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Investments LLP



Cover Storey
A r c h i t e c t s

Design & Access Statement
Vahnea Student Residences
Wilko Store, London Road, Bognor Regis
September 2017

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Planning reports

Harwood Savin:

- Planning Application
- Planning Statement

Cover Storey Architects:

- Design and Access Statement
- Solar Study
- Visual Impact Assessment
- Supporting Visuals

Ridge & Partners LLP:

- Framework Construction Logistics Plan
- Transport Statement
- BREEAM Pre-Assessment
- Sustainability and Energy Efficiency

Campbell Reith:

- Drainage Strategy Report
- Structural Feasibility Report

ION Acoustics:

- Acoustic Report

Vahnea Developments Ltd:

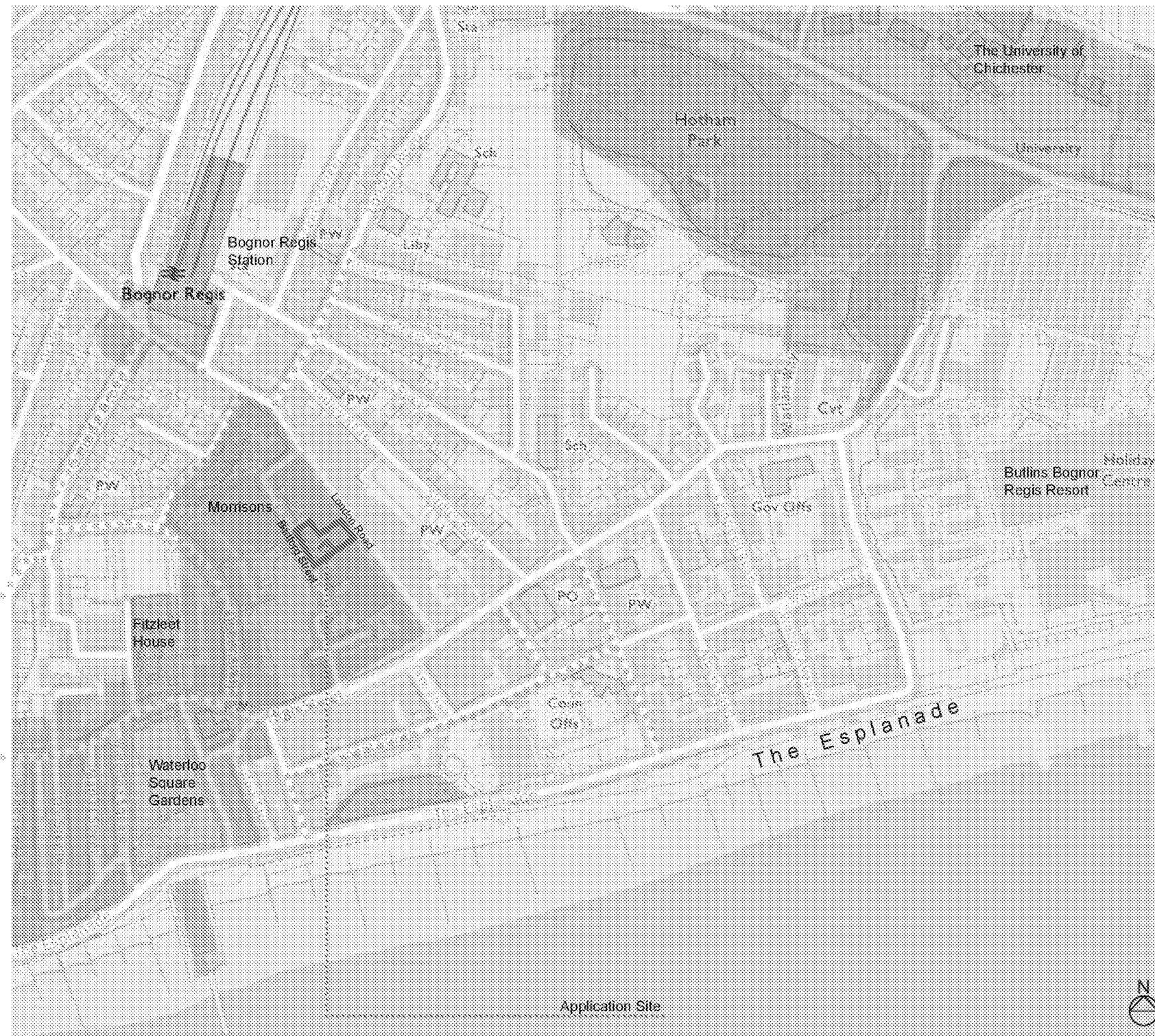
- Student Management Plan

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introduction 1.0

- 1.1 Cover Storey Architects et al have been instructed by Vahnea Marolda Investments LLP to prepare and submit a full planning application to Arun district council for the development of the existing rooftop of plot 18-20 London Road, Bognor Regis, currently occupied by Wilko retail store for use as student residences.
- 1.2 The proposed development involves the structural upgrade of selected existing building fabric together with the creation of new student accommodation, cycle storage, hard and soft landscaping, and associated works over the rooftop above the existing store.



Bognor Regis map showing town sectors.
<https://www.ordnancesurvey.co.uk>



London Road high street.



Bedford Street car park.

