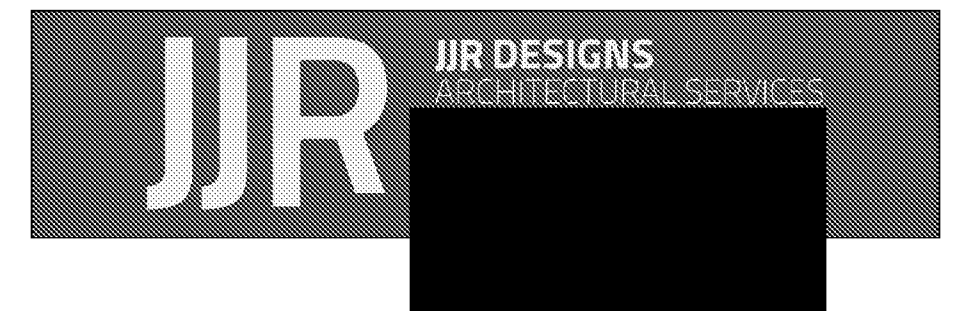




PROJECT:
2-10 QUEENSWAY,
BOGNOR REGIS, WEST SUSSEX

CLIENT:
REGENT PROPERTIES LIMITED

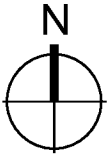


1.1 INTRODUCTION



1. Aerial view of the site at 2-10 Queensway, Bognor Regis

LEGEND:
SITE BOUNDARY



This proposal has been prepared by JJR Designs Ltd on behalf of Regent Proprieties Ltd for redevelopment of 2-10 Queensway, Bognor Regis.

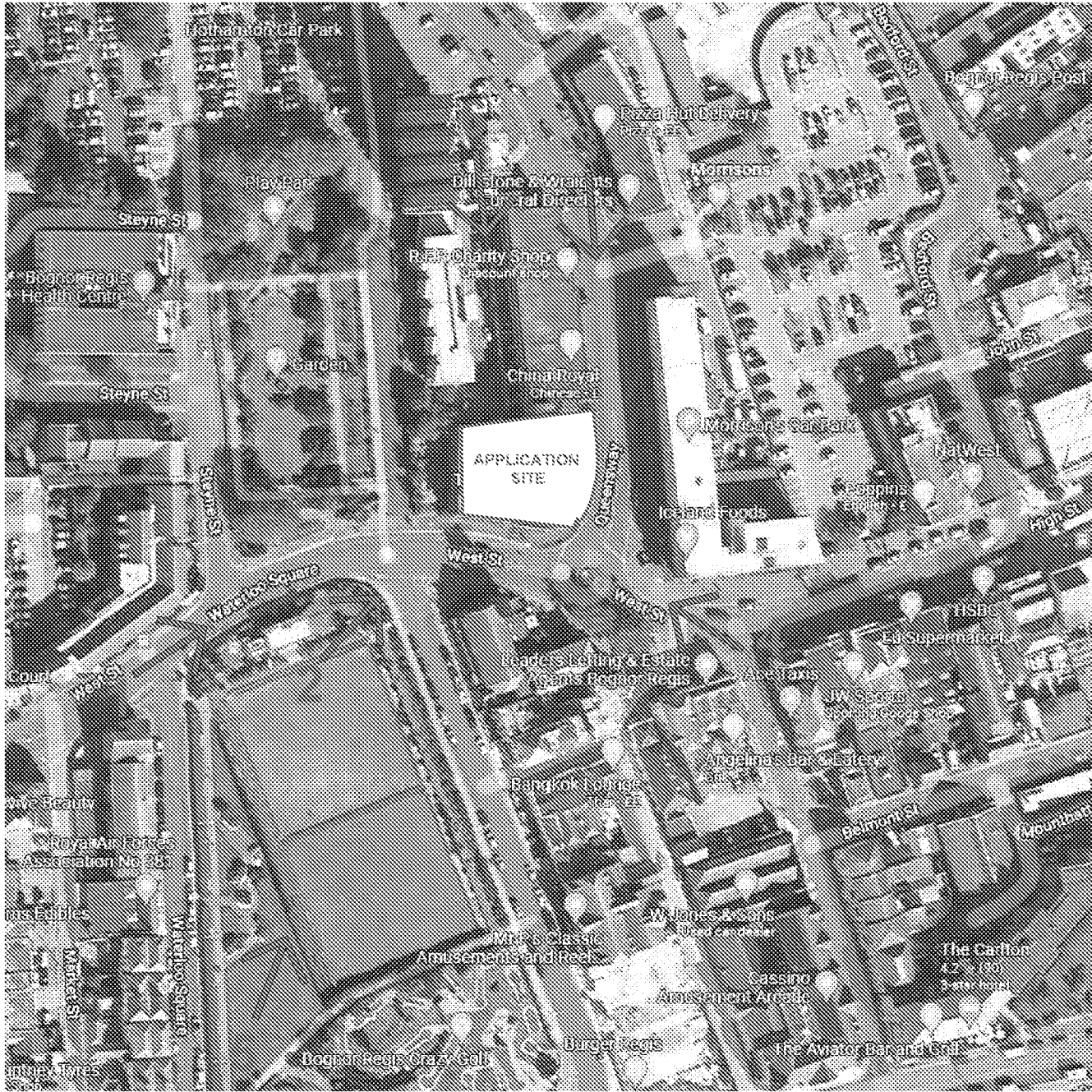
The site is a former Sainsburys comprising 3 storey building on the corner of Queensway and West Street. The ground floor is currently in use, it is a Public House, The Hatters Inn. The 1st and 2nd floor have been vacant for a number of years.

