concept diagram of proposed scheme

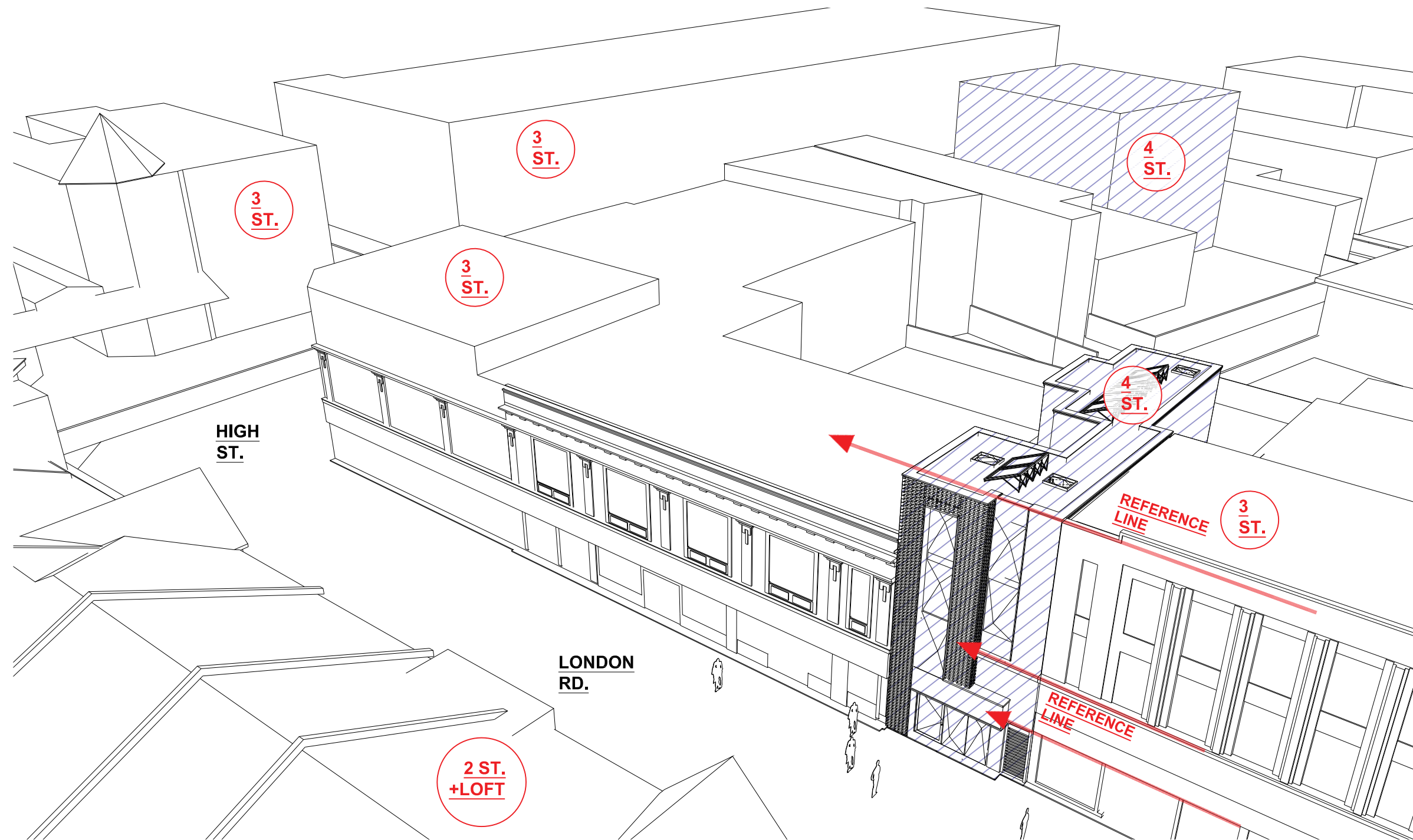


12. Concept diagram of proposed scheme

KEY

◀ Entry point

SCALE & MASSING



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