



DESIGN & ACCESS STATEMENT
VINCENT HOUSE,
HIGHFIELD RD,
BOGNOR REGIS.
WEST SUSSEX
PO21 8PD

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i. LOCATION

Vincent House is located in Highfield Rd in the regional centre and coastal town of Bognor Regis in the county of West Sussex. The area is within the Hotham ward/electoral division in the constituency of Bognor Regis and Littlehampton and is served by Arun District Council Local Authority.

Highfield Rd has good local road and pedestrian access and connects to the nearby A29 roundabout as well as being 10 minutes walking distance from the nearby railway station. There are bus stops on the road and on and off street, unrestricted parking provision.

Residents of the road are well served by a range of supermarket and out of town shopping on the A29. Primary, junior and secondary schools lie within ½ mile and outdoor park seafront amenities are within easy-to-reach proximity.



Location Plan showing extent of plot (NTS)

ii. DISTANCES

Amenities and Infrastructure:-

Bognor Regis Hospital	330 metres;
Hotham Park	450 metres;
Tesco Supermarket	475 metres;
Bognor Regis Town Centre	730 metres;
Bognor Regis Railway Station	780 metres;
Edward Bryant Primary & Secondary School	540 metres;
Bognor Regis Beach	1.1km.

iii. SITE

Highfield Rd runs on a North-South axis to which the site is located at a kink in the road heading south before it elevates towards a railway bridge. The plot has a street frontage to the road, which is dominated by a mixture of Victorian, Edwardian and early 20th century dwellings many of which have been converted to flats over time. Whilst the plots have a narrow street frontage they benefit from good depth with back-to-back garden plots onto the parallel road of Gordon Avenue to the west. The original end of terrace house located on the plot appears to be of late Victorian origin with materials including London Brick quoins, knapped flint infill, sash windows and slate roof details. A large fenestrated bay to the street elevation is a particular feature of the property, which has been further enhanced by more recent additions.

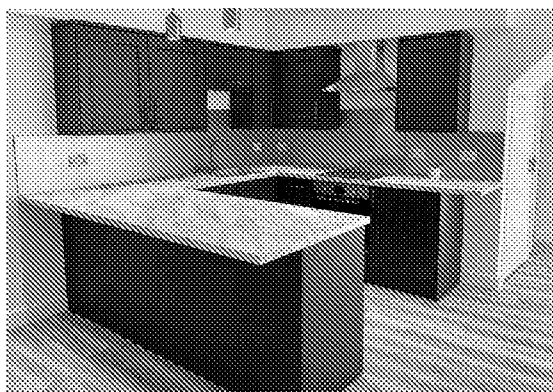
The plot benefitted from an extensive refurbishment and conversion in 2020/2021 after a successful planning application (BR/129/19/PL) to convert the original structure into 4 new 2-bedroom dwellings with additional accommodation to the rear and side to establish DCLG Minimum space standard requirements. Each flat being in excess of the 61-sqm requirements.



Elevations (NTS)

Particular care and attention has been undertaken to the street frontage with a half-undercroft parking area for 2 x vehicles and electrical charge point. There are regulation bin stores to the side (South) elevation with new amenity provision to the rear allowing for private gated access bike storage and garden areas.

Since completion the flats have established above average market rent with 12 month tenancies within 2 weeks of being made available due to the high quality finishes and attention to detail of the developer.



