

**DESIGN, ACCESS, ENERGY, ENVIRONMENTAL and HERITAGE
STATEMENT**

**21 West Street
Bognor Regis
PO21 1XA**

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1. Introduction:

This Heritage, Design, Access, Energy & Environmental statement is in support of a planning application on behalf of Sean Driscoll. The application seeks full planning permission to erect a first-floor extension above an existing detached store to create a home working space without undue impact upon the existing dwelling or the surrounding amenity.

2. Heritage and Location:

The property lies within the designated Conservation Area in Bognor Regis known as The Steyne, designated in 1994. This area includes the Esplanade and the Pier along with several small streets containing a mixture of commercial and small attached properties as well as the Bowling Green and The Royal Norfolk Hotel. West Street itself runs north/south leading to the sea front and the Esplanade.

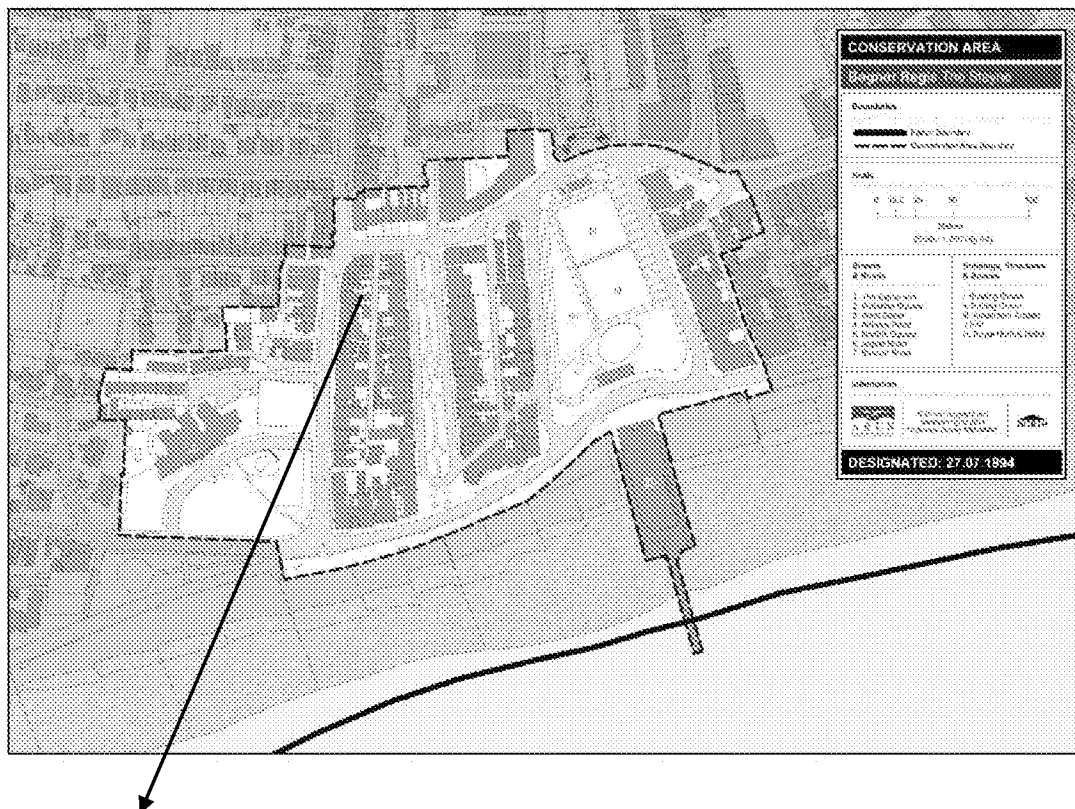


Fig 1: Approximate location of 21 West Street, Bognor Regis taken from Arun DC map detailing the Steyne Conservation Area.

The Arun District Local Plan, 2003 is due to be replaced by the new emerging Arun Local Plan 2011-2031.

Until it is replaced, the saved policies of the Arun District Council Local Plan (adopted 2003) will remain part of the statutory development plan.

Key policy messages in relation to built heritage and design are:

- That conservation area designation does not mean ‘preserve in aspic’, as there is scope for positive development to preserve or enhance the conservation area
- That high quality design is fundamental
- Good conservation practice does not stifle design innovation but it should be shaped by the local context.