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- 2.1 The application site is situated in the retail district of Bognor Regis along the London Road high street. The store entrance faces on to the pedestrianised road and the service entrance faces on to Bedford Street car park to the rear. The site is shown in red on the submitted drawings with an extent of approximately 0.12ha.
- 2.2 Relevant planning history for the site:
- | | |
|-----------|--|
| BR/127/09 | Refurbishment and fitting out works to include new shopfront, roller shutter to goods in area and alterations to existing roof plant area.
Approved Conditionally
28-08-2009 |
| BR/358/79 | Fire reinstatement of shop front.
Approved Conditionally
06-06-1979 |
| BR/88/73 | Alterations to shop front and sales floor layouts.
Approved
12-06-1973 |
| BR/1/60/B | Alterations
Approved
16-03-1961 |
| BR/1/60/A | Amended outline application retail stores and lock-up.
Approved Conditionally
02-03-1960 |
| BR/1/60 | Extension of existing store
Approved Conditionally
01-02-1960 |
- 2.3 The application site comprises a functioning retail store at ground level, with retail storage and staff offices at first floor. At roof level there is a small unoccupied storage area which leads to the roof for maintenance, forming the white render and glazing of the front elevation facing London Road. The rooftop is currently used for ventilation plant and the service lift over-run, all of which will be accommodated within the structure.
- 2.4 The building was built as a brick structure and in some locations this remains visible. The shop facade was refurbished during the 1950s to a white painted finish as can be seen on both the London Road, and the Bedford Street elevations.
- 2.5 Typically the visible elevation of London Road comprises shopfront glazing and white painted render walls with a dominant red store branding strip. The rear elevation onto Bedford Street uses the same colour branding, but with service doors and smaller window units. Small areas of remaining brickwork have been covered with dark grey large format tiles on the front elevation.
- 2.6 The building was occupied by Woolworths from 1928 until 2008. In July 2009 it was occupied by Wilkinson Hardware Stores Ltd on a 15 year term. The building remains currently occupied and is intended to remain open throughout any associated works programme.

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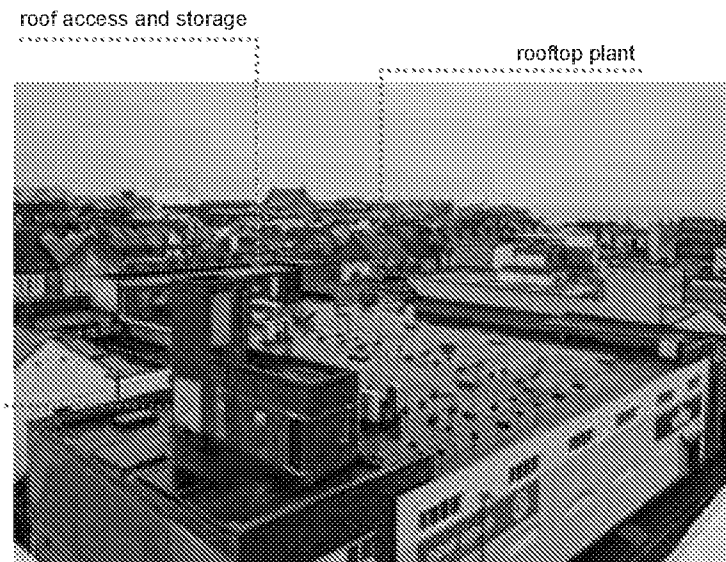


Front Entrance materials.



View of the front entrance onto London Road.

1950s refurbishment
roof access and storage



Existing rooftop.

service stair and
lift over-run



Brick flank elevations and party walls onto Bedford Street.

Flank wall to
adjacent yard

Goods in entrance



Rear elevation onto Bedford Street.

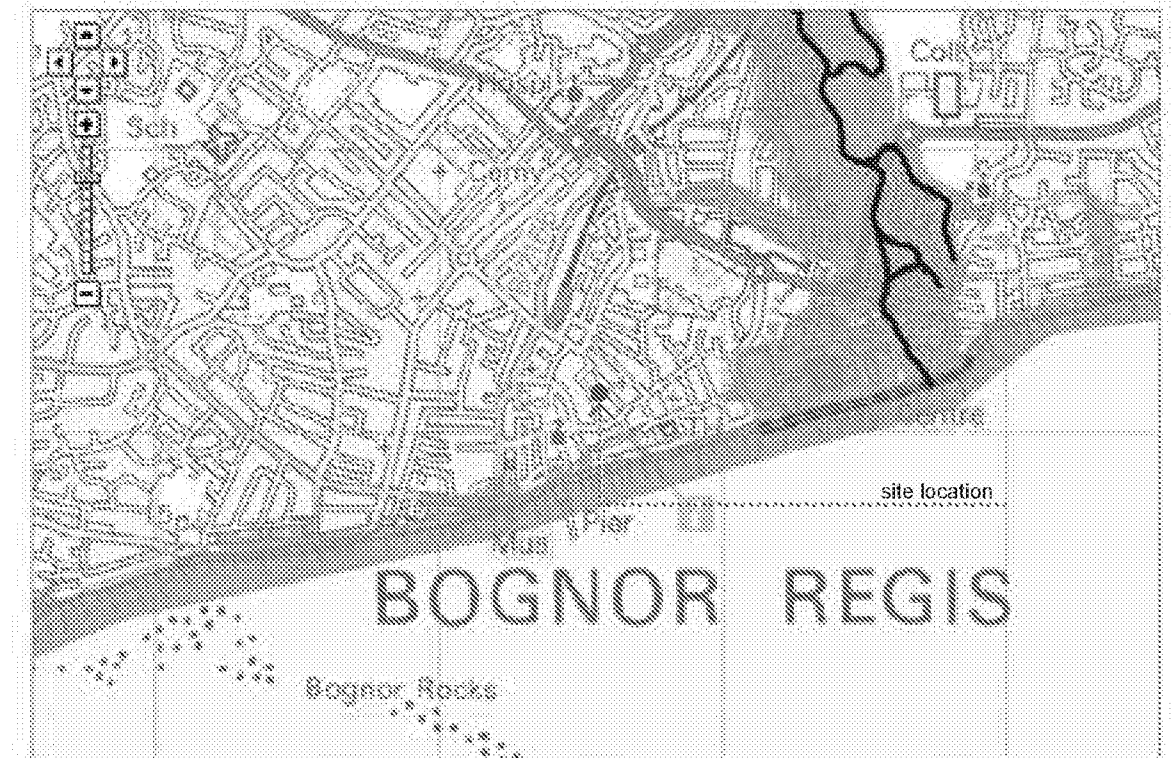
2.7 Access to the site during the day is purely pedestrian. The London Road store entrance is not accessible with a vehicle between the hours of 11am to 4.30am. A vehicle and delivery drop-off point is situated to the rear along Bedford Street. Scheduled deliveries occur during the night and are managed by the store manager. This site is situated approximately 250 meters South East of Bognor Regis railway station, and approximately 900 meters from the University of Chichester Bognor Regis campus. The closest bus stop is approximately 140 meters to the South where London Road meets the High Street. Further information can be found in the associated Transport Report.

