

DESIGN AND ACCESS STATEMENT

for a

Change of use from retail (A1 Shop) to flats (C3 Dwellinghouses)
Rear extension, conversion of first floor to create 2 No 1 bedroom flats
& conversion of second floor flat to create 1 No bedroom flat.

at

9 London Rd,

Bognor Regis

PO21 1PQ

August 2018

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1.0 Introduction

This Design and Access Statement is in support of a Full Application to Arun District Council for a Change of use from retail (A1 Shop) to flats (C3 Dwellinghouses), rear extension, conversion of first floor to create 2 No 1 bedroom flats & conversion of second floor flat to create 1 No bedroom flat to 9 London Rd, Bognor Regis.

Reference should be made to the planning submission drawings for details of the proposals, ref:

PA-287...

...01 existing site location & block plan

...02 existing plans

...03 existing elevations

...04 existing section

...10 proposed site location & site plan

...11 proposed block plan

...15 proposed ground and first

...16 proposed loft

...17 proposed section

...18 proposed elevations

In preparation of this design and access statement, consideration has been given to National Planning Policy Framework and to Arun District Council Local Plan and Local Plan policies relevant for this application.

2.0 Site Analysis

- Existing Site

Bognor Regis is a seaside resort in West Sussex on the south coast of England. Properties are typically detached, semi-detached & terrace houses, set in medium plots and are varying character, scale and typology.



London Rd is on the centre of Bognor Regis, situated within the main pedestrian zone. The application site extends to an area of approximately 130 m². The current building is of a style typical to the surrounding area with frontage onto London Rd. The locality is predominantly shops with residential units on top. Generally, these are of three storeys in height with pitched roofs.

9 London Rd is of 'traditional' design. It includes red brick walls with a hipped plain tile roof. The windows and doors are white timber. The frontage areas to the property are open to a pedestrian street while an alleyway at High Street give access to the rear of the main building. The site does not fall within an area at risk from flooding and is not within a Conservation Area.

3.0 Relevant Planning History

No planning history could be found on the Arun website.

4.0 Planning Policy

The applicant will be seeking advice for a Full Application to Arun District Council for a Change of use from retail (A1 Shop) to flats (C3 Dwellinghouses), rear extension, conversion of first floor to create 2 No 1 bedroom flats & conversion of second floor flat to create 1 No bedroom flat to 9 London Rd, Bognor Regis. The policies contained within the National Planning Policy Framework published 27 March 2012 will apply. The proposals have also been considered with particular regard to the Arun District Council current Local Plan and all relevant Supplementary Planning Guidance, Supplementary Planning documents and material considerations.

5.0 Use

The existing main building is for retail use. In its existing form the building does not work well and they will be seeking transform the underused upper floors into desirable new living spaces with 1 bedroom flats.

6.0 Amount & Scale

The proposed rear extension will infill the existing staircase at ground floor and would extend through first and loft, creating a mansard roof.

The proposed loft will be the result of the proposed roof extension.

The flats sizes will satisfy requirement set out by the Government Technical Housing standards

FLAT 1 - 1bedroom/1 person - 41 m²

FLAT 2 - 1bedroom/2 person - 55 m²

FLAT 3 - 1bedroom/2 person - 74 m²

7.0 Layout -- Internal

The proposed ground floor will remain as existing with the exception of the new staircase at the rear.

The proposed first floor will be rearranged to provide 2 No 1 bedroom flats.

The new roof will create a new space for a 1 No bedroom flat.

8.0 Design and Appearance

The proposal has been designed to be sympathetic with the host building and surrounding properties. It is proposed to use matching brickwork and tiles to new walls and roofs. All the windows/doors will be white, as will the soffits, fascia's and rainwater goods. The roof will also have a roof light as an AOV.

9.0 Landscaping

The landscaping will not be affected by this proposal.

10.0 Access

Access will be as existing from High Street.

11.0 Flood Risk

The Environment Agency flood maps confirm that the site does not fall within an area considered to be at risk from flooding.

12.0 Bin Storage

A provision of 240 litres of residual waste storage/bin per flat will be provided at the rear, as well as, the same amount of storage space/bins for recyclable materials.

13.0 Bicycle Store

There will be a designated area to the rear part of the building, accessible from High Street.

12.0 Summary

The proposals have been considered with particular regard to National and Local Plan policies.

The Local Plan and BDNP support the reuse of underused property above shops and commercial premises.

BNDP indicates that extension to achieve the above, may be appropriate.

The proposals would be appropriate in terms of design and appearance in relation to the main building and surrounding area and will maintain, reinforce and enhance the character and quality of the area.

In regard to local policy considerations, the proposal is:

- a) Well designed, sited and detailed in relation to the existing property, adjoining properties and to the surrounding area;
- b) It would not result in significant noise disturbance or loss of privacy, outlook, daylight/sunlight or amenity to neighbouring properties;
- c) It takes account of the existing space around buildings and the character of the area and,
- d) It uses materials sympathetic to the main building.

Through a conscientious approach at conceptual stage and with consideration given to the relevant policies of the Local Plan and guidance the resultant proposal, we believe that is an appropriate development in this location and will not detract from the character of its setting.

FRONT ELEVATION OF 9 London Rd