The building is located within Bognor Regis town centre, a 500m walk from Bognor Train Station and a short walk to Hotham Park.

The applicant's proposal comprises:

- 43 residential units of mixed accommodation.
- 3 storey upward extension utilising the existing structure.
- Proposed basement Cycle store for 43 bikes.

1.2 SITE PHOTOS



1.3 THE SITE - LOCATION & CONTEXT



- The former Sainsburys building is a brownfield highly sustainable site close to Bognor Regis Train Station and local facilities.
- The site lies on the edge of the conservation area. Adjoining 1960's built properties along Queensway.
- Queensway is a mix of residential and commercial properties.
- The site lies beyond the northern boundary of the designated asset that is the Bognor Regis conservation area.
- Benefits from close proximity to Bognor railway and local bus routes. The location offers easy access to shopping, employment and recreation facilities.



Schools

1. Edward Bryant School



Retail

1. Sport Direct
2. The Works
3. JD Sports
4. Wilko
5. New Look
6. Morrisons
7. Iceland
8. JW Sports
9. Eu Supermarket
10. Reynolds Furniture



Parks

1. Hotham Park
2. Hothampton Gardens
3. The Rock Gardens
4. Seafront Mounds

Route to London via A29

Train Line



Existing plan view of site and neighbouring properties.

1.4 EXISTING SITE ANALYSIS

The site is approximately 0.08 ha, and is located within the town center. The use of the site currently is a Public House with two storeys above. The existing building is three storeys in height, with a ground floor footprint of approximately 850 sqm.

The site is currently accessed from Queensway and West Street, which adjoins the Southern and Eastern boundary. There is no onsite parking, visitors and deliveries park within parking bays on the road frontage, or can choose to park in Hothamton Car Park, or Morrison's Car Park. Both provide adequate parking and are a short distance from the site.

The Hothamton Gardens run along the Western boundary. The Train Station is 5mins on foot. The station provides regular services to destinations such as Littlehampton, Barnham, Horsham, and London Victoria.

Bognor Regis is a highly sustainable town. Many of the shops and services are located on or around Queensway in nearby proximity from the site. Such services and facilities include school, library, banks, cafe, cinema, Morrisons and other brand shops.

KEY

- Site Boundary
- Entry point
- 1 Storey building
- 2 Storey building
- 3 Storey building
- 4 Storey building
- 16 Storey building
- Area of proposed building

2.1 SUMMARY OF PROPOSAL

The Proposal involves a 3 storey upward extension over the existing 3 storey building. The development comprises 43no. residential flats. Situated on the ground floor is the Hatters Inn a Public House. The application is made following the conditional approval for 24 flats Ref:BR/50/19/PL

