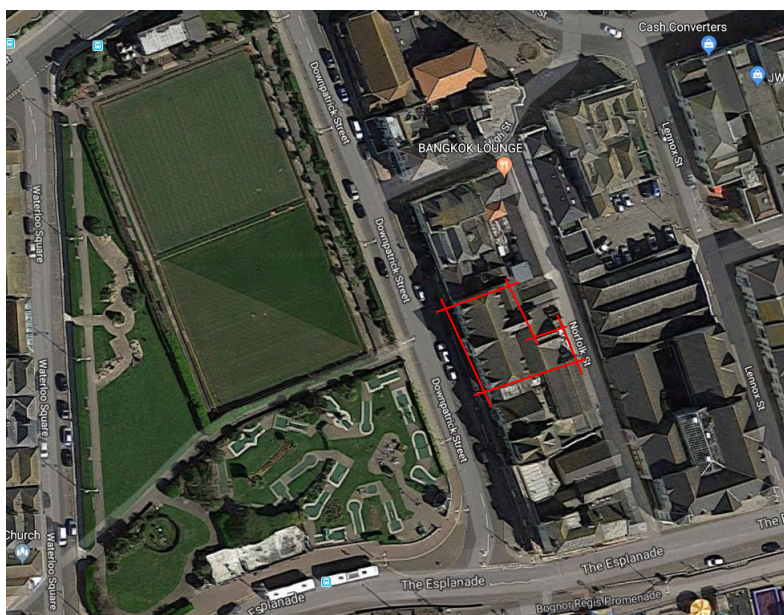


6-8 Waterloo Square Bognor Regis PO21 1SU

Design & Access Statement (18-1236)

Issue Status:

Revision	Date	Description
-	15 May 18	First Draft V1
A	18 May 18	Issued in support of CoU Application



Aerial View of 6-8 Waterloo Square



Image of Site When Occupied from Waterloo Square



Frontal view from Waterloo Square (Current Day)

Introduction:

An application is to be made to Arun District Council for the following alterations and additional change of use

- Sub-division of the existing Sui-Generis Amusement Arcade on the Ground Floor with a maximum of 5 units with a central internal pedestrian access walkway that link Waterloo Square and Norfolk Street
- Change of use to include A1 (Retail Shops), A3 (Cafes) and A4 (Drinking Establishment)
- Change of façade to include a more traditional feel
- Use of the area under the existing canopy area for external display or seating for A1 (Retail Shops), A3 (Cafes) and A4 (Drinking Establishment)
- Change of access doors and additional shopfront glazing in Norfolk Street
- New masonry enclosure for commercial Euro bins
- Change of surface paving to Downpatrick Street (Waterloo Square) and Norfolk Street
- Repainting of existing canopy support posts and timber fascia

Context of the Site:

The site, was an amusement arcade and cash casino until very recently and occupied the entire ground floor area of 367m², with its primary public access points on Waterloo Square via a series of double swing doors and a large set of glazed sliding doors. The doors and glazing framing are currently power coated aluminium in either dark grey or brown with full height bronze tinted glazing.

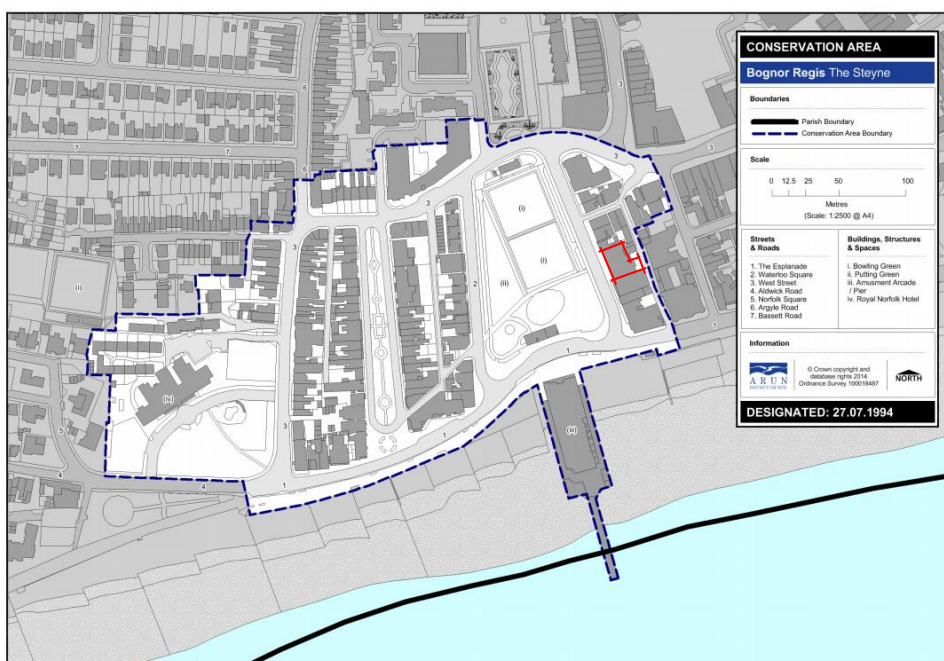
The paving to the frontal area is of small dark grey square cobbles which are flush with the main paved pedestrian footpath and the rear area a mixture of concrete and concrete paviors. The canopy area (62.64m²) is supported with a series of 8 steel ornate columns painted in blue with gold detailing.

