

Design and Access Statement
Highfield Road, Barbers Shop
Mr Ryan Salt
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LOCATION

The site is located on the corner of Highfield Road and Ivy Road, in the Hotham Ward of Bognor Regis in the Arun District Council local constituency. It is well served by local transport infrastructure and paved footpath areas.

It forms part of the curtilage of a sequence of grade II listed buildings, comprising of a late Georgian dwelling house and its series of associated outbuildings. The Barbers shop and barbers storage area are two attached buildings believed to be of the same period that complete the outer ring of structures to which a central courtyard is formed. The Barbers Shop and storage are designated retail and are independently owned and let from the previously attached dwelling house.

The site is not within a designated conservation area or AONB and lies within a predominantly residential area with some convenience retail close by and more extensive out-of-town retail to the north at nearby Shripney Road.

The site is viewable from the road and benefits from very good vehicular and pedestrian access to other local amenities, shopping areas and parkland.

SITE

The site comprises of two structures, a Barbers shop and its associated storage building. The Barbers shop fronts Highfield Road and comprises of a roughly square building with hipped roof, painted masonry walls and glazed shop front with flat roof canopy over.

The storage area is currently accessed via the shop. The two structures have stylistic similarities in their outward appearance including slate-clad hipped roofs, mixed masonry construction including some white painted flint and brick and have undergone updates and revisions over time. The Barbers shop has the addition of a flat roof to its northern elevation to facilitate the extension of the glazed shop front.

The storage area which follows the curve of Highfield Road to the north has undergone some material revision including infill to windows and doors using modern blockwork. Much of the storage area is unused and in need of material care particularly to its interior, which has been partitioned using modern stud walls and been fitted for a plumbed kitchen area.

CONTEXT

Types

There is no dominant architectural style prevalent in the area. The attached grade II listed dwelling, the Barbers Shop and its storage area have a shared language of aesthetics and material quality, which is noted in other buildings in the Bersted vicinity. However much of the housing stock in the locale is of 1930's or later in origin.

The area benefits from commercial growth in the nearby Shripney and Durban Road developments, and as previously mentioned has small scale retail and convenience stores.

Materials

The Barbers Shop and associated storage are of solid masonry construction including some flint, brick and modern blockwork infill. Both buildings are of single storey construction with a raised timber floor. Roofs are of standard timber construction, and are part hipped with a gable end to the east elevation. These are topped with gray slate flat tiles. The storage area has no existing windows, whilst frames and doors to the Barbers shop are of mullioned timber with extensive single glazing. Gutters, soil and downpipes are of plastic.

The proposal seeks to sensitively convert the storage area with minimum external intervention to street elevations. Whilst the building has an aspect that faces internally toward the existing dwelling it is felt this can be dealt with through the use of obscure glazing to the proposed WC/bathroom area, meaning privacy is maintained with no overlooking issues.

There is clear evidence of previous openings being filled with modern materials. The proposal seeks to utilise these openings to facilitate the internal room arrangements meaning minimal additional openings or elevational changes.

Amenities

The site is served by a good road network that joins to Bognor Regis, Bersted and wider communities. There is a regular bus service that connects these communities that has a stop close to the site. The nearby rail station at Bognor Regis has good regional rail links to Portsmouth, Brighton and London. There is also cycle paths and pedestrian pathways that serve the site in all directions.

The immediate environment has good local amenity provision including convenience stores, post office and play park at Hotham.

There is substantial on street, unrestricted parking provision on Ivy and Highfield Road. The proposal seeks to open out a previously filled in door to allow side access from the street to the existing landscaped courtyard to the east elevation. There are no changes in levels that would cause any access concerns between the road and the site.

INTENTIONS

The clients' intentions are;

To apply for a change of use for the storage area of the Barbers shop whilst retaining a small remodelled area to which the barber can access kitchen/WC facilities in line with his requirements.

The change of use being from its designated classification to a new dwelling house of approx 40 sqm served by a single bedroom, kitchen/lounge and WC/bathroom. The appropriate Section 106 Affordable Housing contribution and legal framework to be considered as part of this application

To apply for listed building consent for the internal remodelling and refit of the internal spaces, opening out of some of the existing window infills and insertion of new north facing bedroom window in accordance with listed building requirements.

FACTORS

There are a number of factors worthy of careful consideration before commencing with planning consent; it is felt these can be best raised and addressed at consultation stage so that they may better inform design for approval:-

1. GEN 1 Sustainability

The proposal will be considerate in its use of materials, practices and ooutcomes in accordance with policy GEN1

"Development that meets the needs of the present without compromising the ability of future generations to meet their own needs."

2. GEN 7 The form of New Development

The additional space positively contributes and respects the existing building context and aesthetic.

1. Style and Aesthetic Impact;

Aesthetic impact will be minimal as demonstrated by proposed elevations and will be respectful of stylistic particulars;

2. Ratio to plot;
It is felt adequate external ground floor provision for amenity, vehicular and pedestrian circulation will not be detrimentally effected by the proposed development and change of use;
3. Change of Use;
The change of use from commercial to dwelling house use would have minimal impact on the surrounding infrastructure.

PROPOSALS

Total Site Area 72.83 sqm
Footprint of Existing Structures 72.83 sqm

Conversion of Storage to Dwelling GFA 34 sqm

ENVIRONMENTAL CONSIDERATIONS

The client and agent are committed to future secure provision of renewable energy systems as integral to the design and planning of the proposal.
It is felt a considerable energy and cost saving can be made against the services provision currently experienced in similar developments exceeding statutory compliance guidelines with considerable cutbacks in emissions.
Material construction will aim to use locally resourced products and services wherever possible to allow for transport/journey efficiencies. Local contractors and consultants will be selected for the same reason. Consideration of construction elements will ensure low embedded energy of materials. By super insulating the wall, roof and floor elements and ensuring maximum air tightness efficiencies across the structure it is felt the energy performance of the proposal will be considered a substantial improvement on the existing requirement with considerable carbon emission reduction and cost saving well into the future.
In light of the plots proximity to other dwellings all on-site disruption will be kept to a minimum and in respect of planning conditions to this effect.

Additional Services

Surface water drainage will be dealt with via existing soakaways and mains drains. Foul and waste will utilise existing mains drainage to which the building has current connection.

Flood Risk

There is no perceived risk from flooding from sea or river flood nor does it sit within a designated Environment Agency Flood Warning Area, nor is the development within a zoned flood risk area. For this reason it is considered a full risk assessment is not necessary for validation of this application.