



**18 WATERLOO SQUARE / 75 HIGH STREET
BOGNOR REGIS
WEST SUSSEX**

**DESIGN AND ACCESS / PLANNING STATEMENT
TO ACCOMPANY PLANNING APPLICATION
FOR ALTERATIONS AND CHANGE OF USE OF EXISTING BUILDING TO FORM
TWO NEW RESIDENTIAL APARTMENTS**

AUGUST 2017

**Sloane & Brown Ltd
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INTRODUCTION

This Design and Access / Planning Statement accompanies a full planning application for alterations and change of use of 18 Waterloo Square / 75 High Street, Bognor Regis to form two new residential apartments and to reinstate the ground floor as retail use.

SITE HISTORY

There is no relevant, recent planning history for the site. The building was most recently used for a Youth Centre, but this use has now ceased and the building is currently vacant.

DESIGN PRINCIPLES AND CONCEPTS

The proposals comprise the change of use of the upper (first and second) floors of an existing building, together with some relatively minor changes to the elevations at ground floor level, first level and second floor level. An existing external pedestrian access from High Street would be removed and a new access formed to the east elevation. The building is currently vacant, and the proposed change of use would make good use of an existing building. The proposed external alterations would be relatively minimal, and would not adversely affect the appearance or setting of the building or have an adverse impact on the Conservation Area in which it is located.



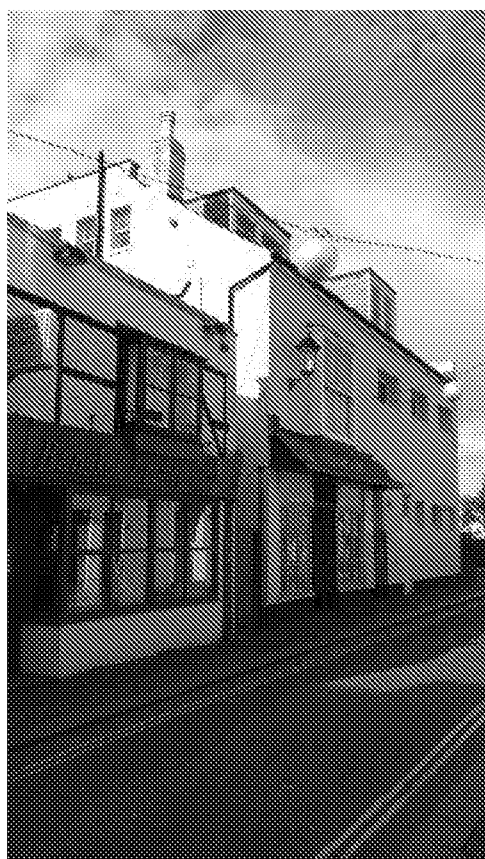
The site viewed from Waterloo Square

ASSESSMENT OF PHYSICAL CONTEXT

The site is located within the town centre of Bognor Regis, and surrounding properties are in a variety of commercial and residential uses. Many upper floors of surrounding buildings are in residential use.

The property is located within the The Steyne and Waterloo Square Conservation Area, and this is characterised by modest terraces set around central open spaces.

The premises have clearly evolved and developed over a period of time which has resulted in an external appearance with a number of slightly incongruous features such as first floor windows of unusual heights and proportions. However, the building sits comfortably within the streetscape in terms of overall height and scale. Surrounding buildings are also of various differing ages, styles and scale.



The site viewed from High Street

DESIGN SOLUTION

The proposed alterations of the existing building have been suitably designed to provide an appropriate external appearance. There would only be some relatively minor changes to the external appearance, and the opportunity would also be taken to rectify the somewhat unbalanced elevation onto Waterloo Square by repositioning the first floor windows to a more appropriate height, and with more appropriate proportions.

The ground floor space would be reconfigured slightly to provide a flexible commercial space which could be occupied by other one or two operators. A centrally located kitchen and WC would serve this commercial space.

The first and second floors would be converted to residential use, and a new access formed to provide independent access to these units without interrupting the ground floor space.

INVOLVEMENT OF LOCAL INTERESTS

Due to the relatively minor nature of the proposals, no consultations have been carried out.

SCALE

There would be no extension to the existing overall footprint of the building. An existing dormer window at second floor level would be relocated and enlarged to match the size and proportions of an existing adjacent dormer window. This would provide a window of an appropriate size and height to serve one of the bedrooms of the second floor flat.

LAYOUT

The general layout and orientation of the existing property would be retained, but a new access formed to the east elevation to serve the residential apartments.

FLOOD RISK

The site is not within an area defined as being at risk of flooding by the Environment Agency. However, it is close to the edge of the defined area. The proposed residential use would be at first and second floor levels, and any potential risk of flooding would not be to this height.

AMOUNT OF DEVELOPMENT

The proposals for new residential accommodation at first and second floor level comprises the following:

Flat A (first floor)

Gross internal floor area	84.1m ²
Lobby	2.1m ²
Hall	6.6m ²
Sitting Room	17.6m ²
Kitchen	14.5m ²
Bathroom	6.8m ²
Bedroom 1	15.6m ²
Bedroom 2	13.9m ²
Storage	2.3m ²

Flat B (second floor)

Gross internal floor area	74.1m ²
Lobby	1.0m ²
Hall / Stairs / Landing	10.2m ²
Sitting Room / Kitchen	30.7m ²
Bathroom	3.4m ²
Bedroom 1	13.1m ²
Bedroom 2	9.2m ²
Storage	2.1m ²

The proposed floor areas comply with the requirements set out within the 'technical space standards – nationally described space standard'.

On the ground floor, the retail unit facing Waterloo Square would comprise 53.7m², and the unit facing High Street would comprise 21.7m².