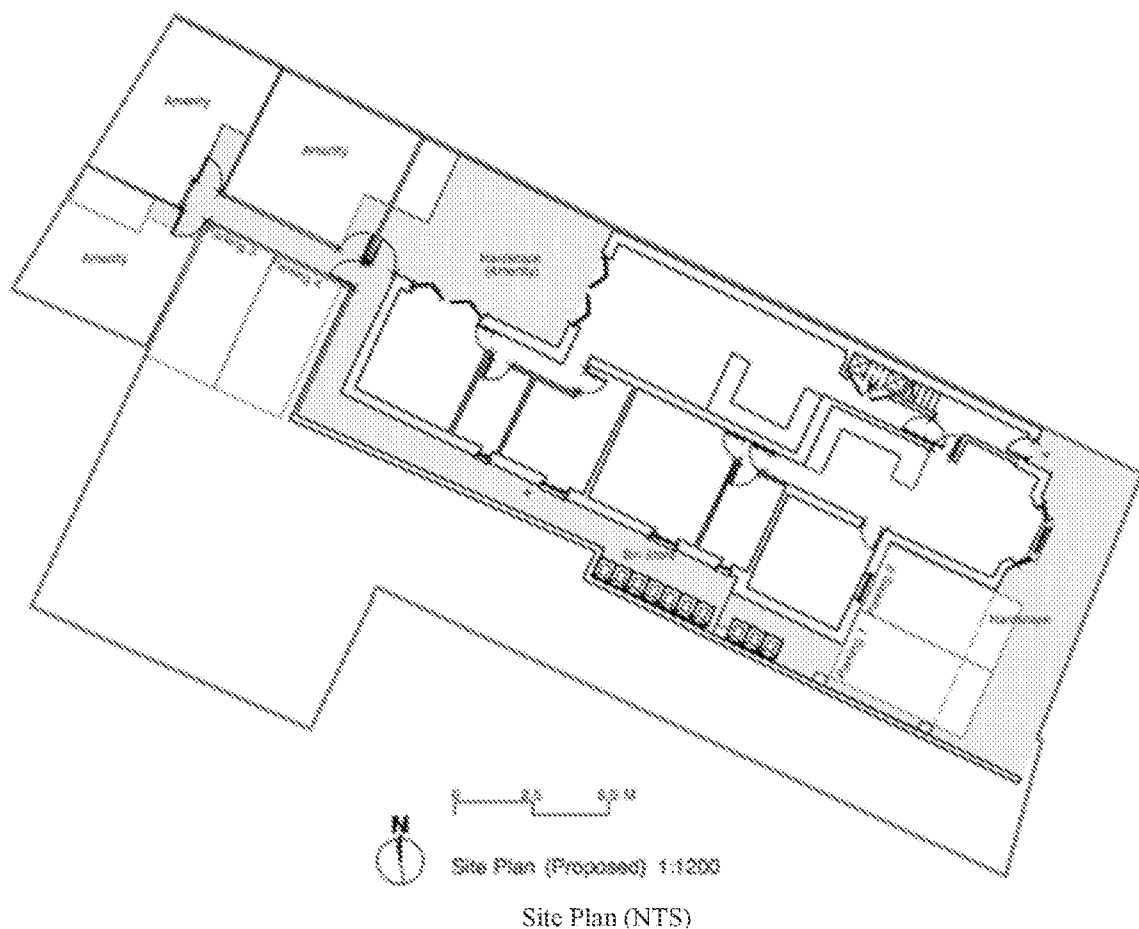
Internal/External Images

The proposal seeks to minimise further changes to the external appearance of the completed structure with the only minor revision to the original design being the insertion of Velux windows to the street front & South Elevation a new window to the south facing gable end overlooking the access provision and new window opening for the bedroom to the rear elevation.

The Loft and Roof areas are already established to facilitate easy and convenient retrofitting for the additional units.

The developer has recently purchased the neighbouring property no.69 to allow access rights for additional parking to the rear of the plot. It is anticipated this initiative will relieve some of the concerns of residents as to the demand for on-street parking.

A telegraph pole on the street frontage will also be moved to further facilitate access.



iv. SIZES

Proposed	
Plot Size	538 sqm
Car Park Provision	4 x spaces
Electrical Charge Point	1 x space
Amenity Provision	104 sqm
Bin Store and Bike Store	10 x 240 litres bin provision, 2 Bike Store per unit
Footprint	156 sqm
Proposed 1 Bed Unit	1b 2p 41 sqm

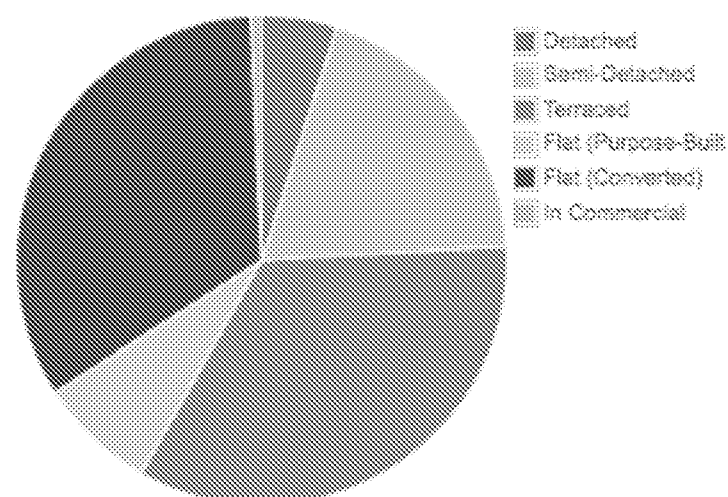
Proposed 2 Bed Unit
v. CONTEXT TYPES

2b 3p 63.5 sqm

The area contains a mixture of housing types, as detailed below. No single type of dwelling accounts for more than 50% of the dwellings.

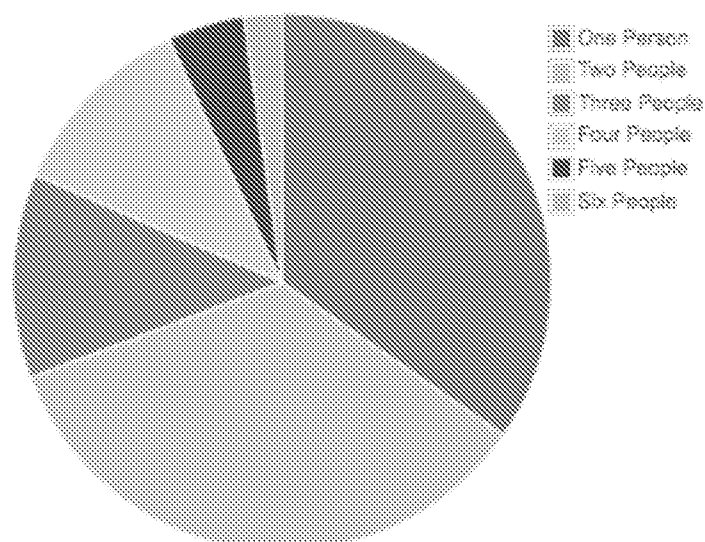
Housing Types

Detached	7
Semi-Detached	27
Terraced	48
Flat (Purpose-Built)	11
Flat (Converted)	47
Residence in Commercial Building	1
Total	141



Housing Occupancy

One Person	45
Two People	45
Three People	16
Four People	15
Five People	6
Six People	3
Seven People	0
8+ People	0
Total	130



vi. ENVIRONMENTAL CONSIDERATIONS

The applicant has proposed a light-touch conversion of the existing premises with retrofitting to good thermal efficiency ratings an important consideration in reducing carbon emissions for the proposal.

There are no additional building works proposed outside of the existing fabric of the building meaning considerable reductions in the carbon footprint can be realised in comparison to a new build equivalent.

By utilising a commercial property that has limited viability in it's current use class, the client is providing high quality new housing stock within an existing structure in an environment that utilises all available resources already provisioned.

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 residential units all on-site disruption will be kept to a minimum and in respect of planning conditions to this effect.

