



**18 WATERLOO SQUARE
BOGNOR REGIS
WEST SUSSEX**

**DESIGN AND ACCESS / PLANNING STATEMENT
TO ACCOMPANY PLANNING APPLICATION
FOR ALTERATIONS TO THE FRONT ELEVATION AT GROUND FLOOR LEVEL**

OCTOBER 2018

**Sloane & Brown Ltd
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Oving Chichester
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INTRODUCTION

This Design and Access / Planning Statement accompanies a full planning application for alterations to the ground floor front/west elevation of 18 Waterloo Square, Bognor Regis.

SITE HISTORY

Planning permission ref. BR/220/17/PL dated 13 Sept 17 approved the change of use of the first & second floors to form 2 No. dwellings & reversion of ground floor area to retail use.

This application affects the character & appearance of The Steyne, Bognor, Conservation Area.

DESIGN PRINCIPLES AND CONCEPTS

The proposals comprise the removal of existing fencing, bay windows and timber doors. The existing bay roof would be supported on new gallows brackets. The two existing structural openings either side of the inner door would be infilled up to cill level with rendered brickwork. Two new vertical sliding sash windows would be installed to match the proposed first floor windows. The existing central structural opening would be infilled using a plate glass door and small glass side panel. The fascia of the bay roof would be increased in height to match the fascia of the Waterloo Inn. A privacy screen would replace the fence at the southern end of the existing courtyard above the existing brick wall.

The proposed external alterations are relatively minimal and would not adversely affect the appearance or setting of the building or have an adverse impact on the Conservation Area in which it is located.



The site viewed from Waterloo Square

ASSESSMENT OF PHYSICAL CONTEXT

The site is located within the town centre of Bognor Regis and surrounding properties are a variety of commercial and residential uses.

The property is located within the The Steyne and Waterloo Square Conservation Area, and this is characterised by modest terraces set around central open spaces.

The premises have clearly evolved and developed over a reasonable period of time which has resulted in an external appearance with a number of slightly incongruous features such as first floor windows of unusual heights and proportions. Permission has already been granted to amend the size of these windows.

The building sits comfortably within the streetscape in terms of overall height and scale. Surrounding buildings are of various differing ages, styles and scale.

DESIGN SOLUTION

The proposed alterations to the west elevation of the ground floor of the existing building have been suitably designed to provide an appropriate external appearance.

The roof of the bay would remain, and its fascia would be increased in height to match the neighbouring Waterloo Inn.

Three original structural openings at ground floor level would be utilised to create a more balanced and traditional frontage with two vertical sliding sash windows with rendered brickwork below cill level. The proposed door would be set back beneath the bay roof in the existing central structural opening.

It is proposed to remove the existing metal fencing but to leave the pair of metal gates and the brick walls.

INVOLVEMENT OF LOCAL INTERESTS

Due to the relatively minor nature of the proposals, no consultations have been carried out.

SCALE

There would be no extension to the existing overall footprint of the building. The proposals would reduce, slightly, the amount of floorspace of the ground floor retail unit.

LAYOUT

The general layout and orientation of the property would be unaffected by these proposals.

FLOOD RISK

The site is not within an area defined as being at risk of flooding by the Environment Agency. It is, however, close to the edge of the defined area. The proposals have no affect upon the likelihood of flooding of the premises.

AMOUNT OF DEVELOPMENT

Not applicable

SOCIAL/ECONOMIC CONTEXT AND PLANNING CONTEXT

The National Planning Policy Framework (NPPF) was formally published in March 2012 and supersedes all previous PPS and PPG documents. The NPPF sets out the Government's planning policies for England, and how these are expected to be applied in local planning policy making and decision taking.

The NPPF attaches great importance to the design of the built environment, stating that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Paragraph 59 confirms that in policy making, Local Planning Authorities should ensure that good design codes / policies are not unnecessarily prescriptive and instead concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new developments in relation to the local area.

Further planning policies for the site are contained with the West Sussex Structure Plan 2006-2016 (adopted July 2004), the Arun District Council Local Plan (adopted April 2003) and the emerging publication version of the Local Plan (February 2014). The key relevant policies which are still in place are outlined below:

- GEN7 – The form of new development. The proposal would make efficient use of an existing building and would demonstrate a positive response to the identified characteristics and resources of the site. The proposal would not have any adverse impact on adjoining occupiers, land, users or property.
- Policy D SP1 – Design. The alterations to the existing building have been very carefully considered in the context of the nature of the building and the wider environment. The proposals would make very efficient use of the land that is available and would be of a fully complementary appearance.
- Policy D DM1 – Aspects of form and design quality. The proposed alterations to the building would be complementary to the existing external appearance, and the visual impact on Waterloo Square and High Street would be relatively minimal. The proposals would fully respect the scale and appearance of the existing building and would not result in any overlooking, loss of privacy, or be overbearing.
- Policy HER SP1 – The historic environment. The proposals would not have any adverse impact on the Conservation Area within which the site is set. This is examined in greater detail within the separate Heritage Statement.
- Policy HER SM3 - Conservation Areas. The proposals would reinstate historic features such as the vertical sliding sash windows. The existing bay roof would remain and would be supported and designed to more closely match that of the neighbouring Waterloo Inn.
- Policy W DM2 – Flood Risk. The site is located close to the edge of the defined flood risk zone but is not within it.

The proposals comply with the various planning policies of the NPPF, the Structure Plan, the Arun District Council Local Plan, and the Arun Emerging Local Plan.

DETAILED DESIGN STATEMENT

Design Principles

A sympathetic design approach has been taken with the proposed alterations to the existing building. Details of the proposed design solutions are as follows:

Appearance

The external appearance would be broadly as existing, with the only external changes being as follows:

- The roof of the bay would remain and be supported on traditional shaped timber gallows brackets. The fascia of the bay roof would be increased in height to match the neighbouring Waterloo Inn. This additional fascia depth is proposed to accommodate additional thermal insulation and provide the ability for it to be used for modest signwriting, subject to additional permission for advertising.
- Three original structural openings at ground floor level would be utilised to produce a more balanced and traditional frontage with two vertical sliding sash windows in the two extreme openings, with rendered brickwork below cill level.
- The proposed central door would be set back beneath the bay roof in the existing structural opening. The proposal is for this door to be plate glass with a glass side panel.
- It is proposed to remove the existing metal fencing but to leave the pair of metal gates and the brick walls. The relatively tall and closely spaced fencing currently creates the impression of a small “secure” courtyard. Removal of the fencing would expose the frontage of the building and would make the courtyard into a more attractive space. The fencing, whilst of a traditional style, is clearly not original and may well be scarcely 20 years old.

These proposed changes are relatively minor and would not have an adverse effect on the appearance of the building. We consider that the proposals would improve the external appearance and accordingly would enhance the Conservation Area within which the building is located.



ACCESS AND PARKING

There is no existing parking within the site, and there is no space on the site to provide any parking. However, the site is located within a central town centre location and there are good public transport links and nearby public car parking.

The existing main external access doors for the commercial units onto Waterloo Square and High Street would be retained.

LANDSCAPING STRATEGY

There would not be any new hard or soft landscaping.

BIN AND BICYCLE STORAGE

Not applicable.

FOUL DRAINAGE STATEMENT

Not applicable

SUMMARY

An appropriate design approach has been taken with these proposals to provide improvements to the appearance and “lettability” of the retail unit. National planning policy together with development plan policies and supplementary planning guidance has been fully taken into account when preparing and submitting the planning application. The proposals should be acceptable in principle and would not detract from the quality of the area or have any harmful impact upon the amenities of neighbouring residents.

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