3.1 PLANNING HISTORY

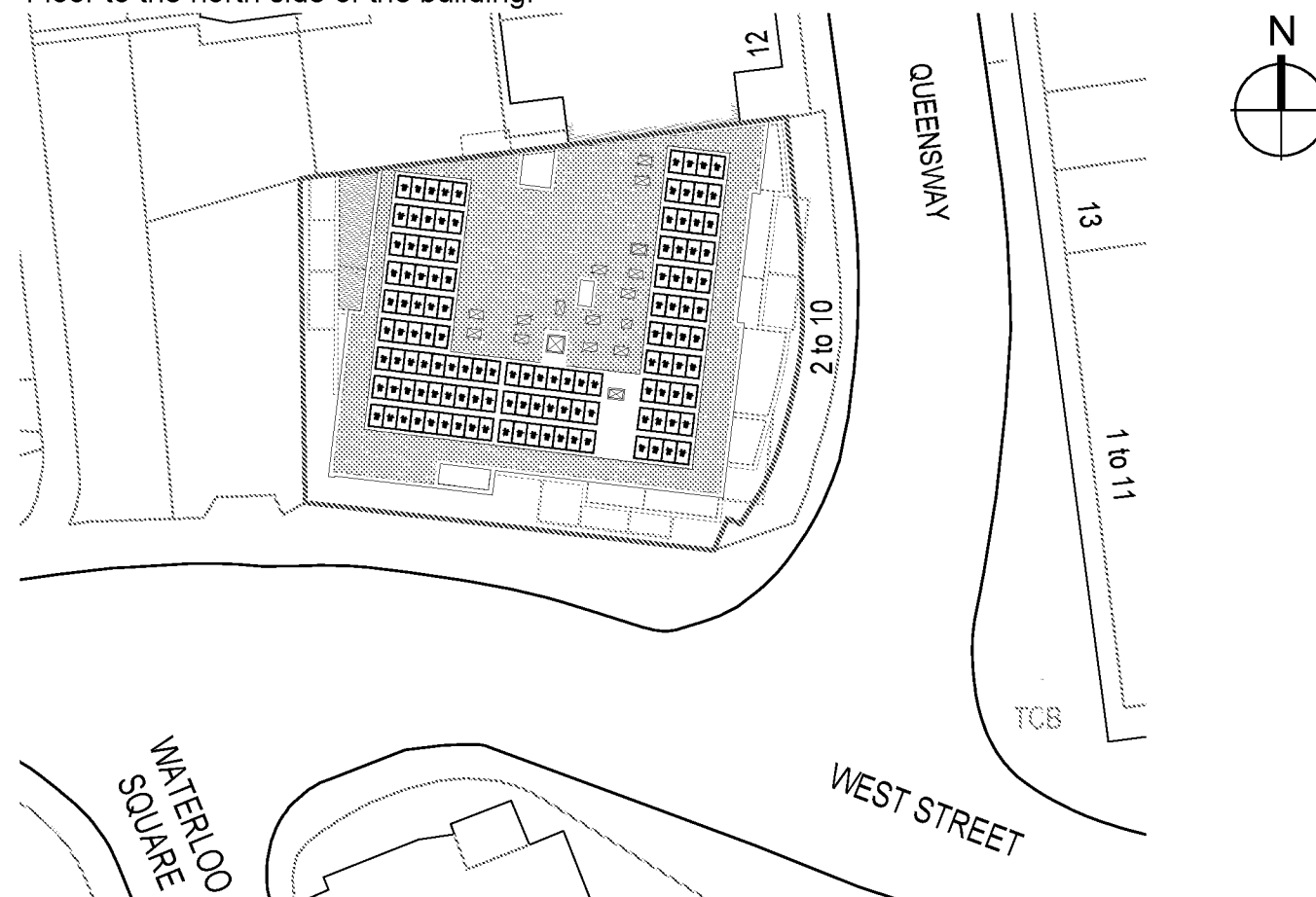
BR/50/19/PL Amendment to previously approved scheme for 24 flats.
BR/45/19/PD Notification to Prior Approval for the proposed change of use.
BR/266/17/PL Alternation to previously implemented scheme for 24 flats.

4.1 THE PROPOSAL

This application seeks approval for a 3 storey upward extension and redevelopment of the existing 1st and 2nd floor delivering 43no flats above the Hatters Inn Public House located at Ground Floor level. The proposed units contain private amenity areas in the form of balconies.

The access to the building is off Queensway and West Street. A lift is proposed off the West Street entrance to service all floors.

A secure cycle store will be formed at basement level. Refuse storage and collection point is located at the Ground Floor to the north side of the building.