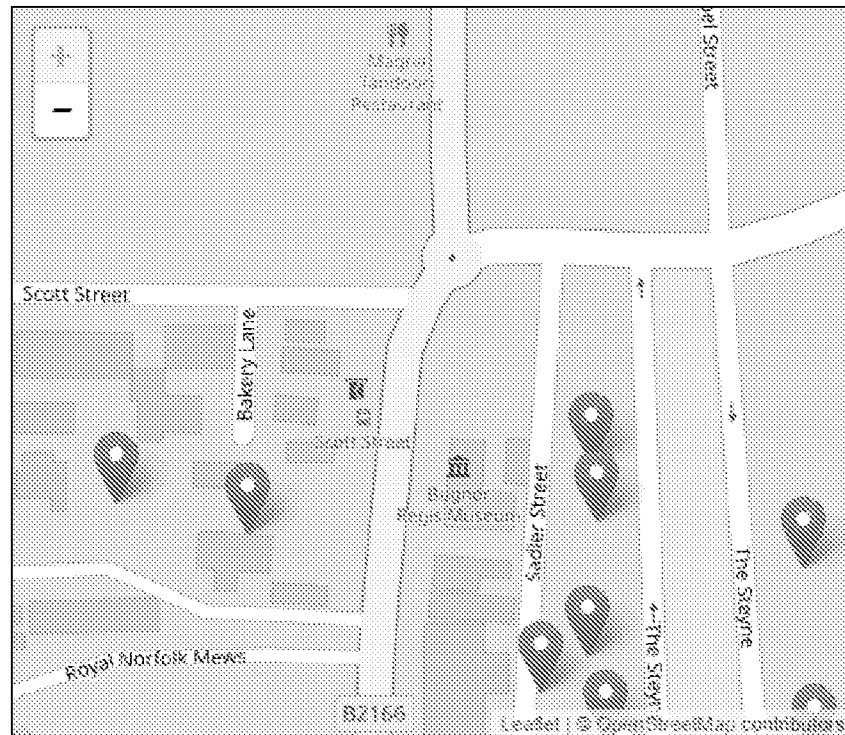


Fig 2: image shows listed buildings in the area (Taken from British Listed Building.co.uk)

Within this Conservation Area there are a number of listed buildings predominantly to the south of the proposal, notably The Steyne. The proposed development will not have any direct or indirect impact on any of the Listed Buildings.

3. The Site and Existing Property:

The property spans fully east/west from West Street to Sadler Street at the rear. Number 21 was probably built in the early 19C and is attached to nine other similar properties on the east side of West Street. These buildings were originally a mixture of shops and dwellings. In 2005 planning permission was granted for change of use from commercial to residential with associated front elevation alterations. Arun DC reference BR/264/05.

It is fair to say that many of the buildings in this street and Sadler Street are not in pristine condition; however, over recent years there have been signs of refurbishment and improvement, hopefully the start of a period of enhancement.



Fig.3: View of the garage at rear of No.21 from Sadler Street (Grey doors)

This image (Fig.3) shows the store upon which the proposed home office is to be constructed. The window to the right, above the store, is the first-floor window to the back bedroom of No. 21. The white rendered building adjoining the store is No.25 West Street. This is currently a Kabab shop with first floor accommodation. The roof line in this area is dominated by The Bognor Museum which can be seen in the background and in the image beneath (Fig 4).



Fig 4: View from Sadler Street showing existing roof lines.

4. The Proposal & Design:

The proposal seeks to create a home office over the existing store. This store is detached from the dwelling by a small paved courtyard. Originally this building was used in connection with the shop that fronted West Street, now it is a general-purpose store currently used by the dwelling. It is proposed to further use this building for secure cycle storage. This building is too small to be a garage for vehicle use.

Changes within the space of the store will include a small spiral staircase to allow access to the new first floor area and the size of the door to the internal courtyard will be reduced. The existing wc will be retained.

The new first floor will be constructed in a timber frame structure, insulated to exceed the current requirement of the Building Regulations. The external cladding will be of a composite fire proof fibreboard in a colour to match the existing cladding on the back bedroom (see Fig.3) The roof will be in natural slate to match the adjoining roof of number 23 linked by a fire stopped code 5 stepped lead gutter discharging to a rainwater hopper and the existing rainwater system.

On the east end of the proposal there will be a small inward opening French door and a protective glazed balcony with stainless steel supports. The balcony will be fitted close to the external wall to prevent any over-looking. On the west end, there will be a small obscure glazed window with a high-level opening light.

Two conservation style Velux roof lights with toughened glass will be fitted on the south side of the roof. In this location there will be no issue with over-looking or privacy.

Internally the walls will be finished with a fire-resistant boarding with a skimmed plaster finish to prevent spread of flame. There will be a small area for a sink and a microwave. The existing wc will be refurbished.

No new below ground foul or rainwater drainage will be required. The new sink will connect to the wc below. The existing foul and surface water drainage systems will be utilised.

5. Environment:

The property does not have a garden or space for one, although it is proposed to enhance the existing planting in the courtyard by the use of carefully chosen pots of various sizes.

The proposal will not have a negative impact on the community or the character of the Conservation Area. It is Mr Driscoll's intent to improve the property further, not only aesthetically but more importantly, for the improvement of living and cultural standards. Mr Driscoll has to date spent a considerable amount of time and money in maintenance and converting a near derelict commercial building that had been unused and empty for many years into a small desirable dwelling. *More detailed information on the history of the building can be found in the documents submitted with the 2005 planning application BR/264/05*

The creation of a home office, especially in these times, should be viewed as an appropriate and positive step forward in the regeneration of this area of Bognor Regis, albeit in a very small way. The street scene in neighbouring The Steyne is almost perfect, unfortunately this can not be said for Sadler Street, but the proposal is a move in the right direction which may lead others to improve the outlook of and sustainability their properties.

The proposal is a "positive development to ... enhance the conservation area".

6. Energy:

The existing brick and block walls to the store will be retained and will not need insulation. However, the roof to the store, which now becomes the floor to the home office, will require insulation as will the existing wc. This insulation will exceed the current Building Regulation requirement by at least 10%.

The new home office will be open to the underside of the roof and will be insulated to exceed 0.15W/m²/K and the new walls will exceed 0.25W/m²/K. Glazed doors will exceed 1.2W/m²/K

The heating will be by thermostatically controlled Dimplex or similar electric heating. Hot water will be by a sink mounted electric water heater.

7. Access:

There is no direct vehicle access onto number 21, however, there is parking outside the front in West Street. At the rear in Sadler Street, although narrow and not suited to parking, there is easy access to the store for cycles and other equipment. The existing rear doors to the building will be retained.



Fig 5: Part view inside the attractive courtyard of No. 21 looking east. Double doors to be replaced by single door.