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PLANNING, DESIGN AND ACCESS STATEMENT (IN ACCORDANCE WITH APPENDIX 'A')

re: CONVERSION OF EXISTING NIGHTCLUB PREMISES INTO
TWO TOWN HOUSE AND TEN APARTMENT FLATS
"THE BEACH", ESPLANADE, BOGNOR REGIS, PO21 1SY

REF: KEH/sep/4490

CONTEXT

The premises referred to above is located on a prominent seafront corner site with elevations to the south viewing the seafront promenade and pier, and to the west side overlooking Waterloo Square, the pier and promenade.

The ground floor of the premises is predominately occupied by retail outlets of shops, restaurants and cafes.

The area to be converted is to the rear ground floor and first and second floors over which are presently occupied by the "Mud Club" which has traded under various different names over the last forty years going through different periods of fashions and refits over that period of time.

In recent times there have been constant complaints from local residents regarding noise and disturbances during trading hours. This has been amplified and made more difficult to control since the smoking ban enforcement in July 2007 as the premises does not easily lend itself to provide outside space without accessing the street scene which causes emission of noise and constant disturbances. As a result the "Mud Club" ceased trading in October 2010.

It is therefore considered that this planning application will be supported by many local residents, particularly those in the adjoining Cavendish House and Arun District Council as the landlords to the premises.

The local Police are also under pressure to make cuts in the current climate so will also be pleased to be able to divert their resources to other areas.

It is now proposed to extensively alter and extend the property where necessary to form two three bedroom town houses, four luxury direct sea view two bedroom flat units and six one bedroom flat units overlooking Waterloo Square.

PLANNING

It is considered that the proposals satisfy all planning conditions and materials have been carefully selected to blend and match in with the surrounding area which is within a Conservation Area. The proposals are considered to provide an ideal opportunity to renovate and upgrade the site as a whole and is considered to be in keeping with the general architectural street scene to the both the promenade and Waterloo Square.

K.E. HILTON, C. Eng., M.I. Struct. E., F.F.B. - Consultant

P. HAYERS - Assistant Engineer

C.R. Barrow - Assistant Engineer

As a nightclub over the existing ground floor areas the existing first floor has already been extensively treated for sound and fire protection. In addition, the live loading from domestic use will be considerably reduced from the nightclub usage thus relieving the overall loading on any existing load bearing walls, steel beams, columns and foundations.

In addition, it is proposed to replace all the existing windows which are considered to have reached the end of their effective life and replace same with new double glazed uPVC white woodgrain effect windows by specialist supplier (details and samples to be submitted for planning approval). All new windows and patio doors to be of matching design.

AMOUNT

The amount of the development is contained within the existing site area with the second and third floor areas added to the west Waterloo Square elevation. The general layout and access is as indicated on the drawings attached together with the layout of the town houses and flat units which are listed hereunder giving total floor areas:-

• Town house 1 (three bedroom)	112 ² M
• Town house 2 (three bedroom)	126 ² M
• Flats 1, 5 & 8 (one bedroom)	49 ² M each
• Flats 2, 6 & 9 (one bedroom)	46 ² M each
• Flat 3 (two bedroom)	68 ² M
• Flat 4 (two bedroom)	104 ² M
• Flats 7 & 10 (two bedroom)	74 ² M
	843 ² M

SCALE AND APPEARANCE

The scale of the proposed development is contained within the existing site boundaries and is considered to be in keeping with the general street scene, blending in and complimenting other developments and improvements which have occurred along Bognor Regis promenade seafront and Waterloo Square.

LANDSCAPING

Not applicable in this location.

ACCESS

Private pedestrian access has been provided to each area of the development with staircases where applicable. As a town centre development parking requirements are provided by the existing nearby street locations.

FLOOD RISK ASSESSMENT

Not considered applicable to the flat units. The ground floor level of the town houses to be raised and not be less than the existing ground floor levels of the existing retail shop units.