Internally a number of smaller ancillary rooms offered office facilities, staff welfare facilities (55.2m²) and Electrical Room (5.9m²).

The site occupies an overall area of 512 m² (0.051 hectares) measured from Promap and is sandwiched between Waterloo Square and Norfolk Street.

There is essentially no on site vehicular parking or facilities for secure cycle storage. Limited parking is available road side and in the nearby public car park at Hothampton Car park in Queensway, North of the site. The flats parking is located at Lennox Street.

Whilst the building is not listed, having been built in the early 1990's under applications BR/28/89 (outline) and BR/374/89, the application site is located within the Bognor Regis "The Stenye" Conservation Area as shown below. The site is noted by the red lined area.



Plan from Arun District Council Mapping System

The site is connected to the main Southern Water public sewer for both storm and foul drainage and is within a Flood Zone 1 as noted on the GOV.UK Long Term Flood Risk Information Website

Design Opportunities:

The site provides an ideal opportunity for overall refurbishment of the Ground Floor Area now that the amusement Arcade and Cash Casino has ceased trading. The site is in a prime tourist area close to the main Esplanade and sea front. The proposal is to sub-divide the area without significant structural changes to the building, but with changes to the buildings façades to provide a maximum of 5 units which could have a range of uses within classes A1, A3 and A4. The site provides a great opportunity to provide improved vitality to the tourism of the area and to greatly enhance the appearance of the conservation area

Design Solution:

The proposal is to provide the following alterations and changes of use:

- Sub-division of the existing Sui-Generis Amusement Arcade on the Ground Floor with a maximum of 5 units with a central internal pedestrian access walkway via two sets of glazed access doors. The public colonnade walk through would ultimately link Downpatrick Street (Waterloo Square) and Norfolk Street.
- The scheme currently presents 5 Units with the following gross internal floor areas:
 - ❖ Unit 1 – 73.20m² (with disable toilet) Class A3*
 - ❖ Unit 2 - 108.2m² (with Ladies, Gents and Disable Toilets) Class A4*
 - ❖ Unit 3 – 39.6m² (with access to communal disable toilet) Class A1*
 - ❖ Unit 4 - 39.4m² (with access to communal disable toilet) Class A1*
 - ❖ Unit 5 – 37.5m² (with access to communal disable toilet) Class A1*
 - ❖ ** Class Use floor areas may change depending on incoming tenant*
- Change of use to include A1 (Retail Shops), A3 (Cafes) and A4 (Drinking Establishment). The internal partitions between units 3-4 and 4-5 are non structural and could be removed to provide a larger unit, as could the separating wall between units 1& 2. This has been done to maximise the vitality potential of the building and the range of incoming tenants.
- Typically under Class use A3 extract ventilation is required, but it is proposed to be a café, which will have low level cooking and mechanical ductless re-circulation kitchen cooker hoods, thus eliminating the large traditional external extraction. The same can be used within the A4 unit should food preparation be required.
- Due to the nature of the mix and unknown tenants at this stage it is very difficult to estimate the true number of employees that will be working within the site and the opening hours,. A best guess has been applied within the application form, but this may vary.
- It should also be noted that the site has no onsite facilities of secure cycle storage or car parking and whilst the photos below show parking this is not really an option as the proposal is to try and introduce a development that has a through access system that link Waterloo Square and Norfolk Street. This will have the advantage in integrating the two streets.
- Local vehicular parking is available on street or at the local car parks. Norfolk Street could ultimately be a car free zone and only used for deliveries. This is also emphasised by the fact that the parking for the flats is located in Lennox Street
- Access is available for deliveries both within Waterloo Square and Norfolk Street.

