

DESIGN + ACCESS STATEMENT

MAY 2020
Rev A 13.08.20



PROPOSAL FOR:
COMMERCIAL UNIT - A1 USE, WITH RESIDENTIAL
DEVELOPMENT OF THREE FLATS.
LAND BETWEEN 2b & 4 LONDON ROAD ,
BOGNOR REGIS, WEST SUSSEX PO21 1QU

JJR

JJR DESIGNS
ARCHITECTURAL SERVICES
01243 822081
info@jjrdesigns.com
www.jjrdesigns.com

CONTENTS

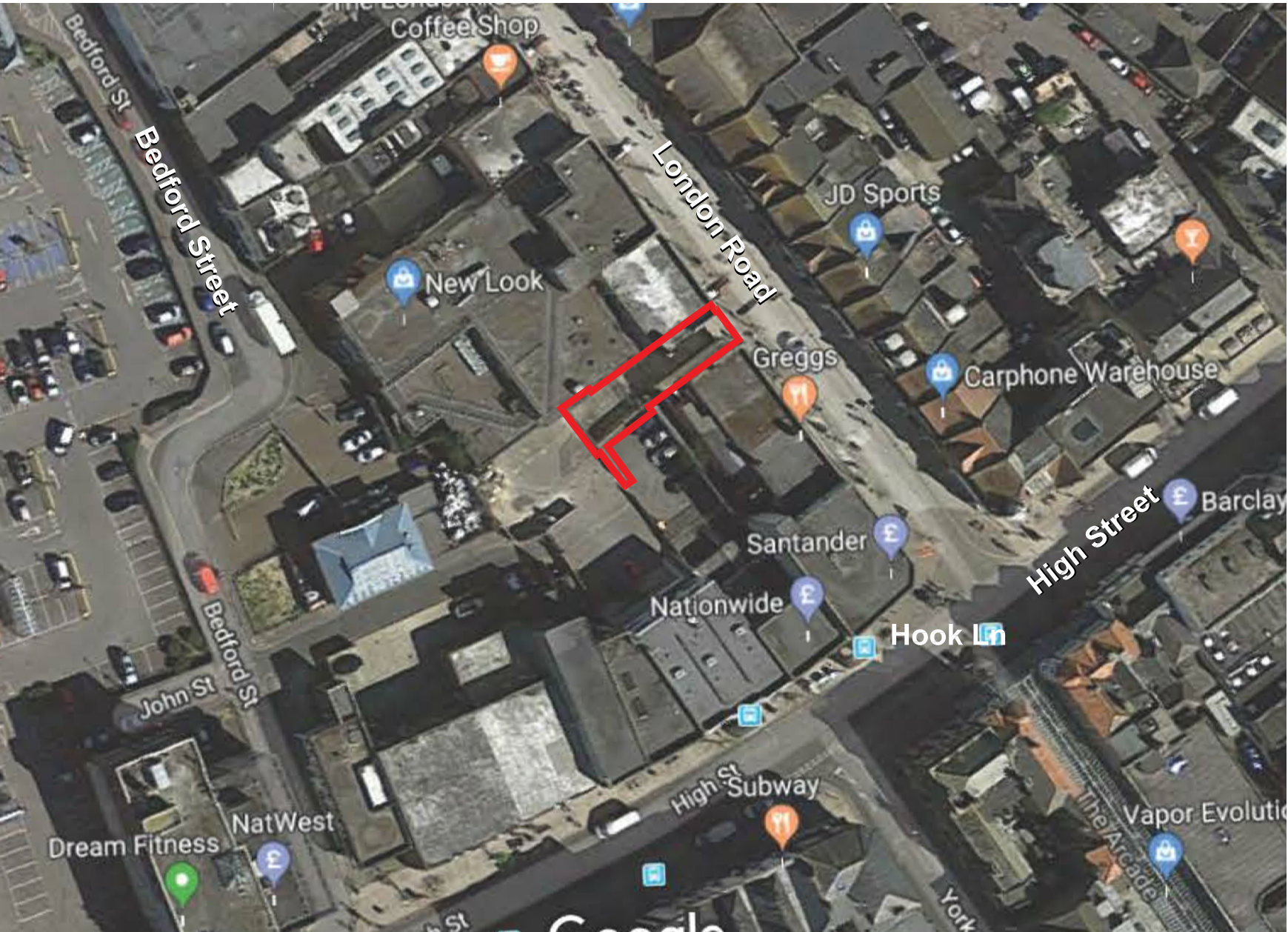
CONTENTS	2
SUMMARY OF PROPOSAL	3
SURROUNDING CONTEXT	4
SITE CONTEXT	5-6
SITE ANALYSIS	7
APPEARANCE AND MATERIALS	8-10
SCALE & MASS	11-13
DESIGN APPEARANCE	14
COMMERCIAL A1-UNIT	15
HOUSING MIX	16-17
IMPACT ON NEIGHBOURING RESIDENTIAL AMENITY,TRANSPORT, CONCLUSION	18

INTRODUCTION

This Design and Access Statement is submitted in support of the proposed development at land between 2b & 4 London Road , Bognor Regis, West Sussex PO21 1QU

The site lies under the authority of Arun District Council

This statement is set out in accordance with Government guidance and examines the site and its surroundings, the proposed development, the policy context, the site constraints and opportunities, and the principal design issues. From this it sets the design rational and explains why the development is being put forward in its current form and concludes as to why the development is considered acceptable.



2. Aerial View of the site between 2b & 4 London Road

LEGEND:
SITE BOUNDARY

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

SUMMARY OF PROPOSAL

The Proposal involves the development of the land between 2b and 4 London Road, creating a 4 storey building containing three, self contained flats over three floors, with A1 commercial at ground floor.

Unit 1 would be a 2 bedroom, 3 person first floor flat of 69.7sqms, Unit 2 a further 2 bedroom, 3 person flat of 69.5sqms, Unit 3 1 bedroom 2 person unit of 60.3sqms.

All of the units will benefit from their own private amenity space in the form of a balcony/terrace.

Secure Bike storage is provided, located to the rear of the communal entrance door in a covered area conveniently sited with good access to the street. Arun require cycle parking in accordance with the standards set out in Policy T SP1, in the Local Plan. 1 space per one & 2 bed flats.

The residential, and commercial bin store, are located at the rear of the development. The site has duel access to allow bin collection from the car park of Wyvern House. The car park is accessed from John Street through a secure gate. The bin store provides adequate space for 2 number 770lt euro bins for the residential units one for residual waste, one for recycle. The commercial unit will benefit from 2 number 770lt euro bins and is store separately.

Vision
All units are of a high quality. The exterior to blend with its neighbours complementing its surroundings.

Planning Policy Context
The application will need to be assessed against the development plan for the area, which comprises:

- Arun District Local Plan 2011-2031
- DDM1 D DM1 Aspects of form and design quality
- DDM2 D DM2 Internal space standards
- DSP1 D SP1 Design
- EMPSP2 EMP SP2 Economic Growth Areas
- ENVDM2 ENV DM2 Pagham Harbour
- ENVSP1 ENV SP1 Natural Environment
- HDM1 H DM1 Housing mix
- HERDM2 HER DM2 Locally Listed Buildings or Structures of Character
- HERSP1 HER SP1 The Historic Environment
- QEDM1 QE DM1 Noise Pollution
- QEDM2 QE DM2 Light pollution

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

- QEDM3 QE DM3 Air Pollution
- QESP1 QE SP1 Quality of the Environment
- RETDM1 RET DM1 Retail development
- RETSP1 RET SP1 Hierachy of Town Centres

- Bognor Regis Neighbourhood Plan 2015 Policy 1 Delivery of the Vision
- Bognor Regis Neighbourhood Plan 2015 Policy 2 Promoting the Seaside Indentity
- Bognor Regis Neighbourhood Plan 2015 Policy 5 Preferred Retail Uses in the primary retail area
- Bognor Regis Neighbourhood Plan 2015 Policy 8A Design Excellence

Planning Policy Guidance:
NPPF National Planning Policy Framework
NPPG National Planning Practice Guidance

Other Material Considerations
The National Planning Policy Framework 2018 (NPPF 2018) along with the National Planning Practice Guidance (NPPG) are important material considerations in the determination of planning applications.

The NPPF (2018) reconfirms the government's requirement to increase the delivery of new housing in sustainable locations. Chapter 11 focuses on making effective use of land and it gives great weight to the value of using suitable brownfield land within settlements for homes (paragraphs 117 and 118). d Furthermore, paragraph 68 acknowledges the important contribution small sites like this can make to meeting the housing requirement of an area, particularly as they are often built-out relatively quickly. To promote the development of a good mix of sites, it states that local authorities should support the development of windfall sites through their policies and decisions - giving great weight to the benefits of using suitable sites within existing settlements for homes.