2.8 There is no existing ecology or landscaping on the rooftop site. Built form comprises the site and the roof is devoid of organic materials and habitation besides small patches of moss. There is no evidence of any nesting or habitat use by any wildlife.

2.9 From London Road, the immediate neighbouring buildings are of a similar height and size in elevation. The road is varied in design with no common appearance or style. The neighbouring buildings along the street scene share a common height of 2-3 storey with store front at ground level and assorted window arrangements above. Several stores along the road contain some residential in the upper storeys but typically they are a mixture of retail storage, retail offices or vacant.

From Bedford Street, however, the neighbouring buildings vary dramatically in size, with the Morrison's supermarket and multi-storey car park taking precedence over the site and immediate surroundings. At street level a large open car park is situated immediately before the site separated from the plot by Bedford Street.

2.10 Information from the Environment Agency confirm the site to be in "Flood Zone 1". As such, the Environment Agency recommends that there is no requirement to undertake a bespoke flood risk assessment as the site sits outside of any relevant floor risk zones.

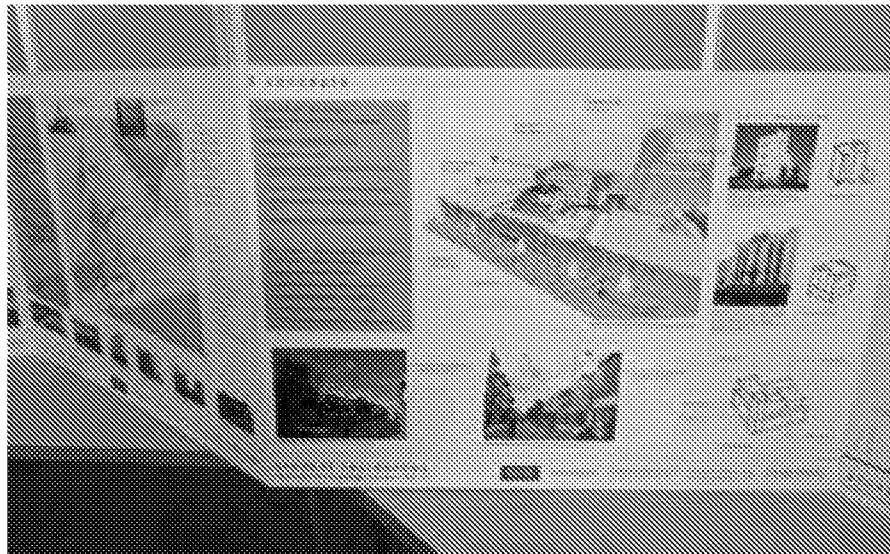


Extract of Flood Risk Map - Environmental Agency

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the proposal 3.0



Example board from the Public Consultation in July 2017.



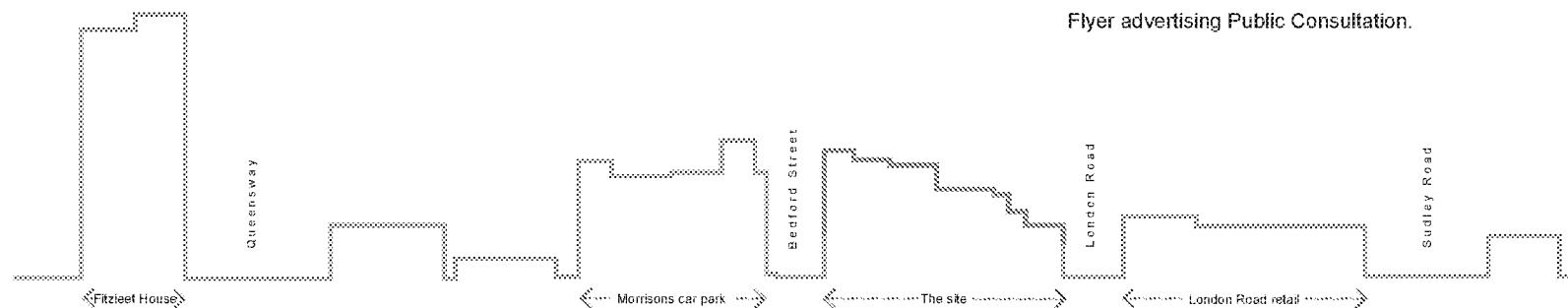
Public Consultation

Vahnea Morlok Investments LLP would like to invite the local community to view an exhibition and comment upon their draft scheme for new student residences above Wilko on London Road, Bognor Regis.

The public exhibition will be held in the Gallery Room at The Regis Centre on Friday 7th July 2017 between 16:00 and 20:00.

If you require any additional information in advance of the exhibition, please contact Charlotte Gant, our Planning Consultant at Harwood Savill on charlotte.gant@harwoodsavill.com or 07834 449198.

Flyer advertising Public Consultation.



Cross section through site showing step in building profile at Public Consultation stage.