- Change of façade to include a more traditional feel. The full height full bronze tinted glazing is to be replaced with:
 - ❖ a timber framed and panelled Stall-Riser
 - ❖ Fluted timber pilasters and plinths
 - ❖ Mullion glazed narrow window sections
 - ❖ Fascia features with non-illuminated hand painted or embossed shop character lettering
 - ❖ Double Access doors and a section of Bi-fold doors for Unit 2
 - ❖ Large feature door “D” handles
 - ❖ Recessed lighting to the main canopy soffit
 - ❖ Repainting with traditional colours to the timberwork and ornate steel canopy supports
 - ❖ Change of external paving
- The area under the existing canopy area utilised for either of goods A1 (Retail Shops), during opening hours or for non-permeant seating for A3 (Cafes) and A4 (Drinking Establishment)
- Any protection grills are to be of an open grill type and located behind the glazed shop fronts, thus providing an enhanced street appearance after traditional opening times
- A new masonry enclosure for commercial Euro bins off Norfolk Street
- Change of surface paving to Downpatrick Street (Waterloo Square) and Norfolk Street
- Repainting of existing canopy support posts and timber fascia

Materials:

Walls – Painted Timber (Not bright Colours)

Doors & Windows – Painted Timber with Clear Glazing

Paving – Heritage Paving

Bin Enclosure – Smooth Render painted to match main building



Possible Shop Front Colours:



Image 1



Image 2



Image 3



Image 4

Crime prevention:

The following crime prevention initiatives have been incorporated around the site

- PIR and LED lighting is distributed around the site to provide a background safe access lighting without creating excessive light pollution
- All main entrance doors will have 5 lever locks and a multi locking system.
- Open grill barriers behind the front façade and communal doors, ensuring a pleasant and inviting environment.

Ecology:

An Ecological Survey & Assessment has not been carried out on the building or the site as it is felt that the site offered no suitable habitats or potential habitats for wildlife.

A Protected Species Survey Checklist has also been completed and submitted with the application, but there are no soft landscaped areas and the building is totally enclosed, therefore offering no facilities for wildlife or protected species

The proposal falls outside the Schedule 1 and Schedule 2 projects as defined by the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations) 1999, therefore not requiring an EIA.

Landscaping:

No soft landscaping is proposed for the site due to it's location and environment

Recycle & Waste Storage:

Recycle – A total of 1No. 1100 litre Euro Bin

Waste - A total of 1No. 1100 litre Euro bin

Contractors Working hours.

It is proposed to implement the following working hours

Monday – Friday: 08.00am – 18.00 pm

Saturday: – 08.00am – 13.00pm

Sunday and Bank Holidays: – No working

National Planning Policy Framework (NPPF)

The NPPF (National Planning Policy Framework) notes under Section 2. Ensuring the vitality of town centres Paragraph 23.

Planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period. In drawing up Local Plans, local planning authorities should:

- *recognise town centres as the heart of their communities and pursue policies to support their viability and vitality;*
- *define a network and hierarchy of centres that is resilient to anticipated future economic changes;*
- *promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres;*
- *retain and enhance existing markets and, where appropriate, re-introduce or create new ones, ensuring that markets remain attractive and competitive;*
- *allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres.*

It is important that needs for retail, leisure, office and other main town centre uses are met in full and are not compromised by limited site availability.

137. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

By applying the change of use to this ground floor area, it will bring the now vacant ground floor area into a more inclusive use for the community and tourism industry. It will also bring in new smaller boutique style business and provide units for local enterprises. It also introduces an enhancement to the conservation area by removing a style of façade that is at odds with the conservation ethos.



Conclusion

It is concluded that the application is in accordance with the **Arun District Local Plan** policies and emerging policies and the ethos of the NPPF and improves the vitality of the town centre and provides an enhancement and enrichment for the Conservation Area.

The building make over and remodelling makes excellent use of what was a vacant tied looking building and introduces a mixed use class building, without major structural intervention and changes that brings further employment into the Bognor Regis area, and provides a sustainable development. The proposal is in an area that is highly assessable and introduces enhancements to the facilities for tourists and residents alike.

It is felt that no elements of the proposal will have not any detrimental effects on the neighbours or local community and businesses with regard to loss of facilities, overlooking or un-neighbourly type of development, and will not harm any wildlife or wildlife habitats.


Site Images taken in May 2018



Norfolk Street view of the rear of the building



Internal Views



Front Canopy Area