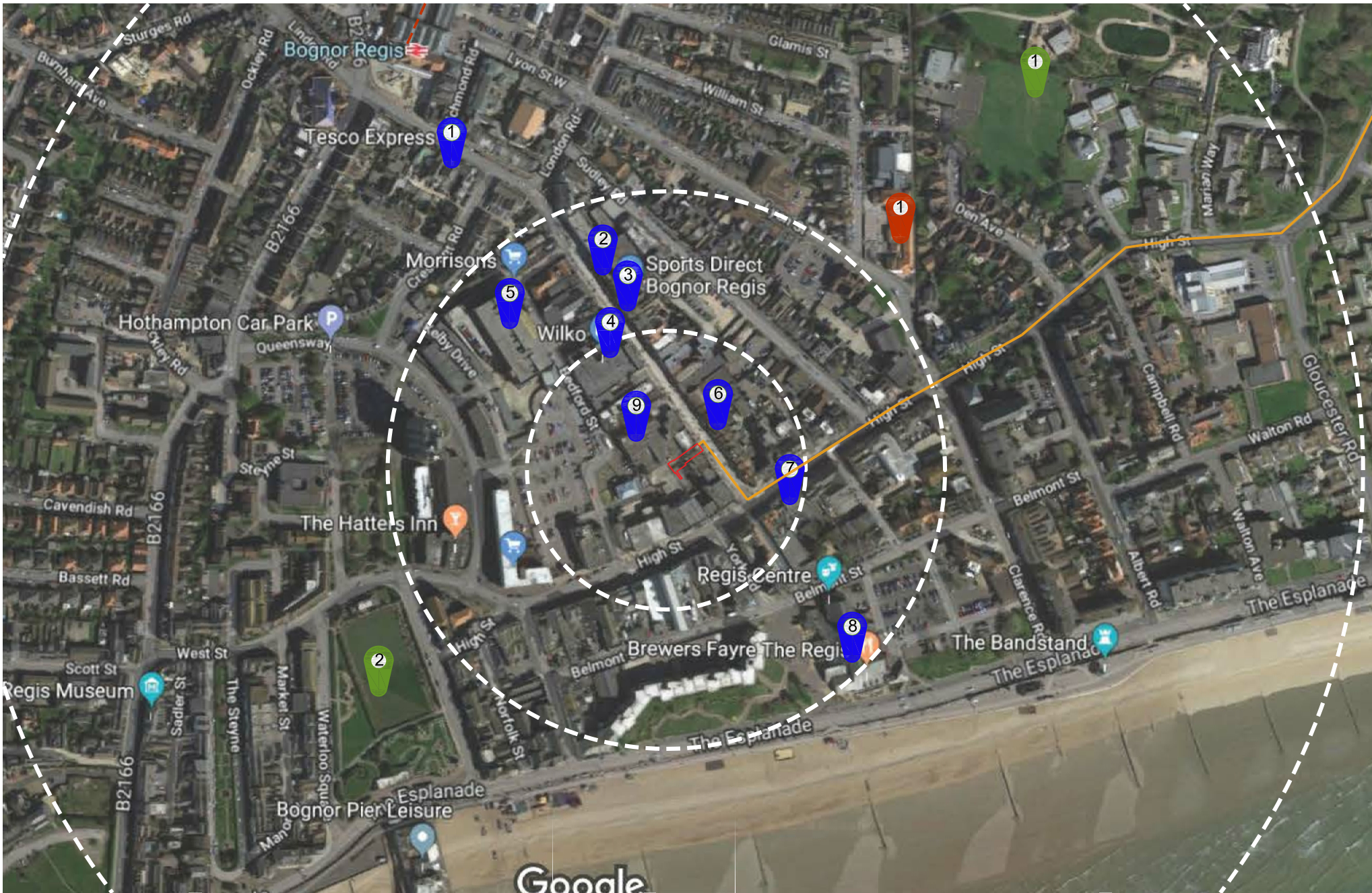
The principle of development
The existing land is used from temporary market stalls. The site has received approval on two occasion for retail and residential. The current arrangement detracts from the street scene. The development of the land would provide the opportunity to optimise the potential of the site for much needed housing in a manner which would better complement the adjacent terrace properties, thereby improving the visual appearance of this end

of London Road. As such the proposals would be consistent with the aims of all tiers of planning policy and guidance.

CYCLE STORE Policy T SP1 of the Arun Local Plan requires appropriate levels of parking in line with West Sussex County Council guidance. The WSCC SPG requires 0.5 spaces per 1 and 2 bedroom flats for private storage. If communal storage is favoured then cycle provision would increase to 1 space per 1 and 2 bedroom flats. 4 cycle spaces have been provided. 1 space per unit, and 1 space for a visitor.

USE CLASS OF COMMERCIAL UNIT
The application proposes a commercial unit at ground floor level comprising 59.3 square metres in size. Policy RET DM1 of the Arun Local Plan supports A1, A2 and A3 uses in primary shopping frontage locations. Further, Policy 5 of the Bognor Regis Neighbourhood Plan supports A1, A3 and A4 uses in primary shopping frontage locations. The application seeks A1 use

SUSTAINABLE CONSTRUCTION
Arun Local Plan Policy ECC SP2 requires that all new residential development will be expected to be energy efficient and to demonstrate how they will:
a. Achieve energy efficiency measures that reflect the current standards applicable at the time of submission; b. Use design and layout to promote energy efficiency; and c. Incorporate decentralised, renewable and low carbon energy supply systems, for example small scale renewable energy systems such as solar panels.
The applicant is committed to ensuring that a high standard of sustainability will be achieved within the development. This will include minimising carbon dioxide emissions, maximising recycling, sourcing materials with a low carbon footprint, ensuring urban greening and minimising the usage of resources such as water. As per Core Strategy policy, the scheme will seek to achieve a 19% improvement on Part L of the Building Regulations 2013 and water consumption not exceeding 115 litres/person/day.



SURROUNDING CONTEXT

The application site sits within the town center, it comprises a parcel of land situated between 2b and 4 London Road with its range of commercial and retail premises.

The site is in a highly accessible location. The site is within walking distance to key service and facilities. The site is located within a 4 minute walk of Bognor Train Station. Given the site's highly accessible and sustainable location, combined with the guidance contained within paragraph 105 of the NPPF, it is considered that appropriate levels of parking provision could be less than stipulated within current WSCC guidelines; subject to WSCC highways agreement.

The whole of London Road, along with neighbouring residential streets of London Road lie within a Controlled Parking Zone.

London Road is defined by a mix of commercial uses at ground floor level and supporting uses above. Such supporting uses typically comprise either office or residential uses. London Road is a fully pedestrianised street with no vehicular access and there is a strong differentiation in the character of the western and eastern sides of London Road. Buildings to the eastern side are typically finished in red brick with pitched roof forms at first floor level and above. Conversely, buildings along the western side have a more formal flat

3. Extended site context diagram.

 Schools 1.St Mary's RC Primary School	 Retail 1.Tesco express 2.Boots 3.Sports Direct 4.Wilko  Retail 5.Morrisons 6.JD Sports 7.Barclays Bank 8.Bognor Regis Theatre  Retail 9.New Look	 Parks 1.Hotham Park 2.Waterloo Square Gardens 3.West Park  Route to London via A29  Train Line
---	--	--

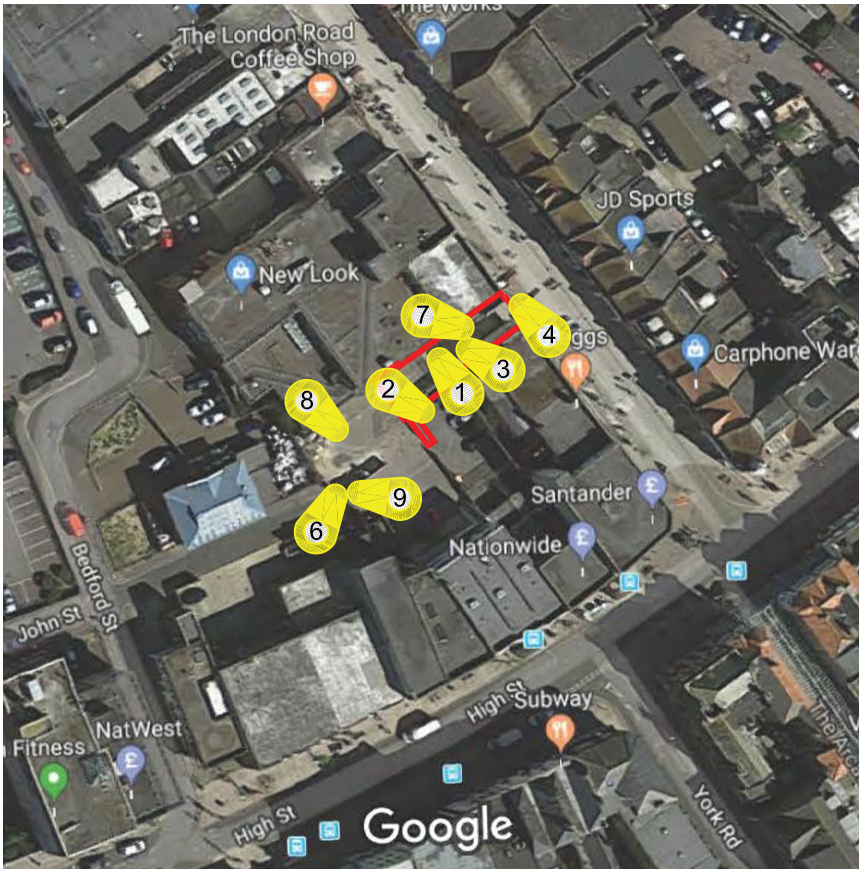
COMMERCIAL UNIT WITH RESIDENTIAL DEVELOPMENT OF THREE FLATS.
LAND BETWEEN 2b & 4 LONDON ROAD ,
BOGNOR REGIS, WEST SUSSEX PO21 1QU

SITE CONTEXT

Site Area Context

The application site comprises a parcel of land of approximately 0.03 hectares in size situated between 2b and 4 London Road, Bognor Regis. The site is currently open and undeveloped. The site is bounded to the north west and south east by 2 - 3 storey developments which comprise commercial uses at ground floor and office uses above. These adjacent buildings are identified as Buildings and Structures of Character (locally listed). The site falls along a primary shopping frontage.