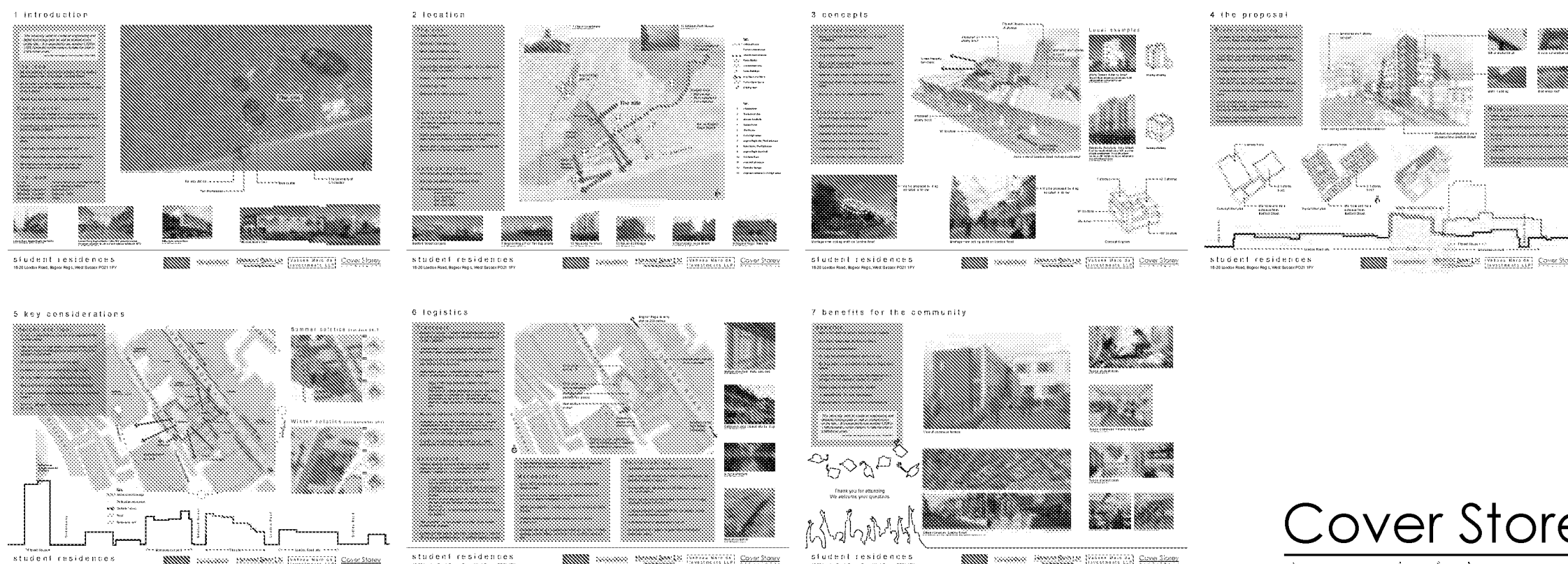
3.1 Pre-application consultation was undertaken with Mr Simon Davis of Arun District Council on 7th March 2017 (Ref: PAA/31/17), the response was generally favourable of the concept and understood the project's approach to the future increase in student population (see Planning Application Ref: BR/54/16/PL). A formal response was issued by Mr Davis on 23rd March 2017 which outlined and identified areas for consideration. These included:

Principle,
Design,
Neighbour Amenity,
Bin Storage,
Highways, Transport and Parking,
Sustainability,
Sustainable Construction,
Listed Buildings,
Buildings or Structures of character,
Light Pollution, and
Noise Pollution.

3.2 Following this consultation, the proposal was further developed and a public consultation was held on Friday 7th July 2017 between 16:00 and 20:00 at The Regis Centre. The proposal was shown across seven boards (as indicated below) which incorporated illustrations, drawings and diagrams with accompanying text. Four members of the team were present to aid in explanation and discussion.

3.3 The advertising flyer was hand delivered to 1,300 houses and businesses in the local vicinity. Of approximately 30 local residents who attended, the outcome was generally positive. Concerns and questions included that of fire safety, student car parking, and disruption of existing residents in the local area.

3.4 On 12th July 2017 an article was published by the Bognor Regis Observer which provided further public knowledge of the proposal, granting an opportunity to voice feedback and public awareness in the twelve months prior to the submission of a planning application.



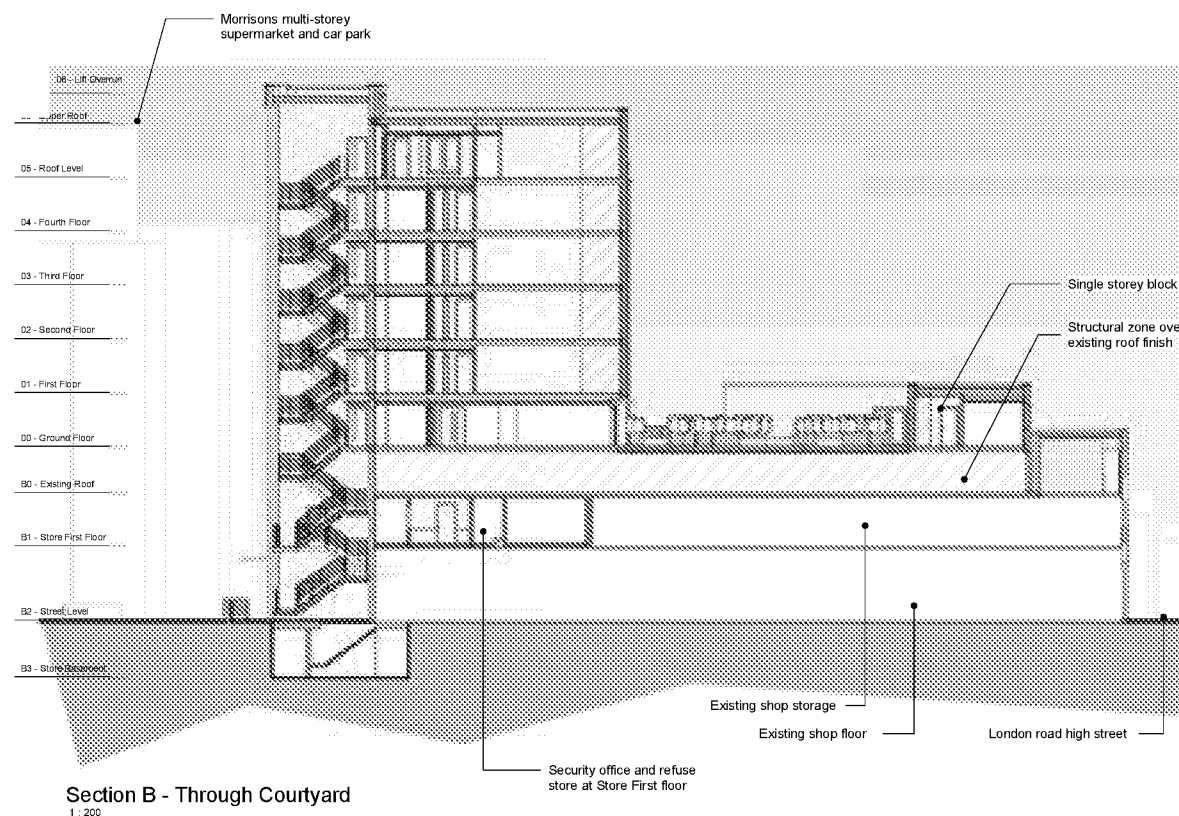
Thumbnails of the display boards used during Public Consultation.

