

Design & Access Statement

To accompany planning application
for conversion of Trading Area to

2No – Studio Flats

at

1 The Steyne,

Bognor Regis,

West Sussex.

PO21 1TY

Mike Gillings - Building Plans,
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DESIGN & ACCESS STATEMENT

(Incorporating Transport Statement and Flood Risk Assessment).

Context:

This application is to convert the trading area created under planning approval BR/8/10 to 2No Studio Flats. Repositioning of Waste Bin area and an under cover secure cycle store. This work will be independent of the three flats already already approved.

The property is situated at the junction of The Steyne and The Esplanade, with sea views to the east and south.

A previous planning application was approved and the property converted to incorporate three flats and a trading area.

It has not been possible to let the trading area and in subsequent discussions with the fire service it became apparent that there was problems with achieving egress from the rear storerooms.

Therefore this application is to convert the trading area to studio flats.

The site falls within an existing settlement, the proposed complies with the Arun District Local Plan, and it helps satisfy the general need to provide housing without further encroachment upon green field sites.

Amount:

The trading area currently occupies 138m² of the ground floor. This will sub-divided to provide two studio flats, repositioning of the bin storage area and cycle store.

The flats will have a floor area of 42m² and 37m², each will incorporate a Lounge/Kitchen, separate bedroom and en-suite bathroom. The rear stores will house the repositioned bin stores and a secure and under cover cycle store (19m²).

The roof over the front store room will be removed, the top of the party wall and other external decoration damaged during the works will be made good. The front timber gates will be replaced with wrought iron gates giving access into an attractive courtyard (20m²).

Layout:

Each studio flat will have its own dedicated entrance door. Flat 4 will utilise the existing porch on the south-east corner, and Flat 5 will have a new entrance door on the west elevation. Each entrance door will give access into the Lounge/Kitchen. There will be a separate Bedroom with En-suite Bathroom. Both flats will have sea views from the Lounge/Kitchen.

Each flat will have access to a secure under cover cycle store.

All five flats will have access to waste and recycle bin area.

The existing plastic windows will be replaced with white painted timber sliding sash windows. New windows will be white painted timber sliding sash windows. Doors will be timber.

Scale:

The existing porches will be retained. A new door and windows will be fitted in the west elevation of Flat 5. Existing finishes will be made good.

Landscaping:

The existing paving will be retained. Making good as required.

Appearance:

The external appearance/finishes will match exactly those that already exist.

Access:

Vehicular and pedestrian access to the property remain as existing.

Access to the new entrance is via the existing paved area.

The property will meet the requirements of The Highway Agency, Building Regulations and The Fire & Rescue Services Act in relation to fire service access whilst other emergency vehicles can access the site with ease.

TRANSPORT STATEMENT

Cycle Storage

Due to the nature of the site it is not possible to provide a design which incorporates off road car parking facilities. To encourage the buildings occupants to adopt alternative forms of transport a secure cycle store will be provided.

The provision of cycle storage coupled with the buildings location and the cycle friendly policies being adopted by employers, entertainment and leisure providers and highways engineers will undoubtedly encourage the buildings occupants to use bicycles in favour of a motorcar. Furthermore, the area has exceptional public transport links, with several bus services running frequently around the town to local employment districts and connecting with other forms of public transport and main line railway stations.

FLOOD RISK ASSESSMENT

Having studied the Environment Agency Flood Maps, this property is outside the flood area. The proposed flats will probably each have 1 or 2 occupants. There is no risk to occupants and therefore a formal flood risk assessment is not required.