It is understood that, historically, the site is used under temporary consent for the siting and use of market trading stalls under planning permission BR/278/14/PL



4. Views surrounding site - character & context



1. Existing Buildings, Looking North



2. Existing Buildings, Looking South-East



3. Existing Buildings ,Looking North-East



4. Existing Buildings , Looking to London Road



5. Existing Buildings ,Looking West



6. Site view ,Looking East



7. Existing Buildings ,Looking East



8. Site view,Looking East



9. Site view ,Looking North

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

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



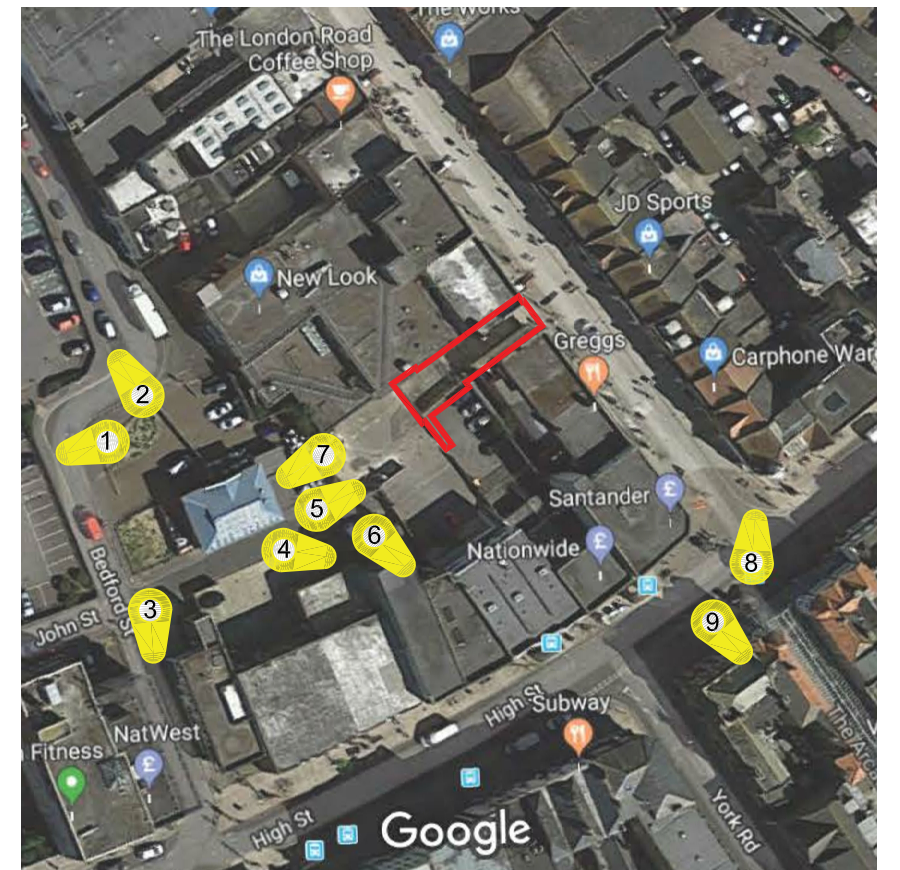
7. Bedford Street ,main acces



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.