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Arrangement of 2-6 bedroom flats, coloured by occupancy number.



Section illustrating the access core.

3.5 Principle

The proposal is to provide up to 97 units of student accommodation on the rooftop of the existing store with associated kitchens, living spaces and ancillary supporting spaces. The design splits the proposal into two forms: a South West 6-storey block with reduced accommodation and roof maintenance access on the top floor, and a single-storey block on the North East side of the roof. The design does not propose any significant changes to the existing store, but utilises a portion of the lesser used first floor storage space for the new primary access core, a 5 bedroom flat, and ancillary spaces such as security office, refuse and cycle storage. Small areas of the shop floor will be altered for structural upgrades at the perimeter.

3.6 Design

The footprint of the proposal has been designed to most effectively utilise the structure of the existing built form, with focus on the perimeter load-bearing walls. Fundamentally the design separates itself from the street level London Road retail function through creating new access at street level from Bedford Street to the rear of the site.

Bedford Street serves as the functional secondary entrance of the retail properties and does not share the same visual characteristics of the shop-fronts facing on to London Road. It is at this location that the proposal seeks to introduce a new vertical core with private access to the rooftop development.

Access for the residents, staff and emergency services will be via this core. The proposal provides a compartmentalised firefighting core, including lift and staircase which acts as primary escape for all residents to the final exit onto Bedford Street. Secondary escape stairs are to be provided along the North elevation for the both the primary and the single storey blocks to allow alternate means of escape down to street level.

The floor plan is largely repeated at each floor, with the access core at the South West corner serving between four and five private flats per floor and a single flat at roof level. These flats are self-contained, with bedrooms, bathrooms or ensembles, and combined kitchen and living areas. The flats vary in occupancy from between two to six, with approximately half of the flats catering to an occupancy of four. The layout has been designed following the requirements of the University of Chichester Student Accommodation Standard Design Guidelines document. All flats are designed to be accessible to wheelchair users with four flats purpose designed to flexibly meet the requirements of Approved Document Part M. These include bespoke wheelchair accessible bathrooms and kitchens.

Area Schedule:

Bedrooms (11.5m ² - 12m ²)	- 30no
Bedrooms (12m ² - 13.5m ²)	- 72no
Ensembles (2.35m ²)	- 83no
Ensembles Accessible (6m ²)	- 4no
Shared Bathrooms (2.75m ²)	- 10no
Kitchens (22.5m ² - 28m ²)	- 28no
Cleaners Store (2.6m ²)	- 8no
Comms Room (4.5m ²)	- 6no
Staff Office (16m ²)	- 1no
Laundry Room (10m ²)	- 1no
Bin Store (32m ²)	- 1no
Cycle Store (40m ²)	- 1no
Plant Room (48m ²)	- 1no

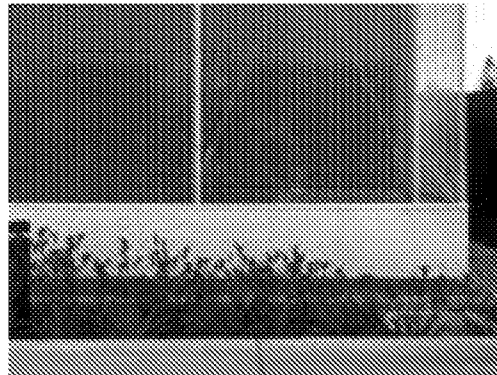
Services and structure will form a zone between the existing roof finish and the proposal's 'ground floor'; this will separate any construction from the store roof, mitigating potential for

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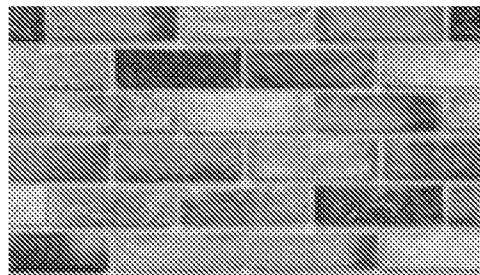
Existing rooftop facing adjacent Morrison's supermarket.