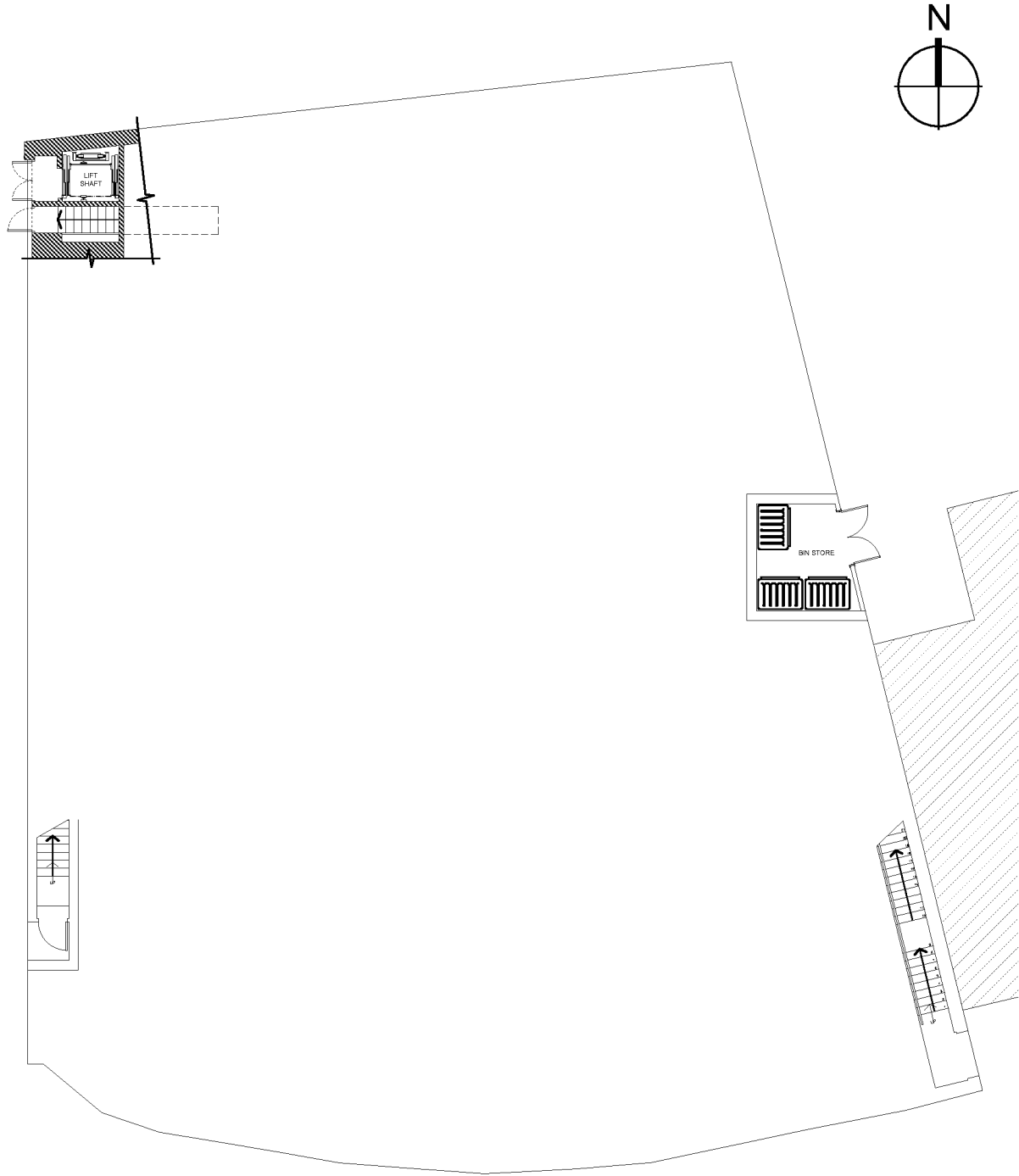
STREET VIEW
PEDESTRIAN VIEW LOOKING NORTH-WEST



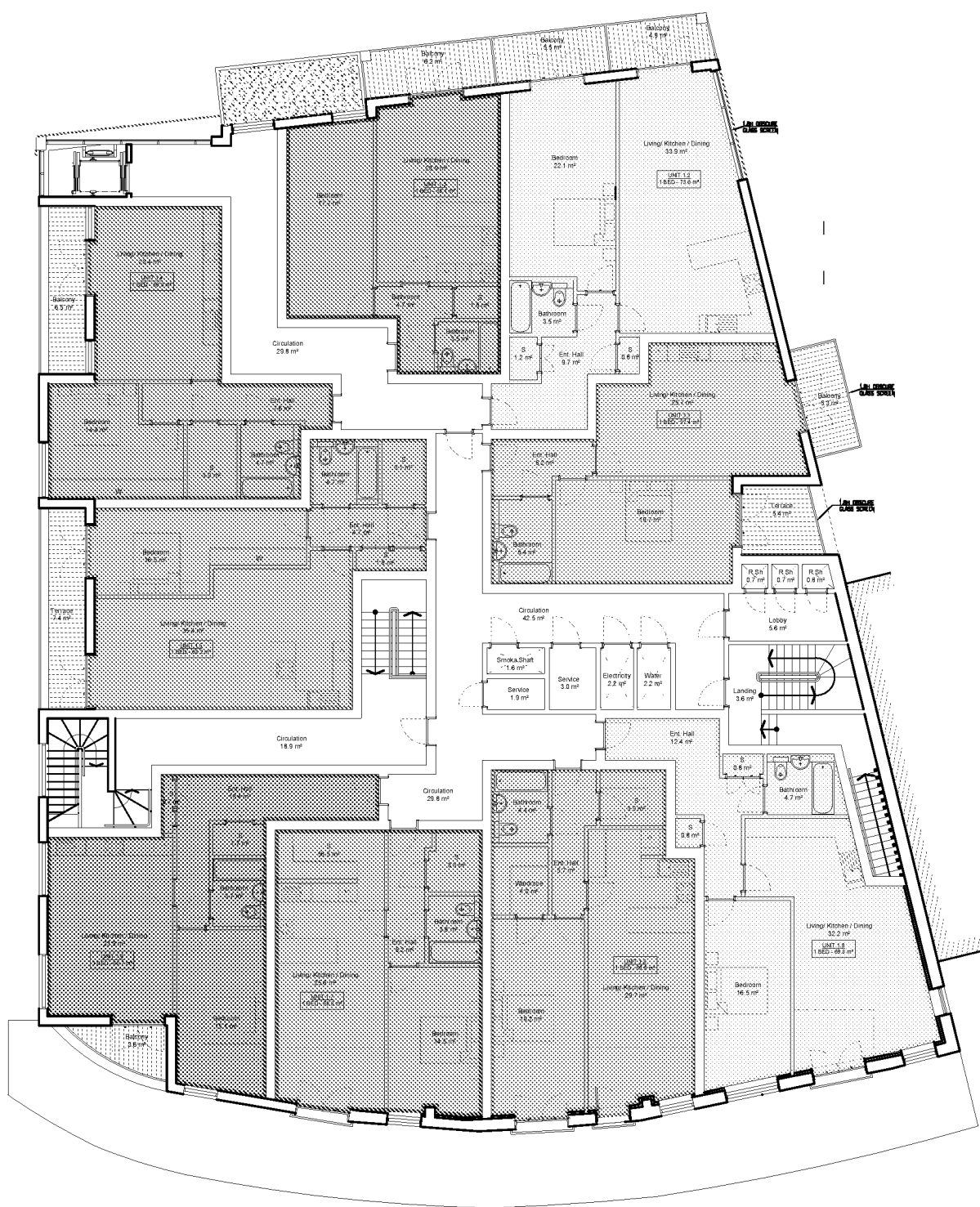
STREET VIEW
PEDESTRIAN VIEW LOOKING NORTH-EAST

4.3 PROPOSAL. GROUND & 1ST FLOOR PLANS

ACCOMMODATION SCHEDULE		
1ST FLOOR PLAN - 9 UNITS		
FLAT NAME	Area (m²)	
UNIT 1.1	57.4	1 BED
UNIT 1.2	73.6	1 BED
UNIT 1.3	53.1	1 BED
UNIT 1.4	56.0	1 BED
UNIT 1.5	68.2	1 BED
UNIT 1.6	60.7	1 BED
UNIT 1.7	60.8	1 BED
UNIT 1.8	69.9	1 BED
UNIT 1.9	69.8	1 BED



