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Design and Access Statement

for

Residential Conversion of First and Second Floor and
Rear Extension to Create Four One Bed Self- Contained Flats

at

53 High Street
Bognor Regis
PO21 1RX

prepared for

Reynolds & Co
31 High Street
Bognor Regis
West Sussex
PO21 1RR

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1. Introduction

This is a design and access statement that has been produced in accordance with the Government Guidelines within Circular 01/2007 and forms part of the Planning submission in connection with the proposed extension and residential conversion of upper floors to form 4 no. self-contained flats.

2. Assessment of Physical Context

The property is located on the High Street in central Bognor Regis and is situated within the main pedestrian zone between two buildings, one of which is built in the same style and construction, the other being a two storey building. The property was formerly used as a shop (Sussex Camera Centre) with the upper floors being used as storage in connection. There is access to the rear of the property with a small area of parking accessed via Belmont Street.

The property is a traditionally constructed three storey Victorian building. The main walls are solid masonry construction with upper floors being suspended timber. The property is finished in fair face brickwork to the front elevation whilst the rear elevations are rendered. The main roof is pitched with a slate covering with a rear flat roof over the single storey extension at the rear. The windows are timber single glazed sash units to the upper floors with the ground floor shop unit being served with an aluminium shop display and entrance door.

The site is located within an urban location. The site is flat and visible from public vantage points. The property is not listed nor within a conservation area.

3. Social Context

The site is located within 5km of pagham harbour special protection area, the location falls within Zone B of the Local Plan Policy ENV DM2, policy AREA 13 of the Arun Local Plan. The site is also within the primary shopping area of Bognor Regis Town Arun Local Plan.

The property is located within the heart of Bognor Regis town centre within the main high street pedestrian area. There are a variety of shops, cafes, restaurants etc serving the ground floor units with mainly residential accommodation to the upper floors. The upper floors of 53 High Street are currently vacant and were previously used as storage.

The proposed development will look to create flats on the upper floors that will ensure the property is kept in use. We have looked into the Bognor Regis Neighbourhood Development Plan (BRNDP) and the proposed changes to reuse empty or under used property above shops and commercial premises along designated primary and secondary retail frontages is supported. Regarding the use of existing upper floors, both the local plan policy AREA 21 and BRNDP policy states that support will be given to reuse of empty and/or under used property above shops and commercial premises located along designated primary and secondary retail frontages. The BRNDP policy for also indicates extensions may be appropriate.

3. Social Context cont'd

The national planning policy framework (NPPF) supports affective and efficient use of land for the site in the built up area. Also advises that new housing should be well integrated with and should compliment neighbouring buildings and local area in terms of scale, density, layout and access which this scheme does.

Paragraph 23 of their NPPF suggests that town centres are the heart of the community and that local planning authorities should support their viability and vitality. As the proposal is to bring back under used premises into use for residential enterprise, this will support the town centre economy and the proposed scheme is in accordance with this policy.

Most importantly, the proposed scheme will provide much needed residential accommodation that is in short supply locally and nationally, that are of good quality and size sufficient for young people.

4. Involvement of Local Interests

The site is located within 5km of the Pagham Harbour special protection area, and therefore falls within Zone B of the local plan policy ENV DM2. To meet the requirements of the local plan a financial contribution by means of a section 106 legal agreement is intended to be entered into.

5. Design Principles

The proposal will transform existing vacant upper floors into desirable residential self-contained flats. Part of this will entail the demolition of the existing single storey rear extension and the construction of a two storey side return. This will allow rear access to the retail unit and the ground floor rear flat.

The existing ground floor commercial units display cabinet frontage will be removed as it was highly specific for the previous use and will be replaced with an aluminium powder coated shop front which is a common feature in the high street. A new entrance to the upper floor flats will be created within the frontage which will give access to a private corridor and reinstated ground floor flight of stairs. The existing stairs will be kept for access to the upper floor flats. There will be no other changes to the front elevation other than the ground floor level as it is desirable to keep as many original features including the single glazed sash windows.

6. Amount of Development

The proposed works include the following items:-

- Remove existing display cabinet frontage and provide new powder coated aluminium frontage to make more efficient use of the primary commercial space.
- Provide commercial unit with WC Staff/Storage area and rear exit.
- Convert rear ground floor and first and second floor areas into 4 no. 1 bed flats. In doing so, demolish single storey rear extension and create two storey rear extension to provide rear access.

7. Layout

The proposed layout of the building will include 4 no. residential self-contained units. Circulation and fire escape will be via the proposed new entrance off the High Street reusing the existing staircase. The ground floor rear unit will have its own direct rear access.

The proposed layouts and elevations are shown in the accompanying drawings.

- Flat 1 has a gross area of 54.2 m²
- Flat 2 has a gross area of 40.7 m²
- Flat 3 has a gross area of 51.1 m²
- Flat 4 has a gross area of 47.2 m²
- Commercial unit has a gross area of 48.6 m²

The flats sizes satisfy requirements set out by the Government Technical Housing Standards with the minimum size for a 1 bedroom, 2 person flat being 50sqm and a 1 bedroom, 2 person flat being 37sqm. The open plan kitchen/living area suits modern lifestyles and increases the sense of spaciousness. There is a large amount of storage space for each flat which is often neglected. All the bathrooms will be provided with mechanical ventilation. All flats will have a dual aspect.

8. Scale

The proposal does not alter the scale of the property on the front elevation. At the rear there is a two storey extension which will match the existing height of the side return. Therefore, the proposed element will respect the scale and rhythm of the street scene. The floor to ceiling heights will be a minimum of 2.4m within the flats.

Due to its High Street location, there will be no problems with overlooking or loss of privacy, Daylight etc

9. Landscaping

The development has no landscaping or amenity space and there is no scope to be able to incorporate it. The property's location however helps mitigate this as there is a public garden with 150m, the beach front within 100m and Hotham Park within 400m.

10. Access

The site is in a highly sustainable location. The site is well served by public transport and given the site location all everyday facilities are available within a short walking distance. Ample public car parks are available in the immediate vicinity of the development. As such traffic generated by the development will be compatible for the environmental character of the area and can be accommodated adequately on the surrounding road network.

11. Infrastructure

Adequate services and infrastructure already exists and public resources will not be required to improve services.

12. Bin Storage

Bins will be provided in the form of two 1100 litre Euro Bins comprising a waste bin and separate recycling storage bin, for an overall total of 2200 litres. This gives an allowance of 275 litres per flat of general waste and 275 litres for recycling material. We understand the recommended capacity per flat 240 litres and therefore this capacity exceeds it.

The pulling distance for the 1100 litre bins will be within 50m as specified under the current Health and Safety Legislation. The proposed bin area layout is shown on the accompany drawings.

13. Bicycle Storage

There will be a designated area at the rear of the property incorporating a covered secure cycle rack for 5 no. bicycles. The proposed bicycle shelter location is shown on the accompanying drawings.

14. Conclusion

The application suitably takes into account Local and National planning policies and guidance.

In accordance with Local plan policies the proposed development will:

1. Reuse vacant floor space on the upper levels for residential purposes without significant adverse effects for the occupiers of neighbouring properties.
2. Make efficient use of an existing building to provide new residential development.
3. Demonstrate that it responds positively to the identified characteristics and resources of the site and area to create attractive places and spaces with the needs of the people in mind and respects and enhances local environment.
4. Promotes sustainable development, reducing the need to travel, particularly by private car.

In any reasonable balancing exercise it can be concluded that the proposed development will enhance the aesthetic of the street scene and is a sustainable development. The proposed development respects the character of the property and as such maintains the aesthetics of the street scene.