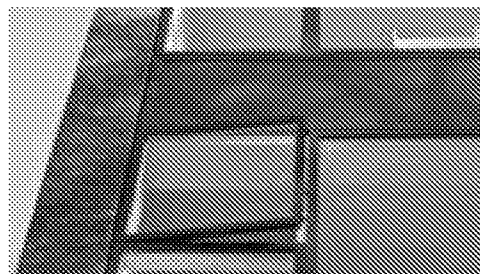
Mesh or perforated screening around secondary stair.
<http://openbuildings.com>



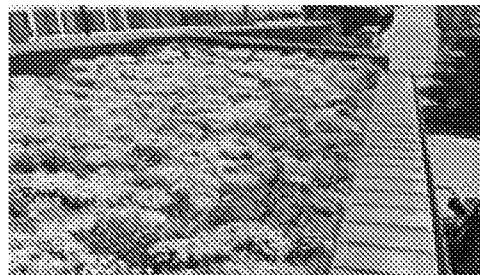
White render finish.



Buff mixed brick slips.



Aluminium window units.



Biodiverse roof.



Existing materials and colours of the local vicinity.

harm to the existing fabric, and will provide a clean platform upon which to build. This zone has the potential to provide access on to the existing roof for future maintenance for both the existing store and the rooftop proposal. This will also enhance both acoustic and fire separation between the different zones. It also provides a discrete location for services, minimising any visible rooftop plant, water storage etc.

The elevation design principally aims to represent the rhythm and texture of the street scene through the variety of panels and material. Simple forms create movement through the subtle changes in depth and step down in height from the south west vertical core. The height of the proposal reflects the neighbouring plot of Morrisons as well as the large open car park to the south west. Care has been taken to ensure the height remains appropriately balanced with the context of the site at street level and to prevent over-shadowing of the high streets. The proposal and its relationship with the surrounding context is expanded upon in the supporting Landscape and Visual Impact Assessment.

The nature of the site encourages the use of lightweight/ off-site manufacture to reduce additional loads onto the structure below. This has been reflected in the proposals for finishes and appearance. Taking into consideration the context of the town, it is appropriate to propose finishes similar to those historically found in the surroundings as to not appear out of place. The material palette chosen for the proposed development consists of:

- White render finish, similar to the white masonry paint and lime render found in properties across the town,
- Buff mixed brick slip cladding, which relates to the predominant masonry appearance of the buildings neighbouring the rear of the plot, shades of which vary from cement greys through to buff and red variations.

Due to the height of the proposal exceeding 18m, great care has been undertaken when proposing materials as to provide sufficiently high fire resistance. Insulations such as fire retardant and non-combustible mineral wool are proposed throughout the proposal along with a close working relationship with building control throughout the development of the design to ensure long term fire safety inherent with the construction, and design methodology.

3.7 Neighbour Amenity

A subject matter most commonly raised at the public consultation was that of the effects on neighbouring communities. The plot itself does not lie within a residential area; instead the proposal seeks to reduce student pressure on the private rental market to provide residences suitable for student living in an area close to the university and outside of the residential neighbourhoods.

The proposal sits within the retail district of Bognor Regis town centre, its location will encourage an increase in footfall along the high streets and the town centre. From this we will expect to see a boost to the sales of the local shops, particularly those catering to the student and young adult demographic.

In addition, a populated building in a central location will add an element of passive surveillance in times when the surrounding area is least inhabited, this can help reduce anti-social behaviour in town centres.

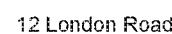
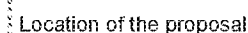
The occupation of the roof will act as prevention of unlawful access onto the roofs of the shops along this road. It is known that the close proximity of the existing roofs encourages children and teenagers to access the roofs, which is extremely dangerous as well as an act of trespass.

3.8 Amenity Space Provision

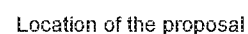
Internal and external amenity space are to be provided for the residents of the proposal, namely each flat contains ample shared living room space sized accordingly to the occupancy. External spaces are provided at podium level for resident use and are to be hard landscaped. This external space is separate from private and secure cycle storage to a capacity of 60 and a

