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Design and Access Statement

for

**Residential Conversion of First Floor and
Extension to Create Two Additional Stories
Containing Nine Two Bedroom Self-Contained Flats**

at

**56 High Street
Bognor Regis
PO21 1SP**

prepared for

**Reynolds & Co
31 High Street
Bognor Regis
West Sussex
PO21 1RR**

Ref: WP/MJ/4547
Date: September 2016

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1. Introduction

This is a design and access statement that has been produced in accordance with the Government Guidelines within the document titled “ Design and Access Statement how to write, read and use them” produced by CABI and dated 2006.

The design and access statement forms part of the Planning submission in connection with the proposed extension and residential conversion of upper floors to form 9 no. 2 bed flats.

2. Assessment of Physical Context

The property is located on the main High Street of Bognor Regis and is situated between two buildings, both of similar style and construction. Generally the High Street has a variety of styles of buildings built during different periods. The building heights differ but the majority of properties are three storeys with some being four. The predominant use of buildings in the locality is either retail or service based offices. There is parking found at the rear of the building which can be accessed via John Street.



The two storey retail unit is of a concrete frame construction with red faced brickwork cladding with flat felt roof. The windows are single glazed, centre pivoted on the front elevation with a fixed spandrel panel beneath. There are 2 no. sets of aluminium powder coated glazed double doors on the front elevation.

The site is located within an urban location within the primary shopping area of Bognor Regis. The site is flat and being on the high street is very public. The property is not listed nor within a Conservation Area. The site is located within 5km of the Pagham Harbour special protection area, and therefore falls within Zone B of the local plan policy ENV DM2.

3. Social Context

The property is located on the High Street in the town centre which has a mixture of A1-5 units with a significant proportion having residential on the upper floors. 56 High Street was previously used as a retail store on both ground and first floors until the retailer went into administration.

Solicitors have recently been granted permission to convert approximately 60% of the ground floor retail from A1 to A2. The remaining ground floor unit will remain retail use and is currently vacant. The proposed development will look to construct flats on the vacant first floor that will ensure the property is kept fully in use whilst retaining the ground floor A1 and A2 usage essential for the High Street.

Regarding the use of the existing upper floor, both Local Plan policy AREA21 and BDNP policy 4 state that support will be given to the reuse of empty and/or underused property above shops and commercial premises located along designated primary and secondary retail frontages. BNDP Policy 4 also indicates that extensions may be appropriate.

The National Planning Policy Framework (NPPF) supports effective and efficient use of land for site in the built up area. It also advises that new housing should be well integrated with and should complement neighbouring buildings and the local area in terms of scale, density, layout and access which this scheme does.

Paragraph 23 of the NPPF suggests that town centres are the heart of the community and that local planning authorities should support their viability and vitality. As the proposal is to bring back underused premises into use for a mixed commercial and residential enterprise which will support the town centre economy, the proposed scheme is in accordance with this policy.

Most importantly the proposed scheme will provide much needed residential accommodation that is in short supply locally and nationally, that are of a good quality and size sufficient for young families.

4. Involvement of Local Interests

The site is located within 5km of the Pagham Harbour special protection area, and therefore falls within Zone B of the local plan policy ENV DM2. To meet the requirements of the local plan a financial contribution by means of a section 106 legal agreement will be entered into and forms part of the submission.

5. Design Principles

56 High Street was originally part of a larger property constructed circa 1970 being 54-56 High Street. The properties have subsequently been sub-divided.

54 High Street has clad the front elevation with wall hung tiles, making the once visually consistent building disjointed. By undertaking the development including adding additional storeys and cladding, 56 & 54 would appear as independent buildings rather than the mismatch at present.

The planned works will transform the visually bland 1970s architecture into a modern property that is pleasant to the eye with cladding that will fit comfortably into the surrounding area.

To the rear elevation of the building, the 2 no. blocked exits will be reinstated to allow for fire escapes ensuring the safety of occupants in an emergency.

A balcony walkway will be created within the footprint of the building to allow access and ensure all the flats have dual aspect.

A glass balustrade will be erected along the balcony to give an uncluttered walkway and to ensure and provide maximum daylight into the property.

A steel staircase will be erected to the rear of the building in order to gain access to the flats. A metal staircase will be used as it will not be visually imposing and will be in keeping with the staircases of the other buildings along John Street.