GROUND FLOOR PLAN

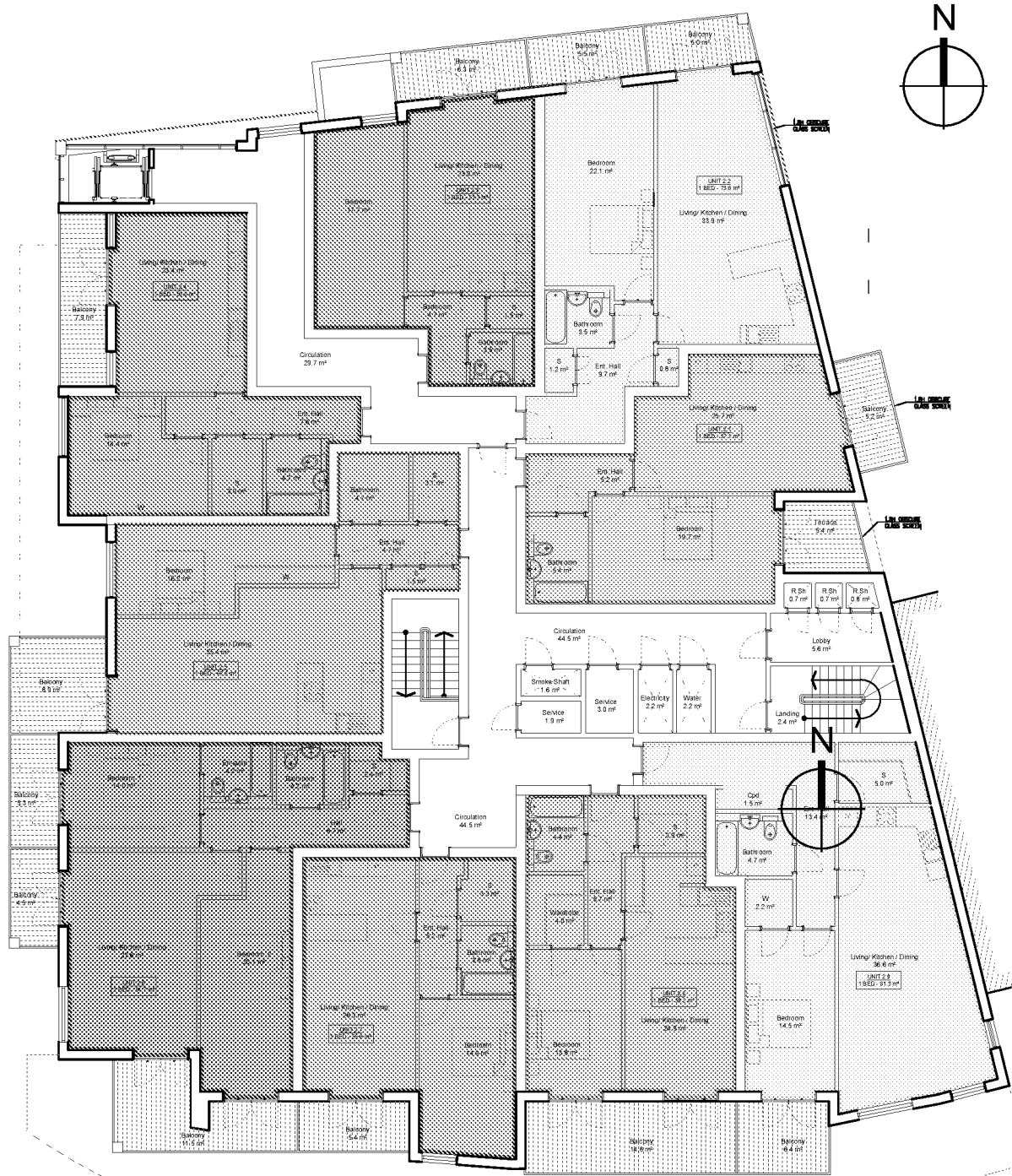


FIRST FLOOR PLAN

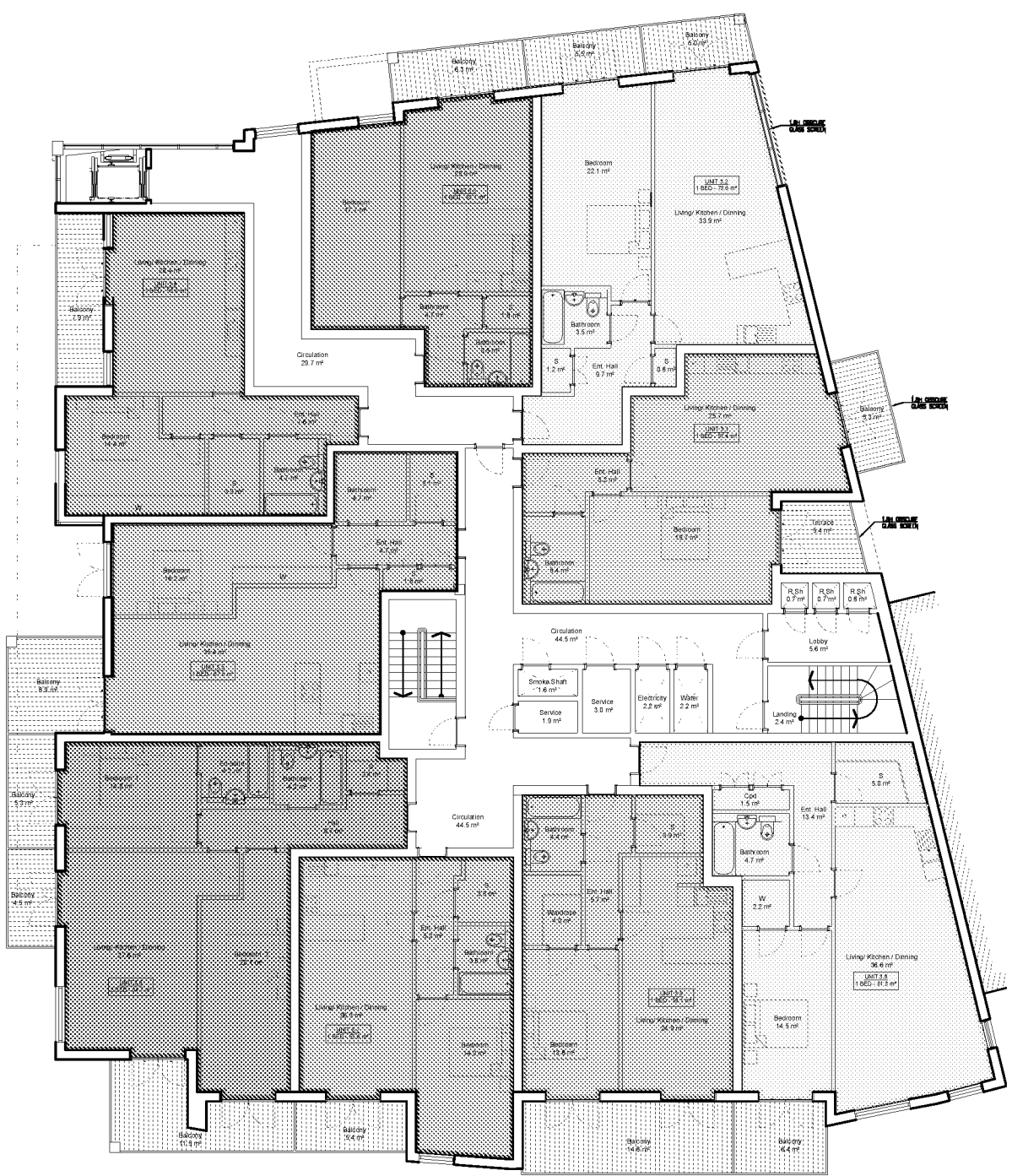
4.3 PROPOSAL. 2ND& 3ND FLOOR PLANS

ACCOMMODATION SCHEDULE		
2ND FLOOR PLAN - 9 UNITS		
FLAT NAME	Area (m²)	
UNIT 2.1	57.10	1 BED
UNIT 2.2	73.60	1 BED
UNIT 2.3	53.10	1 BED
UNIT 2.4	56.00	1 BED
UNIT 2.5	67.80	1 BED
UNIT 2.6	84.70	2 BED
UNIT 2.7	55.60	1 BED
UNIT 2.8	59.20	1 BED
UNIT 2.9	81.30	1 BED

ACCOMMODATION SCHEDULE		
3RD FLOOR PLAN - 9 UNITS		
FLAT NAME	Area (m²)	
UNIT 3.1	57.40	1 BED
UNIT 3.2	73.60	1 BED
UNIT 3.3	53.10	1 BED
UNIT 3.4	56.00	1 BED
UNIT 3.5	67.80	1 BED
UNIT 3.6	84.70	2 BED
UNIT 3.7	55.60	1 BED
UNIT 3.8	59.10	1 BED
UNIT 3.9	81.30	1 BED