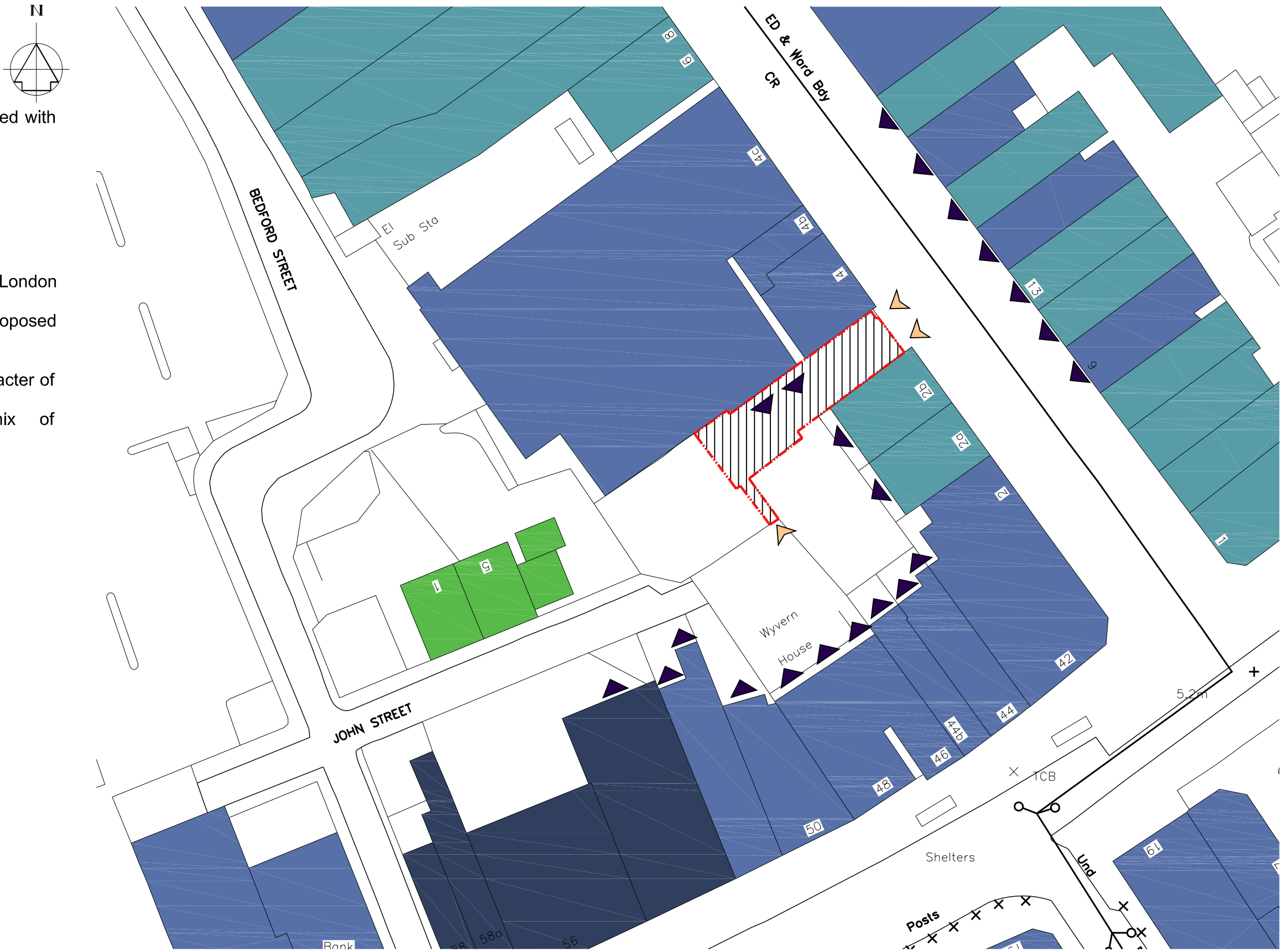
General

- 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

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

APPEARANCE AND MATERIALS

DIAMOND SHAPED CURTAINWALL



PERFORATED BRICK - WEINERBERGER PAGUS GREY/BLACK



TO MATCH TILE ON NEIGHBOUR BUILDING

WEINERBERGER PAGUS GREY/BLACK



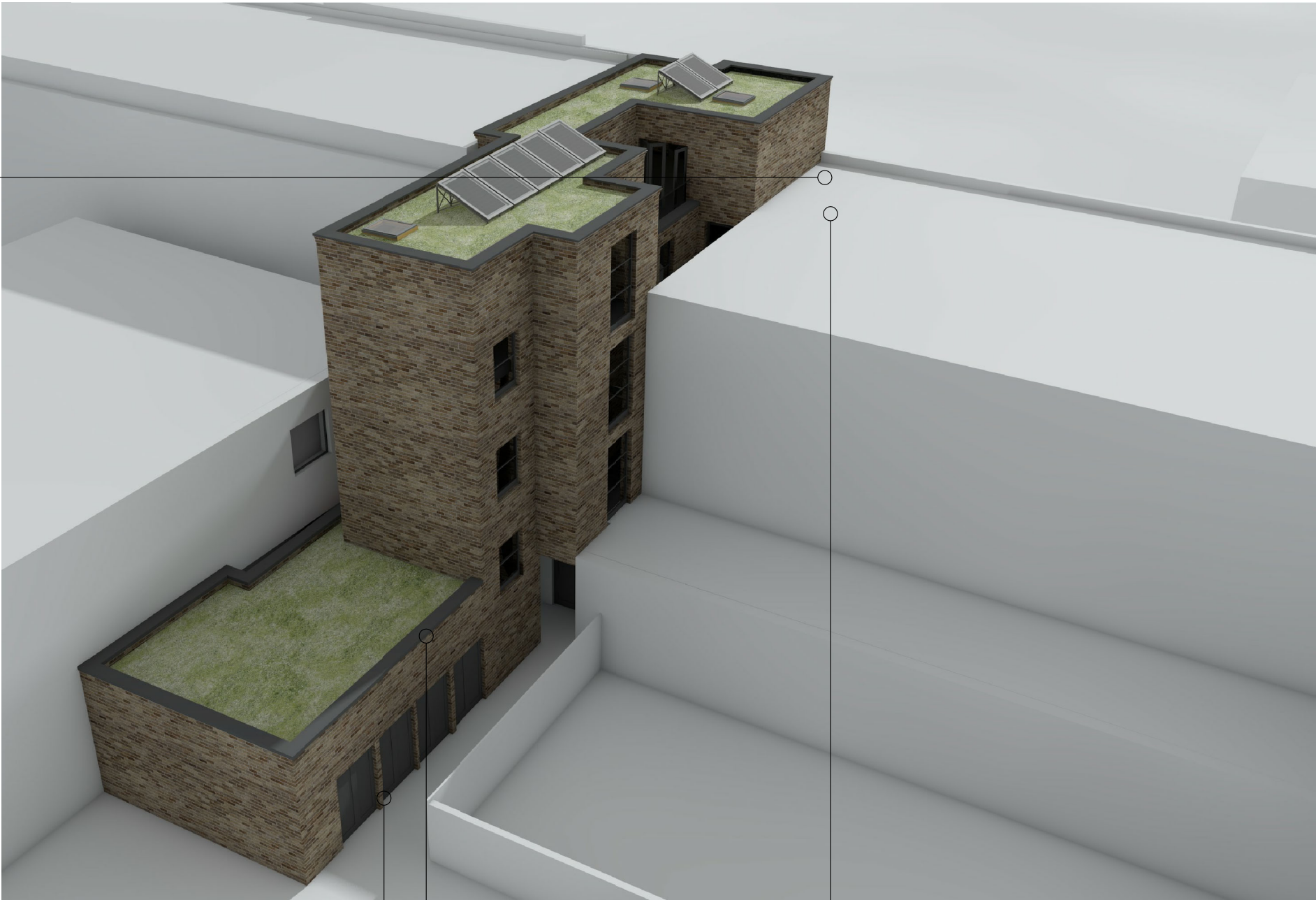
PLAIN GREY METAL GATE



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

APPEARANCE AND MATERIALS

GREY/BLACK METAL SLIDING DOOR



WEINERBERGER PAGUS GREY/BLACK



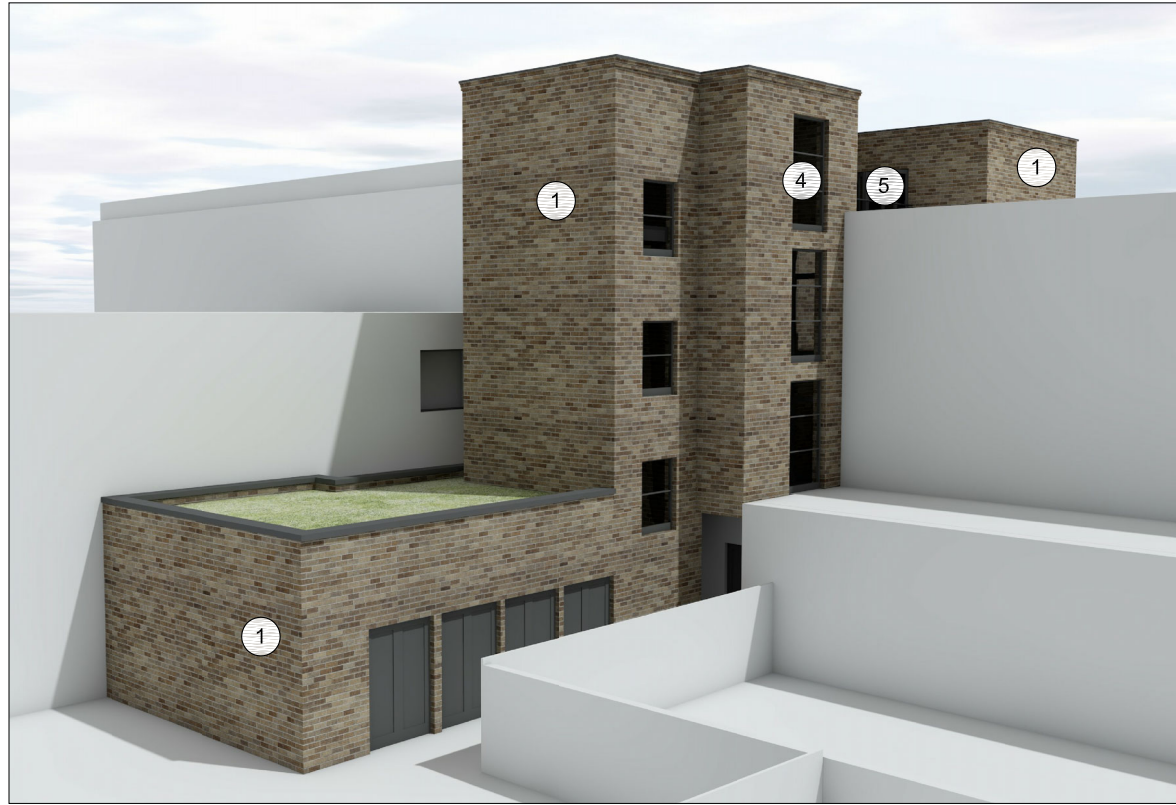
GREEN ROOF



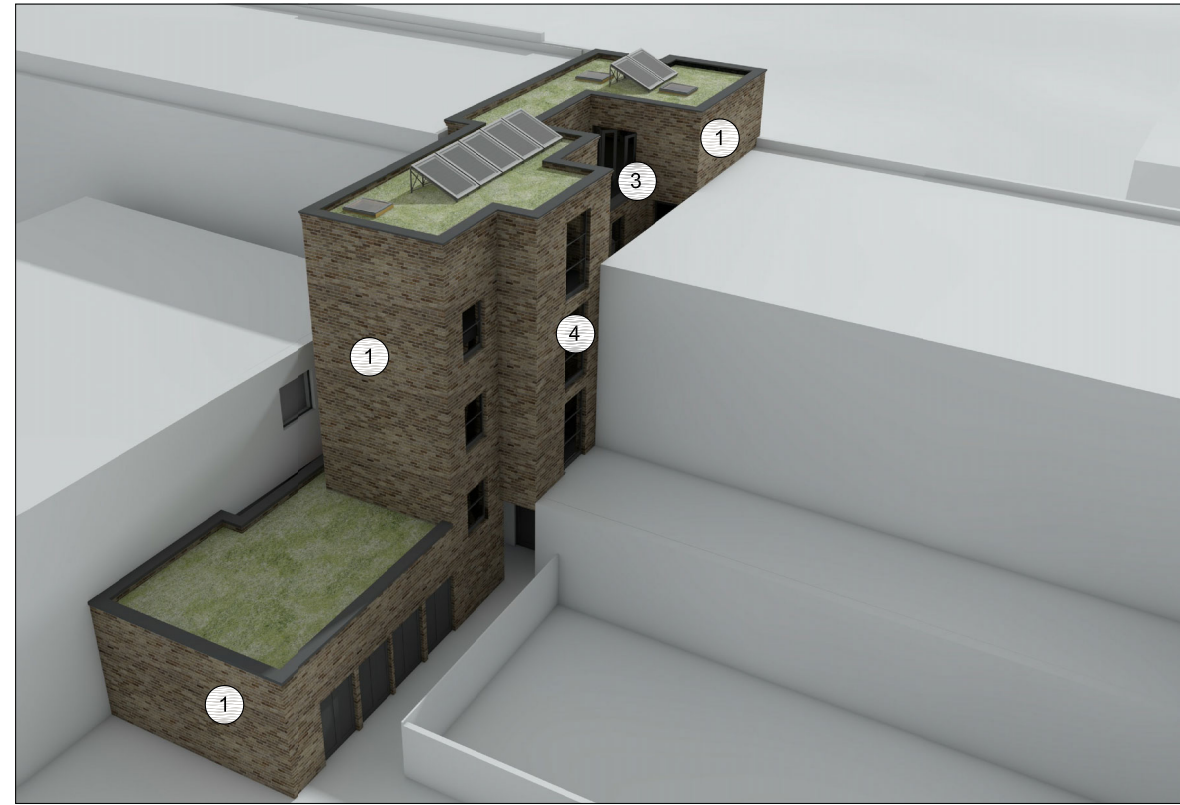
TEMPERED GLASS RAILING



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

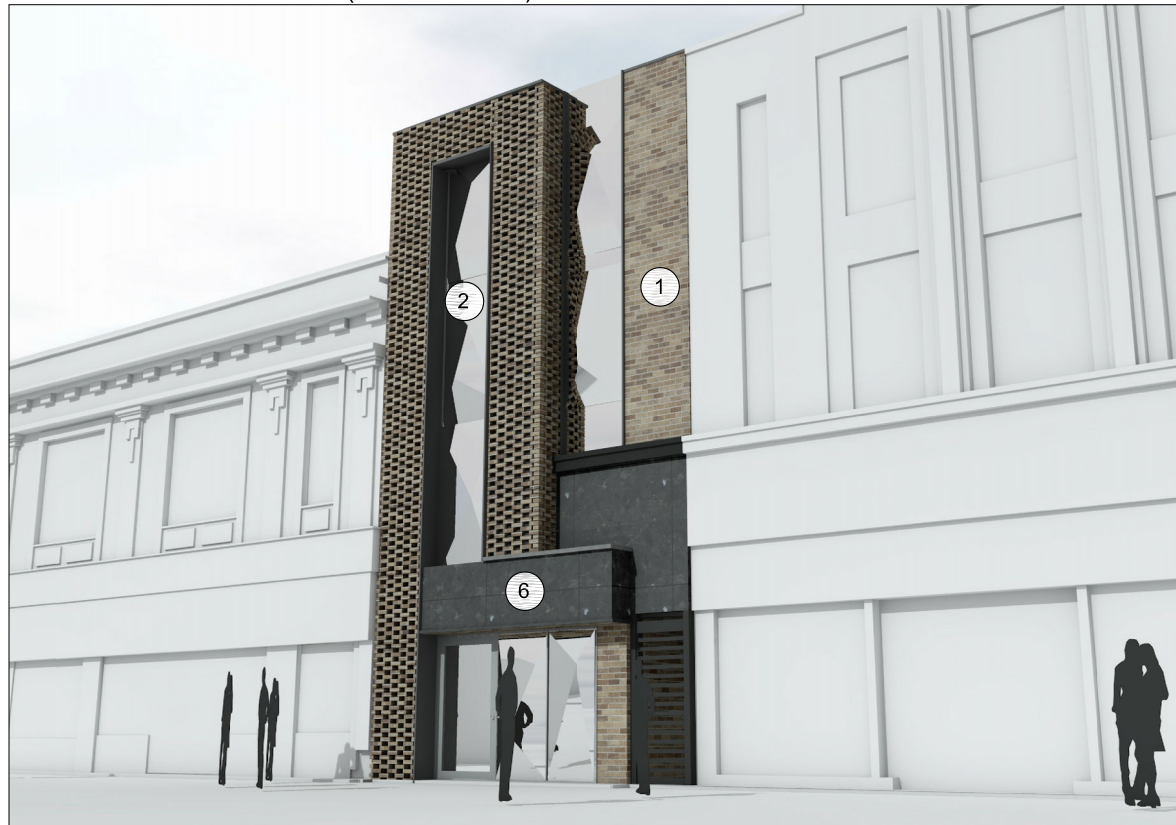