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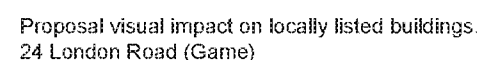
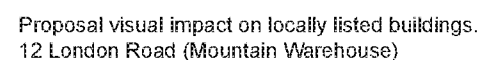
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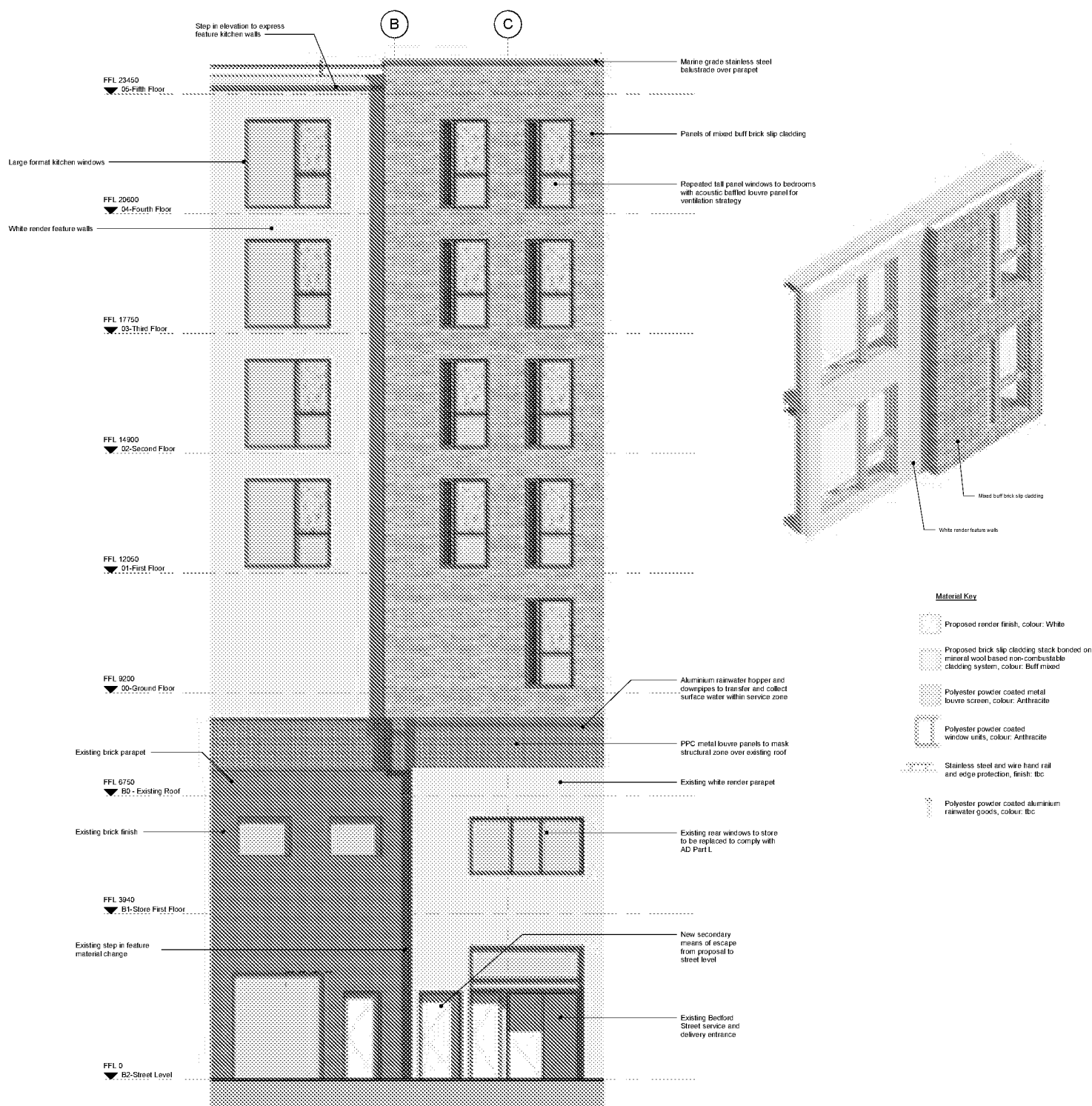
Location of the proposal



24 London Road



ARUN DISTRICT COUNCIL BR/270/18/PL



Bay elevation and material concepts

The proposal has been designed, in terms of materials and massing, to be sensitive to its proximity to London Road. It is intended that the proposal is not visually read to be on the same street scene as the existing two to three storey retail units along London Road, hence the main elements of the building face out over Bedford Street.

A portion of the tallest elements of the proposal can be seen from eye level in the distance by pedestrians, illustrated by the accompanying images opposite. It is intended that this does not draw the eye away from the immediate street scene, and instead is to be read as a building in the distance. Much like existing tall structures such as Morrison's and Fitzleet house, the height will not appear over-bearing against neighbouring structures unless situated in the same plane.

3.15 Light Pollution

To provide this, care has been taken to reduce any over shadowing of London Road and to minimise any effect on the street scene. The proposal seeks to provide the majority of the accommodation on the South West side overlooking an open street level car park and to provide only single storey accommodation in the direction of London Road.

External lighting we intend to minimise light pollution by automatically controlling the lights and using an appropriate average luminous efficacy. It is anticipated that the building will have external lighting but that this will be developed in line with the requirements of this issue (specific lighting levels and auto switch off between 23.00 and 7.00 other than safety or security lighting). Please note that specific examples will be required to confirm how the external lighting complies with the ILP Guidance Notes for the Reduction of Obtrusive Light 2011.

Beneficial lighting will also be co-ordinated with the council and Town Centre manager to enhance the public realm.

3.16 Environmental Health

Fire safety is of primary concern when designing buildings, specifically when designing buildings of height. The proposal exceeds 18 metres of height from road level and is therefore considered as a tall building by Approved Document B2, for this reason additional measures have been taken in the design to provide escape routes to ensure that it meets with the appropriate regulations.

In addition to protected escape routes and lobbies at each floor, the staircore comprises a firefighting lift, a dry riser, automatically opening vents in the facade and external wall insulation with a limited combustibility.

3.17 Noise Pollution

The assisted natural ventilation strategy will provide acoustic baffles to the window vents to ensure external noise does not unreasonably affect the residents, especially over night.

A noise impact assessment has been carried out and results can be found in the Noise Impact Assessment by ION Acoustics.

