

DESIGN STATEMENT **for**

1 Spencer Street
Bognor Regis



050 – December 2021

bayside
ARCHITECTURAL DESIGN LIMITED

1.00 INTRODUCTION:

1 Spencer Street is a two storey office building which had at one time been the old ambulance station. The building sits along a mixed use mainly residential road in the centre of Bognor Regis opposite the railway station.

2.00 PROPOSAL:

The building will be converted into two 1 bedroom self-contained maisonettes with a courtyard garden to the rear, all within the existing building fabric.

3.00 LOCATION:

1 Spencer Street is located in the centre of Bognor Regis adjacent to the station and main shopping area.



1 – Location

4.00 ASSESSMENT OF PHYSICAL CONTEXT:

The property faces west, on the eastern side of Spencer Street, with office and other residential properties in the vicinity. The building is detached and sits directly abutting the pavement.

To the southern side is a secure gated private pedestrian access which serves to gain access to the rear courtyard and also the rear of other residential properties over retail units facing London Road.

Good public transport is available with the railway station and bus stops within a couple of hundred metres.

On the opposite side of the road is Covers builders yard so there is no overlooking to the front, to the north is the rear yard to a printing company in London Road and then the larger Gasden House flats.



2 – Spencer Street elevation



3 – Rear Courtyard



4 – Rear Elevation

The building has been adapted over many years with different uses but we have been unable to find photographs of what it originally looked like. It is assumed it is late 19th / early 20th century.



5 – Gated side access

5.00 ACCESS:

The proposals do not change pedestrian access arrangements to the site from the highway which is via a main existing pedestrian door and a rear access door from the private courtyard accessed via the secure side alley.

Rear access to Flat 1B is fully Part M compliant however due to the pavement being lower than the main floor level there will be a step into or within Flat 1A.



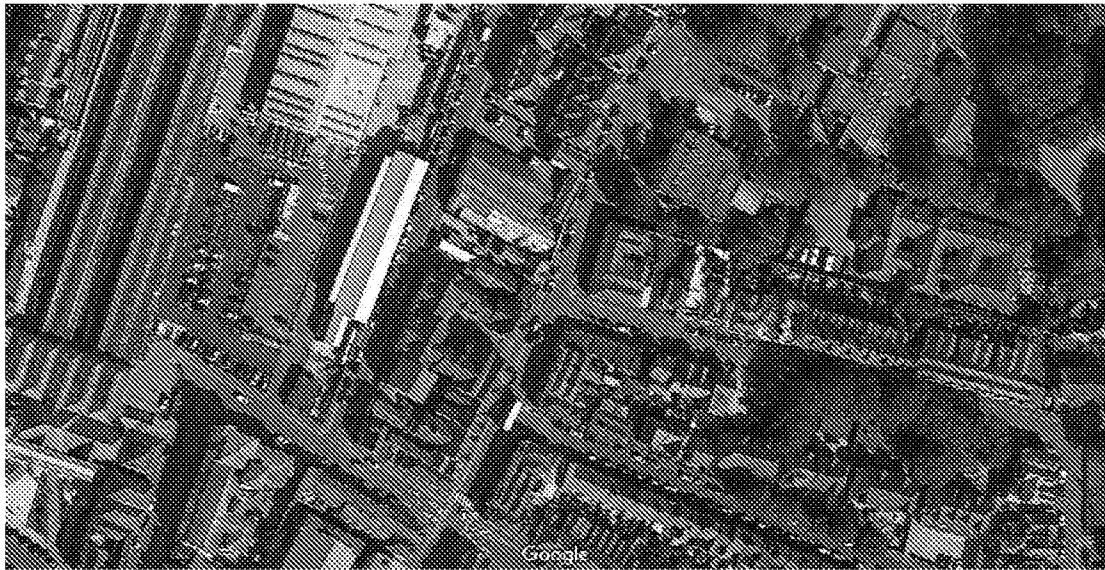
6 – Existing entrance and secure side gate

There is no on-site parking but directly in front of on the opposite side of the road is layby permit holder parking.



7 – Layby parking outside

Additional public off street parking is available in the station car park and further away in Lion Street. The majority of the roads will have some form of parking, be it time limited or restricted within the day.



8 – Location aerial view

Secure cycle parking will be provided within the rear courtyard with a compact covered shelter. Refuse bins will also be stored within the courtyard.

6.00 LAYOUT:

The proposals are a simple layout with two maisonettes each with a private entrance so no communal space which ensures security and maximum use of space. All existing window openings and doors are retained.

Flat 1A to the front uses the existing entrance from the footpath and has a bedroom and ensuite on the ground floor with an open plan kitchen / living on the first floor.

Flat 1B uses the shared side passageway to access the private rear courtyard where the entrance door is located. This goes into the entrance lobby and also has a bedroom and ensuite on the ground floor with an open plan kitchen / living on the first floor.

7.00 SCALE & APPEARANCE:

There is no change in the size or scale of the building. It is one of the smallest buildings at this end of Spencer Street which has three 3 storey residential blocks and four storey mixed use buildings.

The painted render will not change as this fits with adjacent buildings, with upvc windows. However the main entrance doors may change to allow them to be more easily seen and more secure. The slate roof with the feature parapet will also remain with rainwater goods and fascia boards upgraded.



9 – Building to south



10 – Builders yard opposite

8.00 LANDSCAPING:

The building borders directly the footpath to the highway and so there are no opportunities to enhance the street scene.

However there is a private courtyard for flat 1B to the rear which currently is block paved but allows scope for personalised low maintenance planting in containers.

9.00 FLOOD RISK:

As per the Environment Agency's website the site falls within flood zone 1 so no further flood risk assessment is required.



11 – Flood Risk Map

10.00 CONCLUSIONS:

This proposal will provide much needed high quality private rental accommodation from a landlord who has a good track record in the area. This will give a new purpose to one of the older existing buildings in the road maintaining the character of the area.

We feel the works are not detrimental to neighbouring properties or the street scene, this application should be granted.