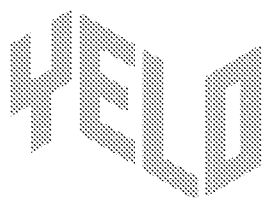


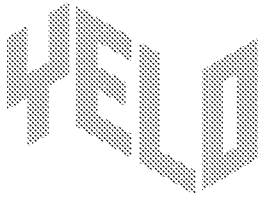


CLOCK WALK

Design and Access Statement

20 June 2019





Introduction

This Design & Access Statement and accompanying drawings relate to the proposed change of use and alterations to the existing building fabric, to convert the existing unoccupied ground floor D1 space in to 4 x 1 bedroom residential units. The space has been marketed for almost 2 years and during that time it has not been possible to secure a paying tenant for the space, although it was occupied briefly by a non-paying tenant. Since the applicants purchase of the property in 2018 efforts to find an occupant have continued and have lead to the current situation where a change of use is required to ensure the space can remain viable.

Access

The site is well located in the centre of Bognor town centre and close to local amenities, transport links and employment locations. The site is located at ground floor level and close to the pavement which ensure it is perfectly suited to ambulant or disabled occupants. It's proximity to the associated car park further enhances it's accessibility, however it is felt that it's position means it is unsuitable for families.

Design

The deep plan and limited external facade restrict the opportunity to provide large multi roomed flats and due to it's proximity to the street it is felt that this location is not suitable for units of that size anyway. As such the proposals provide 4 studio flats that can be used as a stepping stone for those looking to climb the property ladder or seek independent living.

Each unit consists of an open plan but subdivided space which allows flexibility within the studio space. An open plan living/dining kitchen space is positioned at the southerly end to benefit from daylight, with a mid height separating screen/storage unit enclosing the centrally located bed space. A bathroom is located within the deepest part of the unit as no glazing is required to this space, which ensures these units take maximum opportunity from the space available.

The glazing to the south is full height to ensure maximum daylight however the lower half of the window is obscured glazing to ensure privacy. A raised transom to 1600mm from external ground level further ensure the units maintain privacy despite proximity to the surrounding traffic.

Use

The existing use class for the property is D1 following occupation as a Health Centre. Prior to November 2017 the unit was let to an alcohol rehabilitation centre run by the NHS for 5 years however they left the property late in 2017 and SHW were appointed to let the site. During that time the property has not been let and has generated no income and is an ongoing liability due to the need to secure the site and maintain it. Consequently this application seeks to change the use class of the property in order to accommodate private residential units.

With regard to the marketing of the site, SHW confirmed that a charity agreed to occupy the space for zero rent as part of a rates saving exercise during the void period from January 2018 to October 2018 and during that time SHW were close to securing a deal with a Dentist but this fell through with the sale of the property. Additionally there were negotiations with Arun and Chichester Women's centre however neither were able to negotiate a suitable price. SHW went on to say that they have always been involved with the site and mentioned that there has always been a problem with the commercial lettable and being able to attract respectable tenants at a viable rent level.

Amount

Based on the available space and the need to ensure an appropriate circulation space the proposals provide 4 studio flats each meeting the minimum standards as set out by The Technical Housing Standards with 1 unit meeting the standards for a 1 bedroom unit despite it's layout as a studio. this unit would be suitable for an ambulant or disabled occupant and could be designed to meet M4(3) of the building regulations.

Layout

Each unit locates the bathroom at the rear of the property where is it not possible to get natural daylight, and allows the living/dining/kitchen space to be located close to the new windows. The open plan arrangement means the bedroom/sleeping area will be positioned in the middle of the unit and opportunities exist to have fold down beds to further maximise the space within the unit.

Appearance

The proposals seek to minimally impact the external appearance of the building, and windows will be designed to match the location and type of glazing as closely as possible based on the proposed layouts.

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