7. South-West aerial view (Bedford Street)



8. South-East Aerial view (Bedford Street)

- 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



9. West Aerial view (London Road)



10. West Aerial view (London Road)

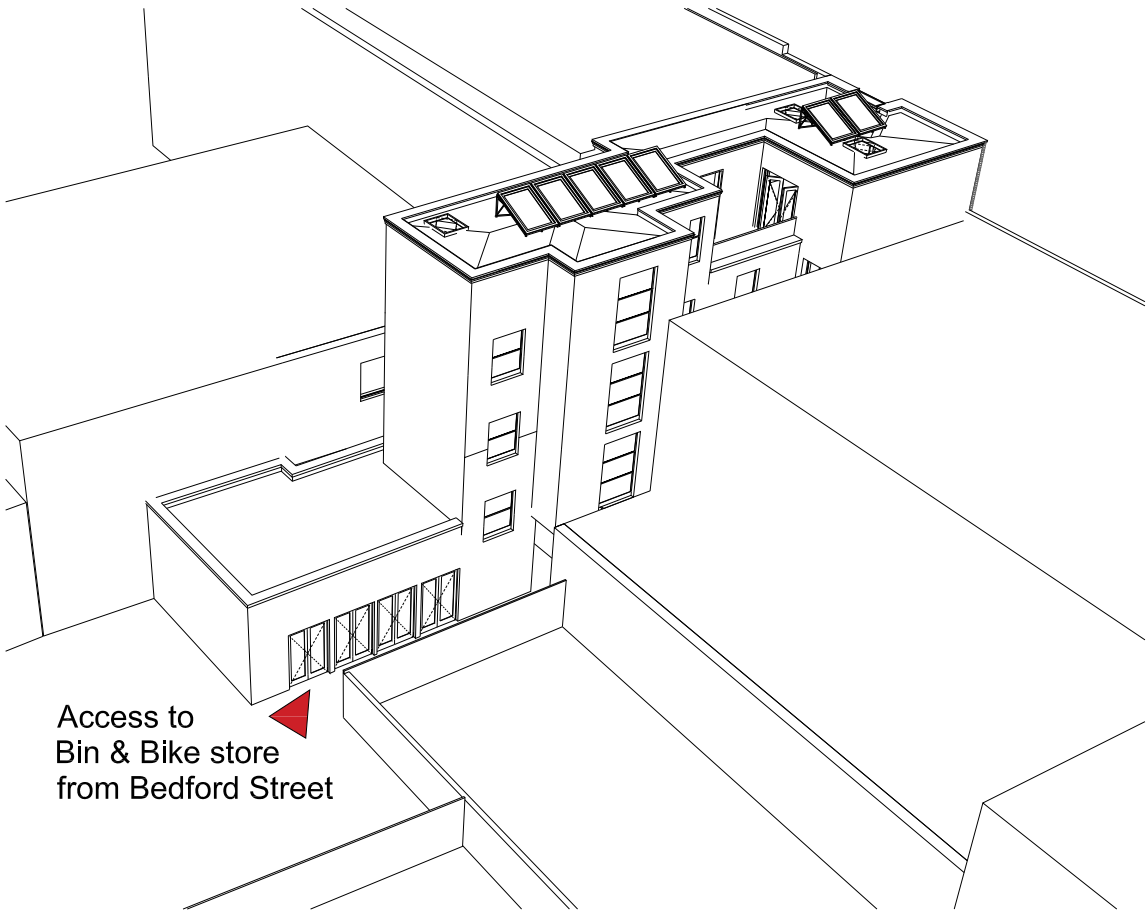
COMMERCIAL UNIT WITH RESIDENTIAL
DEVELOPMENT OF THREE FLATS.
LAND BETWEEN 2b & 4 LONDON ROAD ,
BOGNOR REGIS, WEST SUSSEX PO21 1QU

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.

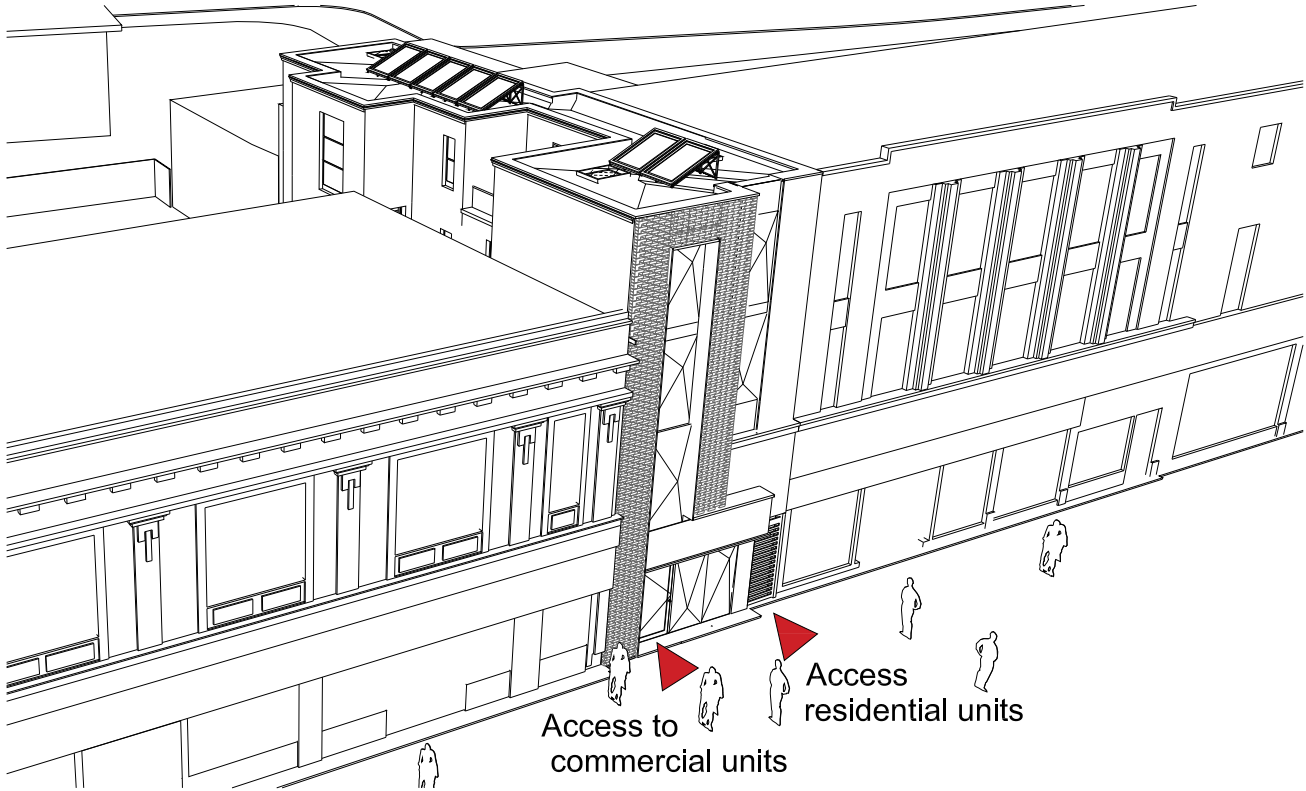
The proposed development has been sensitively designed to form a logical continuation of the existing built development in a manner which would be consistent with the rhythm, height, scale and proportions of the rest of the terrace in compliance with policy DM D2.