SOCIAL/ECONOMIC CONTEXT AND PLANNING CONTEXT

The National Planning Policy Framework (NPPF) was formally published in March 2012 and supersedes all previous PPS and PPG documents. The NPPF sets out the Government's planning policies for England, and how these are expected to be applied in local planning policy making and decision taking.

The NPPF attaches great importance to the design of the built environment, stating that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Paragraph 59 confirms that in policy making, Local Planning Authorities should ensure that good design codes / policies are not unnecessarily prescriptive and instead concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new developments in relation to the local area.

Further planning policies for the site are contained with the West Sussex Structure Plan 2006-2016 (adopted July 2004), the Arun District Council Local Plan (adopted April 2003) and the emerging publication version of the Local Plan (February 2014). The key relevant policies which are still in place are outlined below:

- GEN 2 – Built-up area boundary. The site is located within the defined built-up area boundary where the principle of new residential units should be acceptable.
- GEN7 – The form of new development. The proposal would make efficient use of an existing building, and would demonstrate a positive response to the identified characteristics and resources of the site. The proposal would not have any adverse impact on adjoining occupiers, land, users or property.
- GEN 12 – Parking in new development. No new parking can be accommodated on the site. However, the site is located within a central town centre location and there are good public transport links and nearby public car parking.
- Policy D SP1 – Design. The alterations to the existing building have been very carefully considered in the context of the nature of the building and the wider environment. The proposals would make very efficient use of the land that is available and would be of a fully complementary appearance.
- Policy D DM1 – Aspects of form and design quality. The proposed alterations to the building would be complementary to the existing external appearance, and the visual impact on Waterloo Square and High Street would be relatively minimal. The

proposals would fully respect the scale and appearance of the existing building and would not result in any overlooking, loss of privacy, or be overbearing.

- Policy D DM2 – Internal space standards. The proposals comply with the stipulations set out within nationally described space standards.
- Policy D DM3 – External space standards. This policy sets out a requirement for external private amenity space to be provided unless ‘the urban density form in town centres requires greater flexibility’. The proposals forms part of an area within the town centre where there is generally no expectation of private external amenity space for residential units and there is not the ability to provide private external amenity spaces of the sizes set out within the policy.
- Policy D DM4 – Extensions and alterations to existing buildings (residential and non-residential). The proposals are an entirely sympathetic and appropriate proposal to provide new residential units which would be entirely visually integrated into the existing building and would not result in any overlooking, overshadowing or overbearing effect on neighbouring properties.
- Policy ECC SP2 – Energy and climate change mitigation. The proposed new residential units would incorporate energy efficiency measures to comply with current Building Regulation requirements. Due to the nature and constraints of the site there would be very limited scope to provide low carbon energy systems and limited opportunity to design the proposals to promote energy efficiency.
- Policy HER SP1 – The historic environment. The proposals would not have any adverse impact on the Conservation Area within which the site is set. This is examined in greater detail within the separate Heritage Statement. The proposals would make efficient use of an existing vacant building and would retain the ground floor area for commercial use.
- Policy HER SM3 - Conservation Areas. The proposals would retain historic features such as the shopfronts to both elevations, historic railings and original window openings. The opportunity would be taken to improve the Waterloo Square elevation by realigning the first floor windows to provide a more balanced, traditional appearance.
- Policy W DM2 – Flood Risk. The site is located close to the edge of the defined flood risk zone, but is not within it.

The proposals comply with the various planning policies of the NPPF, the Structure Plan, the Arun District Council Local Plan, and the Arun Emerging Local Plan, and the proposal will provide new residential units which would be of a benefit.

DETAILED DESIGN STATEMENT

Design Principles

A sympathetic design approach has been taken with the proposed alterations to the existing building. Details of the proposed design solutions are as follows:

Appearance

The external appearance would be broadly as existing, with the only external changes being as follows:

- West Elevation – first floor window sizes adjusted to achieve more appropriate appearance;
- North Elevation – existing ground floor access removed and opening infilled. Existing high level window removed and new window fitted of more appropriate proportions. Existing (small) dormer window removed and new larger dormer window fitted to replicate size and appearance of existing adjacent dormer;
- East Elevation – new ground floor opening formed and entrance door fitted. One second floor window removed, and opening infilled. Heights of two second floor windows adjusted.

These changes are relatively minor and would not have an adverse effect on the appearance of the building. In fact, the proposals would improve the external appearance and accordingly would enhance the Conservation Area within which the building is located.

ACCESS AND PARKING

There is no existing parking within the site, and there is no space on the site to provide any parking. However, the site is located within a central town centre location and there are good public transport links and nearby public car parking.



The existing main external access doors for the commercial units onto Waterloo Square and High Street would be retained. The external access for the upper floors would be relocated from the north elevation to the east elevation, and new staircases formed.

LANDSCAPING STRATEGY

There would not be any new hard or soft landscaping.

BIN AND BICYCLE STORAGE

There is very limited space within the site to be allocated for bin and bicycle storage. An area of the ground floor entrance hall would be allocated for bicycle storage, and the existing rear alley used for bin storage. Adequate space would be provided for separate bins for each residential unit including separate facilities for household and recyclable waste.

FOUL DRAINAGE STATEMENT

The proposed development will connect into the existing mains foul drainage system which currently serves the site.

SUMMARY

An appropriate design approach has been taken with this proposal to provide two new units of residential accommodation in a highly sustainable town centre location, and also enable the ground floor area to be used for commercial use. National planning policy together with development plan policies and supplementary planning guidance has been fully taken into account when preparing and submitting the planning application. This proposal should be acceptable in principle, and would not detract from the quality of the area or have any harmful impact upon the amenities of neighbouring residents.

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