The new cladding will be chosen that is neutral in colour and sympathetic to the local area but will give a new lease of life to the overall "street scene". An exact product has not been chosen as yet and this can be a condition of the planning approval.

The additional storeys will be of lightweight highly insulated construction. It is proposed to incorporate renewable energy by providing heating and hot water by air source heat pumps. This will ensure the scheme complies with Emerging Local Plan Policy ECC SP2 "Energy and Climate Change Mitigation".

6. Amount of Development

The proposed scheme plans to create 9no. 2 bed flats. The flats have spacious rooms and enough storage to be suitable for young families. Given the conversion of the first floor and additional two storey extension it will mean that apart from the stairs the proposed works are all within the existing footprint of the building. The scheme is in proportion with other properties in the High Street and will intensify and make more efficient use of the plot.

7. Layout

The proposed layout of the building will include 3 residential self-contained units on each of the first, second and third floors. Each flat will contain two bedrooms which will have the same layout on each floor. Circulation and fire escape will be via new walkways created in the footprint of the building and external metal stairs attached to the building from the rear elevation.

The proposed layouts and elevations are shown in the accompanying drawings 4547/ 04 to 16.

- Flats 1, 4 & 7 have an gross area of 76.4m²
- Flats 2, 5 & 8 have an gross area of 77.0m²
- Flats 3, 6 & 9 have an gross area of 77.5m²

The flats sizes are larger than average requirements set out by the Government technical Housing Standards with the minimum size for a 2 bedroom, 3 person flat being 61sqm. The open plan kitchen/living area suits modern lifestyles and increases the sense of spaciousness. There is a large amount of storage space for each flat which is often neglected. All the bathrooms and kitchens will be provided with mechanical ventilation as there are no windows. All flats will be provided with a dual aspect

8. Scale

The new building will be slightly taller than the adjacent buildings at 13.7m but should be of a similar height to the 4 storey building opposite. Generally, the properties on the High Street are 2-4 storeys with the majority being 3 storeys high. Therefore, the proposed development would respect the scale and rhythm of the street scene. The floor to ceiling height of each level will be 2.5m minimum or greater.

Due to its High Street location there will be no problems with overlooking or loss of privacy, light etc.

9. Landscaping

The development has no landscaping or amenity space and there is no scope to be able to incorporate it. The properties location however helps mitigate this as there is a public open space and a children's play area located to the immediate West of the development and the beach and sea are located c.100m to the South.

10. Access

The site is in a highly sustainable location and has existing parking space to the rear of property. The proposed development will provide 5 parking bays for cars which will be allocated to the ground floor offices. We also propose to incorporate a covered bay for bike storage to encourage cycling. The site is well served by public transport and given the sites urban location all everyday facilities are available within short walking distance. Ample public car parks are available in the immediate vicinity of the development. As such the traffic generated by the development will be compatible with the environmental character of the area and can be accommodated adequately on the surrounding road network.

11. Infrastructure

Adequate services and infrastructure already exists and public resources will not be required to improve services.

12. Bin Storage

Each unit will be provided with 240 litres for bin storage and the same amount of storage is to be provided for recycling. This will be achieved by providing 2no. 1100 litre bins for waste and 2no. 1100 litre bins for recycling.

The bins will be housed in an area that makes use of the existing brick wall and encloses the space with close feather board fencing. The enclosure is situated adjacent to the highway and within the pulling distance for the 1100 litre bin (10m) as specified under the current Health and Safety Legislation.

Conclusion:

The application suitably takes into account Local and National planning policies and guidance.

In accordance with Local plan policies the proposed development will:

1. Reuse vacant floor space on the first floor and extend for residential purposes without adverse effects on the vitality of the High Street or occupiers of neighbouring properties;
2. Make efficient use of an existing building to provide new residential development that will revitalise a bland building and boost the street scene.
3. Promotes sustainable development both in terms of its construction and location. Its construction will incorporate high levels of insulation and renewable energy. Being located on the High Street it reduces the need to travel, particularly by private car and makes more efficient and intensive use of an existing property reducing pressure on greenfield site.

In any reasonable balancing exercise it can be concluded that the proposed development will provide much needed residential accommodation, enhance the aesthetic of the street scene and is a highly sustainable development. The proposed development respects the scale of the existing elevations and as such maintains the character of the area.