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



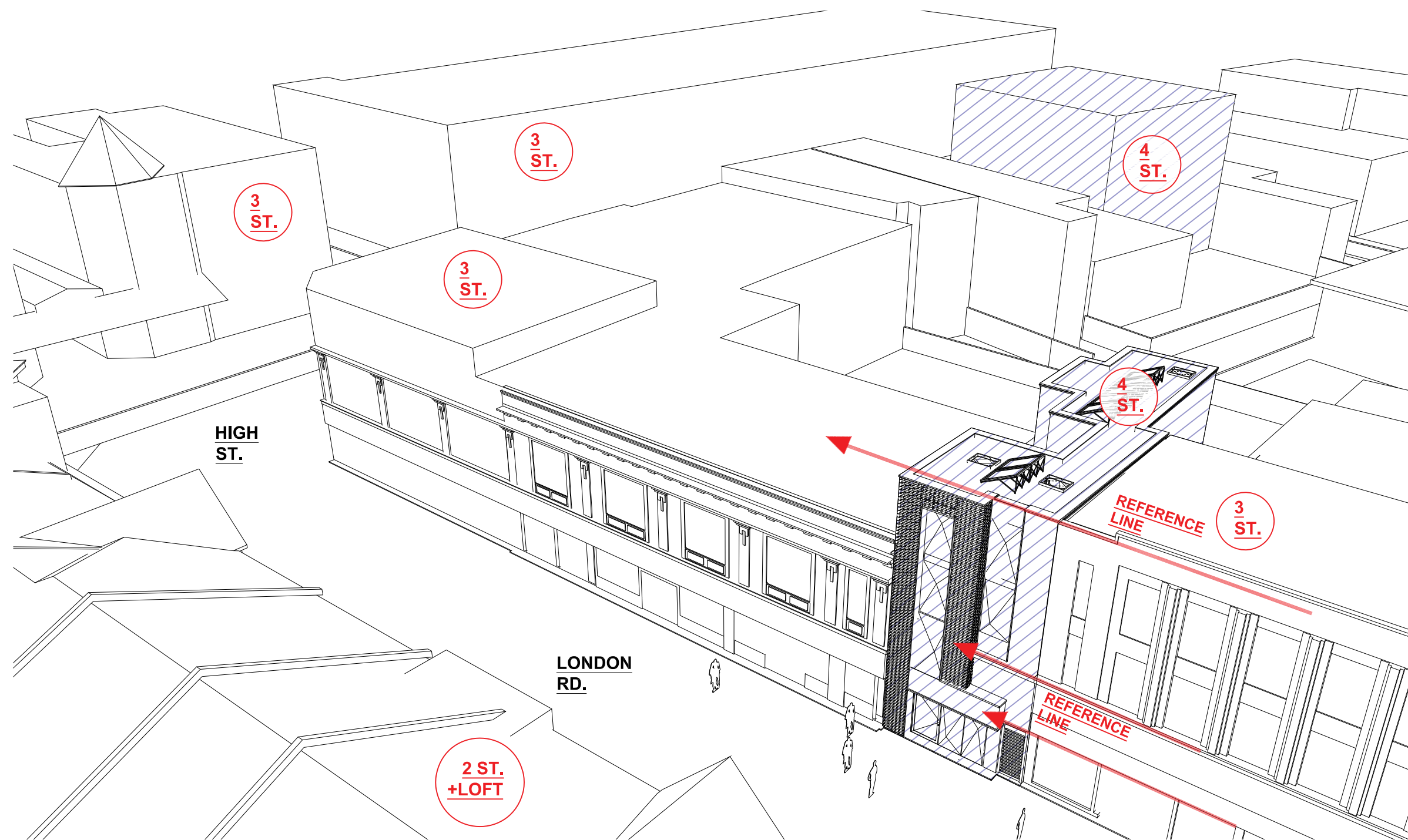
11. Concept diagram of proposed scheme

KEY
◀ Entry point



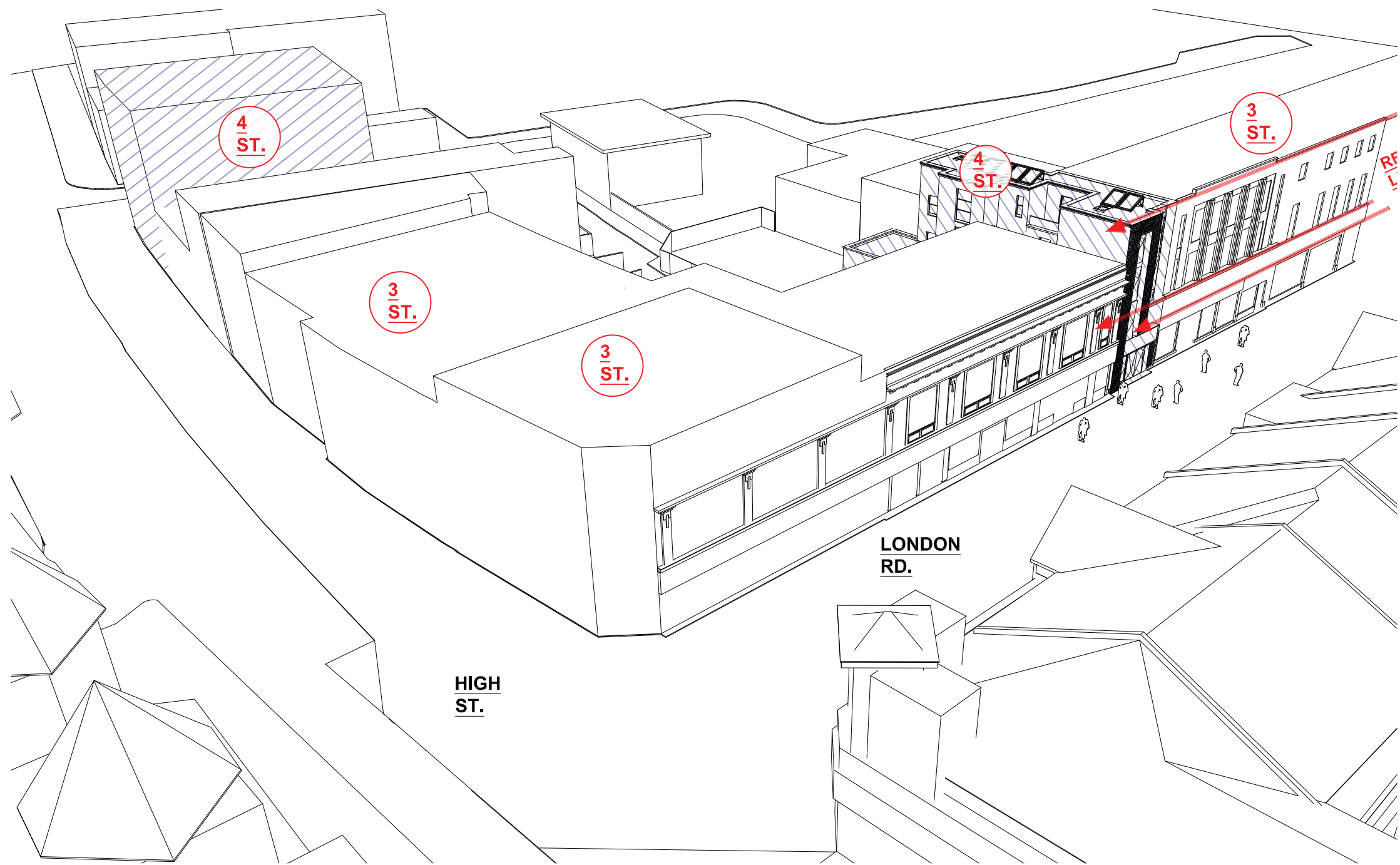
12. Concept diagram of proposed scheme

SCALE & MASSING



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

SCALE & MASSING



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

DESIGN APPERANCE

Policy DM D2 also requires developments to use appropriate architectural forms, language, detailing and materials which complement and enhance the character of the wider setting.

In terms of architectural detailing, careful consideration has been given to the design and proportions, along with the detailing.

Overall, the proposal would result in a high-quality development which complies with all the relevant design criteria set out in policy DM D2 of the Adopted Sites and Policies Plan.

SUSTAINABLE DESIGN AND CONSTRUCTION

The applicant is committed to ensuring that a high standard of sustainability will be achieved within the development. This will include minimising carbon dioxide emissions, maximising recycling, sourcing materials with a low carbon footprint, ensuring urban greening and minimising the usage of resources such as water. As per Core Strategy policy, the scheme will seek to achieve a 19% improvement on Part L of the Building Regulations 2013 and water consumption not exceeding 115 litres/person/day.