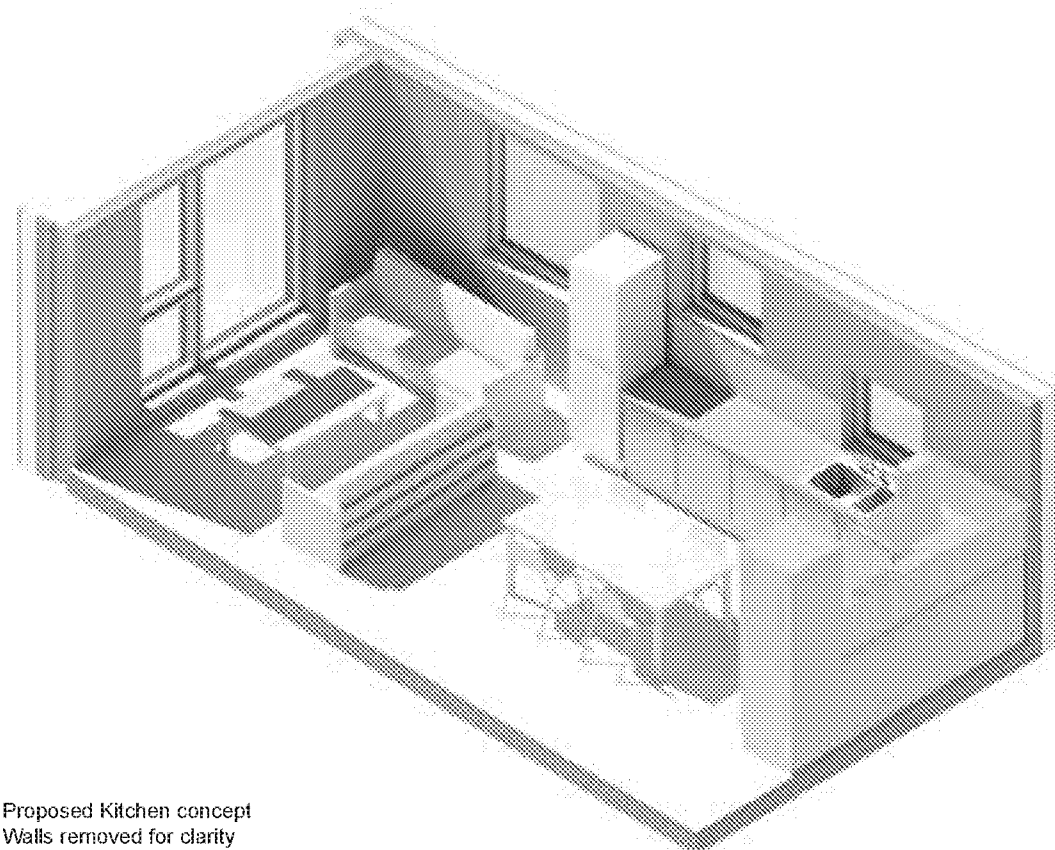
3.18 Security

The design follows all relevant Secure By Design protocols. Improved security on site and adjacent rooftops, due to passive surveillance and occupied spaces will reduce opportunity for trespass which has been an issue across rooftops on London Road. Lighting will further aid in reducing concealed locations available for potential crime.

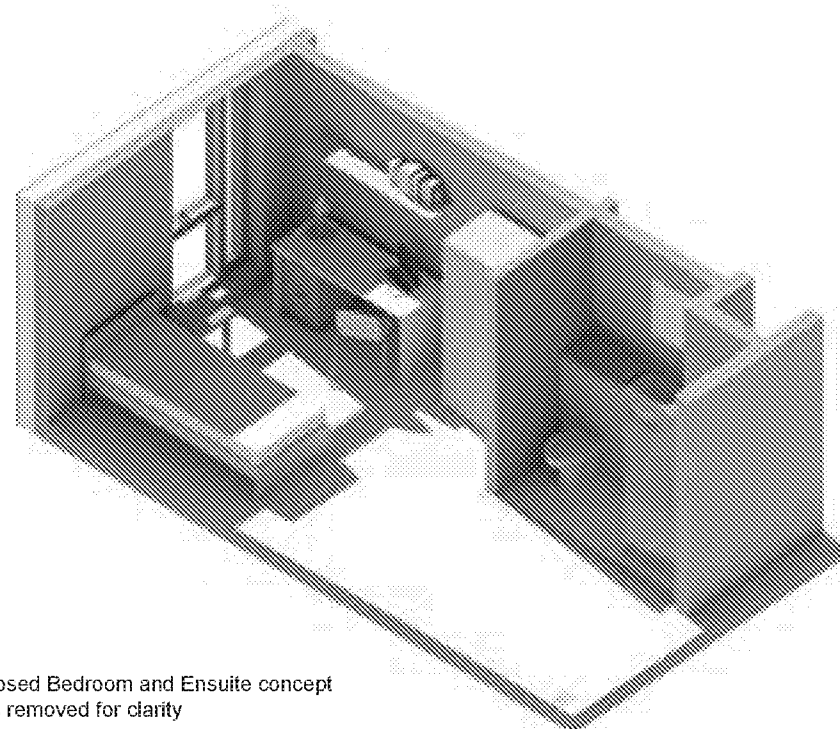
Public realm improvement will form part of the wider benefits of this scheme. As the footpath is not generous at the new entrance it is proposed that path improvements are to be included with the works to include a suitable handrail barrier or posts to form protection from vehicle collision. Additional measures under consideration include the introduction of a pedestrian crossing or similar at the entrance of the proposal. Measures such as these can bring benefits to both the

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Proposed Kitchen concept
Walls removed for clarity



Proposed Bedroom and Ensuite concept
Walls removed for clarity

residents of the proposal and to the general public, specifically the accessible parking spaces immediately adjacent to the site.

3.19 Functional Adaptation of Proposal

The proposal seeks to provide residential use to students and has been designed with this function in mind. However there remains a possibility that within the lifetime of the proposal there may be requirement for a change of use. Consideration has been given in this regard and several possibilities can be suggested.

These include:

Staff Accommodation for local holiday centre Butlin's.

Over the past year Butlin's have applied for two applications seeking further accommodation through the change of use of existing properties showing an area of demand for rooms. This proposal could alleviate such a demand by providing purpose built accommodation within a walking distance of the holiday park. The similar use requirements would not require any alterations to the proposal.

Care home, assisted living spaces or affordable housing.

With the increase in demand for homes for the elderly it is possible that through minor works and conversion, the proposal could provide new spaces for residents. The design has been developed with wheelchair access in mind, allowing every room to be accessed and providing a number of accessible ensembles and kitchens. The modular room layout could be altered to provide larger spaces for multiple occupants or additional specialist requirements with only minor structural alteration.

In addition to change of use, the proposal also takes change of appearance into consideration. The lightweight steel partition system can contain much of the required insulation and waterproofing and allow the replacement of the facade without affecting the core structure.

The plant room is located on the roof deck, with an existing separate maintenance access and escape core. This can ease any future upgrades or replacements to plant within the life of the building, furthering its possibility to provide low-energy or sustainable services in the future.

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