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

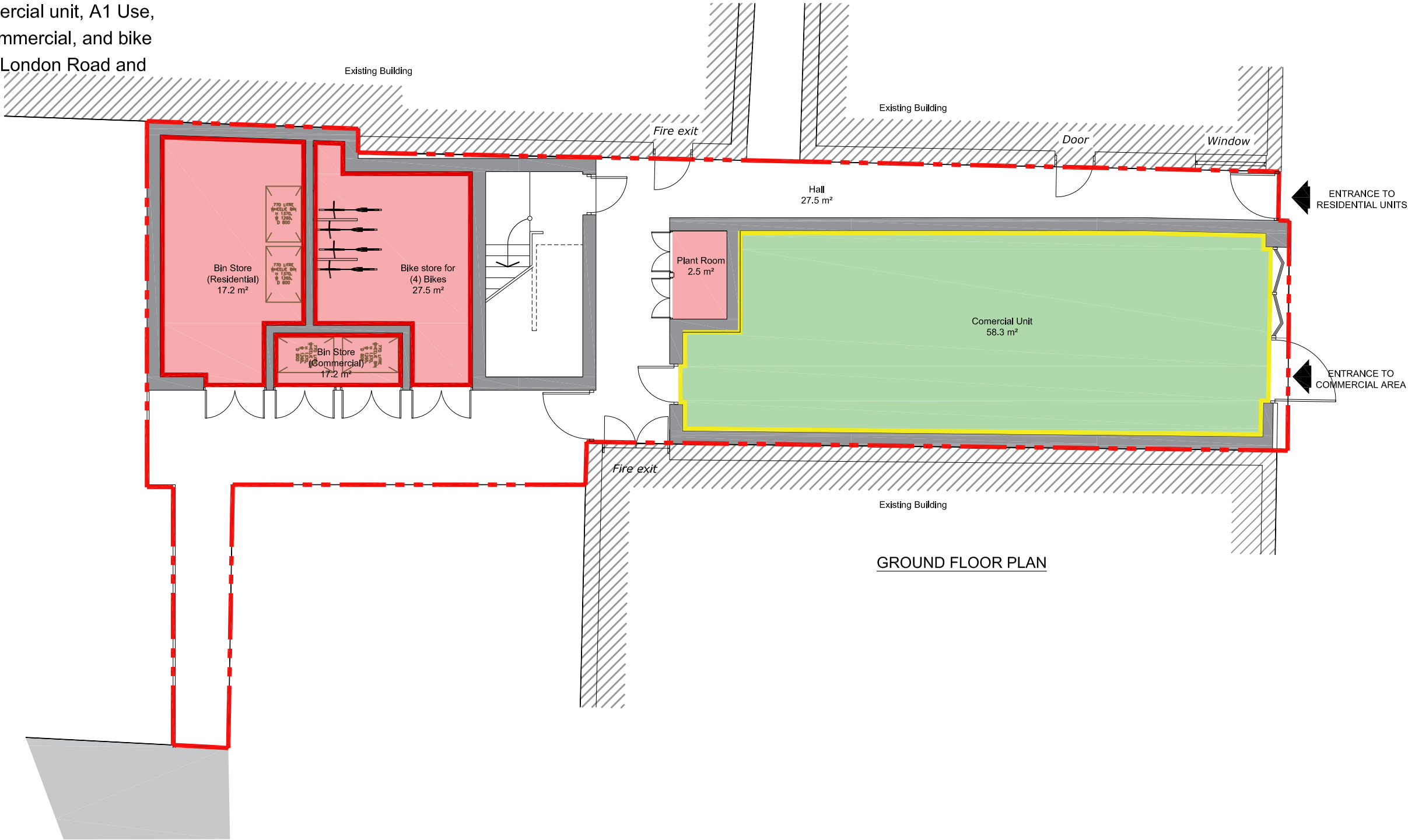
COMMERCIAL A1-UNIT

The Ground Floor accommodates a commercial unit, A1 Use, plant room, bin store for residential and commercial, and bike store . Residential units have access from London Road and John Street. Refuse collection is accessed from John street.

ACCOMMODATION SCHEDULE

- GROUND FLOOR
COMERCIAL UNIT - 58,3 m²
BIN STORE (RESIDENTIAL) - 17,2 m²
BIN SORE (COMERCIAL) - 17,3 m²
BIKE STORE - 27,5 m²

- KEY
BIN & BIKE STORE
COMMERCIAL UNIT



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

HOUSING MIX

New development will provide an appropriate mix of housing sizes and types based on the needs of the local area.

The scheme will provide an appropriate mix of 1 and 2 bedroom properties.

Quality of Accommodation

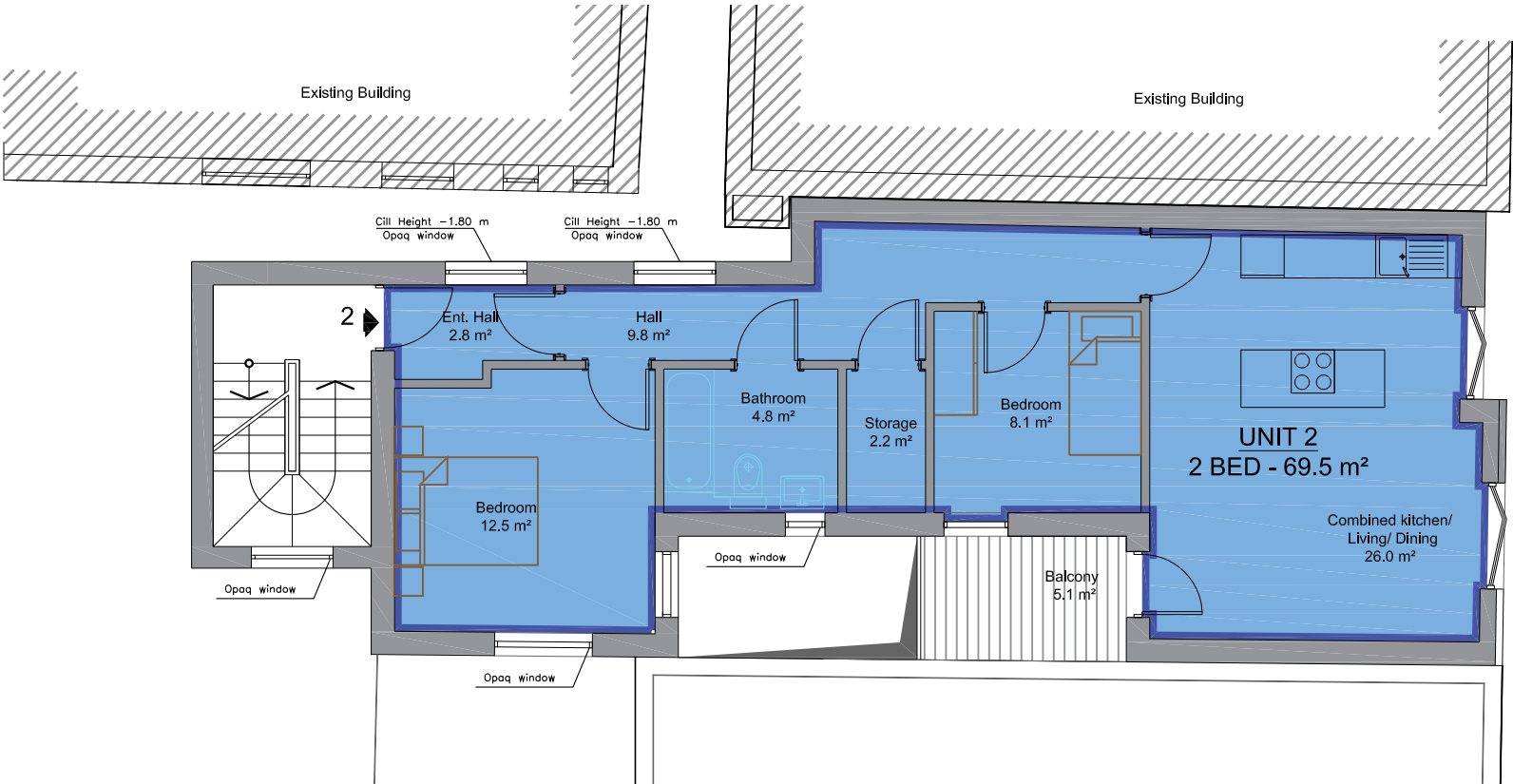
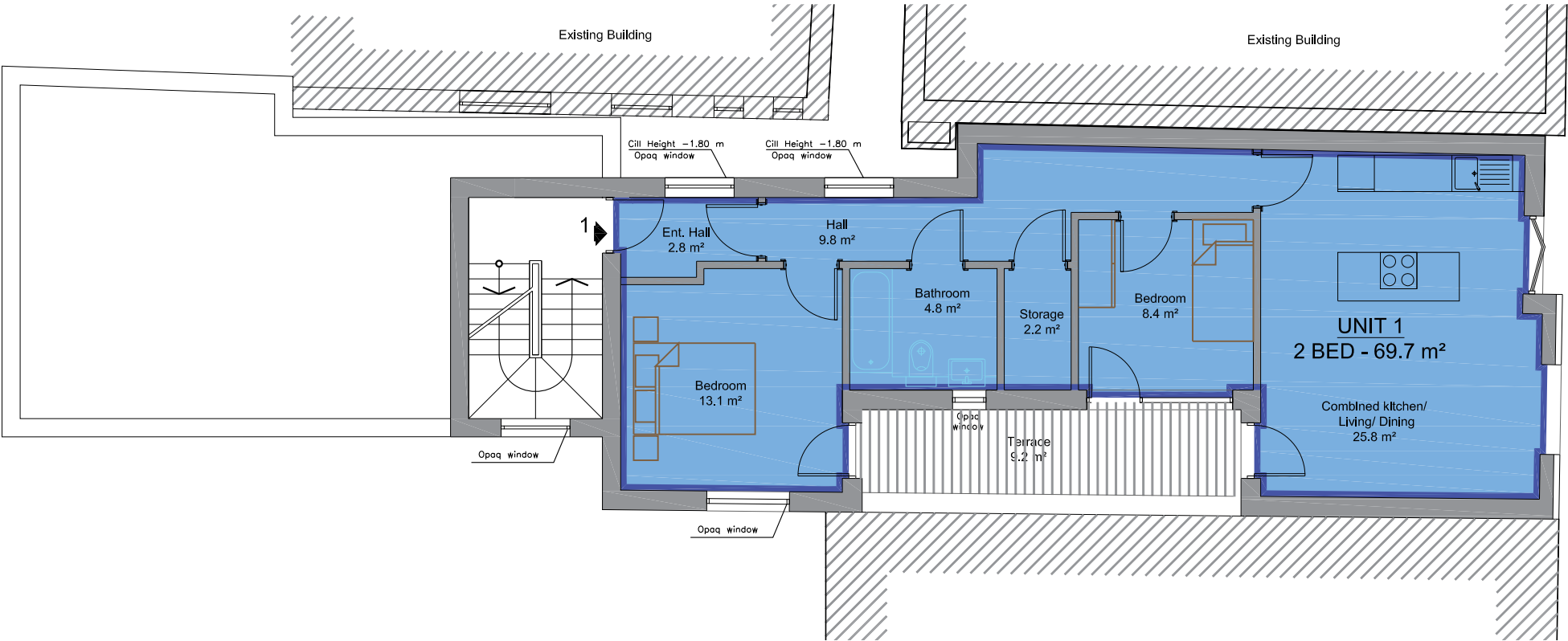
The proposed development exceeds the minimum space standards for new dwellings.

The scheme has also been designed to comply with other requirements set out, including generous floor to ceiling heights to all rooms, large window openings. As such the proposed units would benefit from good levels of good daylight/sunlight

Amenity space Provision

All development to provide appropriate outdoor amenity space and states that for flatted developments. This requires a minimum standards of private outdoor space for 2-3 person dwellings.

Each of the proposed units would be provided with private and useable outdoor amenity space, in the form of a balcony/terrace.



KEY
■ 2 BED UNIT

HOUSING MIX

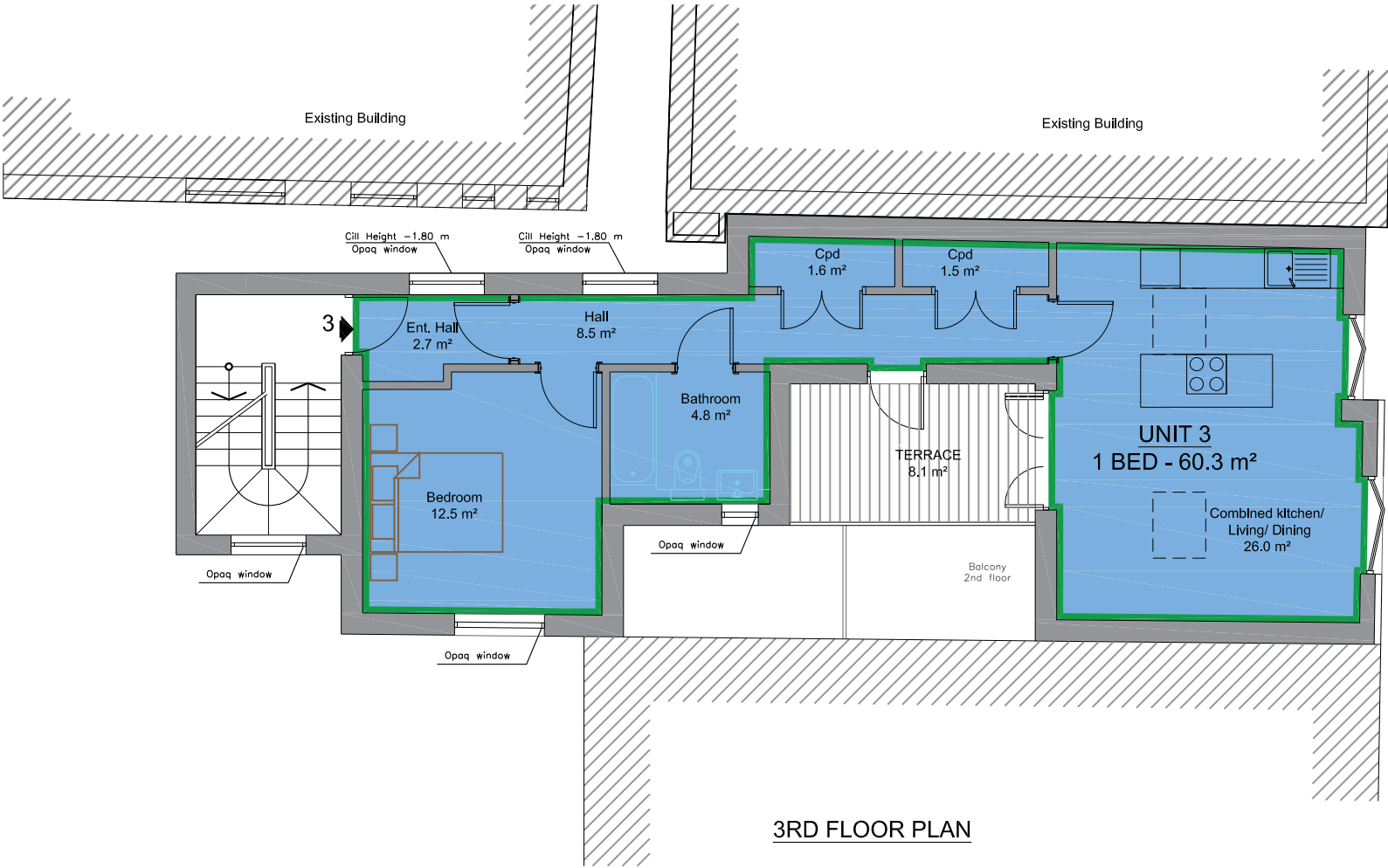
Noise Pollution

Paragraph 180 of the NPPF requires new developments are appropriate for their location, avoiding noise giving rise to significant adverse impacts on health and the quality of life.

The proposed location of the development comprises a town centre location with active adjacent uses in close proximity. The building will be designed to mitigate adverse noise for the residents with the introduction of acoustic improvements to windows and wall construction.

Housing Supply

The proposals would comprise delivery of new housing on previously developed land within a built up area boundary. The Council's Annual Monitoring Report (2017-2018) anticipates the delivery of 76 dwellings per annum throughout the 5 Year HLS period of 2003 - 2017. Development of this nature on this site would contribute to the Council's delivery of windfall sites



KEY
■ 1 BED UNIT

IMPACT ON NEIGHBOURING RESIDENTIAL AMENITY

The Sites and Policies Plan seeks to ensure that the living conditions of neighbouring occupiers are not unduly diminished by proposed developments.

The scheme has carefully been designed to minimise the impact on neighbouring properties.

Overall, the proposal would not have a detrimental impact on neighbouring residential amenity.

TRANSPORT

The site is within easy walking distance of Bognor Train Station and Bognor Town Centre with all of its services and facilities. Furthermore it falls within Control Parking Zone which contains a number of residential streets

The Core Strategy seeks to implement effective traffic management within the Borough, by requiring, amongst other things, that new development does not have an adverse effect on-street parking and traffic management. The policy supports permit free developments such as this where there is good access to public transport services and other local facilities.

Whilst the application provides no on-site car parking, there will be a total of 4 cycle parking spaces in a convenient and secure store at the rear of the building in line with Arun DC standards. The applicant is willing to sign a S106 Agreement to ensure that the three residential units are designated 'Permit Free.' As such the proposal would not have an adverse impact on street parking on the surrounding residential streets.

CONCLUSION

The proposed development provides the opportunity to optimise the development on the site in a manner which is much more compatible to the surrounding context than the existing empty space, which is somewhat of an anomaly in the street scene.

The proposal would provide a good mix of one and two bedroom, high quality new homes, thereby providing a valuable contribution towards Arun DC Housing targets in a manner which would preserve neighbouring residential amenity.

The scheme follows a design led approach, taking into consideration the sites constraints and opportunities. The design reflects ideas of its time whilst respecting the existing neighbouring buildings.

Great care has been taken in detailing and material choice providing a cohesive relationship between the existing and new.

The development is in a sustainable location benefiting from the amenities and transport links in close proximity and will provide much needed 1 and 2 bedroom residential accommodation.

Based on the design rationale and philosophy explained on previous pages, we believe that the proposal will enhance the character of the area and provide high standard living for a broad range of people.