SECOND FLOOR PLAN

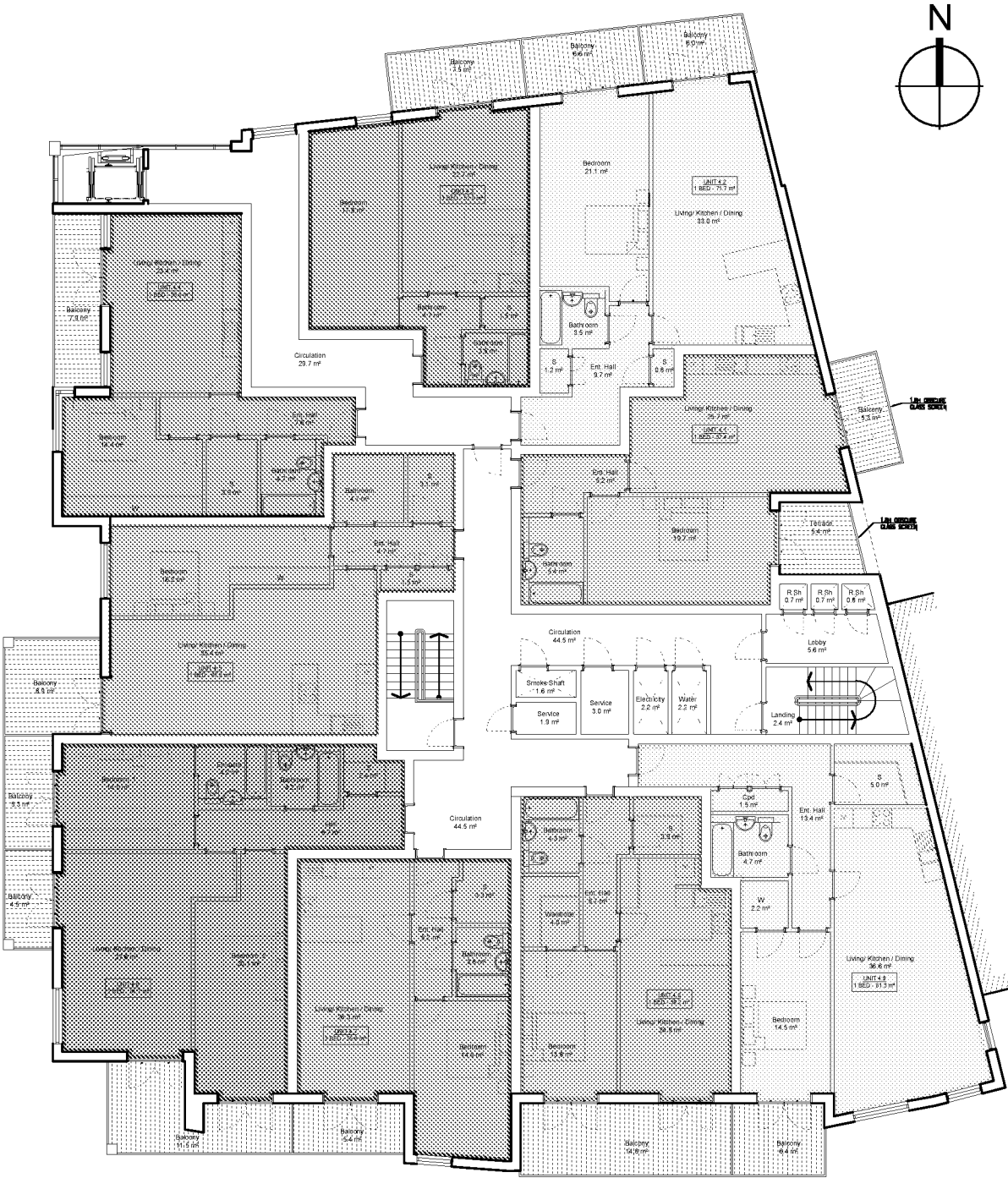


THIRD FLOOR PLAN

4.3 PROPOSAL. 4TH & 5TH FLOOR PLANS

ACCOMMODATION SCHEDULE		
4TH FLOOR PLAN - 9 UNITS		
FLAT NAME	Area (m²)	
UNIT 4.1	57.40	1 BED
UNIT 4.2	71.70	1 BED
UNIT 4.3	54.50	1 BED
UNIT 4.4	56.00	1 BED
UNIT 4.5	67.80	1 BED
UNIT 4.6	84.70	2 BED
UNIT 4.7	55.60	1 BED
UNIT 4.8	59.20	1 BED
UNIT 4.9	81.30	1 BED

ACCOMMODATION SCHEDULE		
5TH FLOOR PLAN - 7 UNITS		
FLAT NAME	Area (m²)	
UNIT 5.1	57.40	1 BED
UNIT 5.2	51.00	1 BED
UNIT 5.3	50.40	1 BED
UNIT 5.4	94.80	2 BED
UNIT 5.5	87.70	2 BED
UNIT 5.6	80.40	2 BED
UNIT 5.7	92.10	2 BED

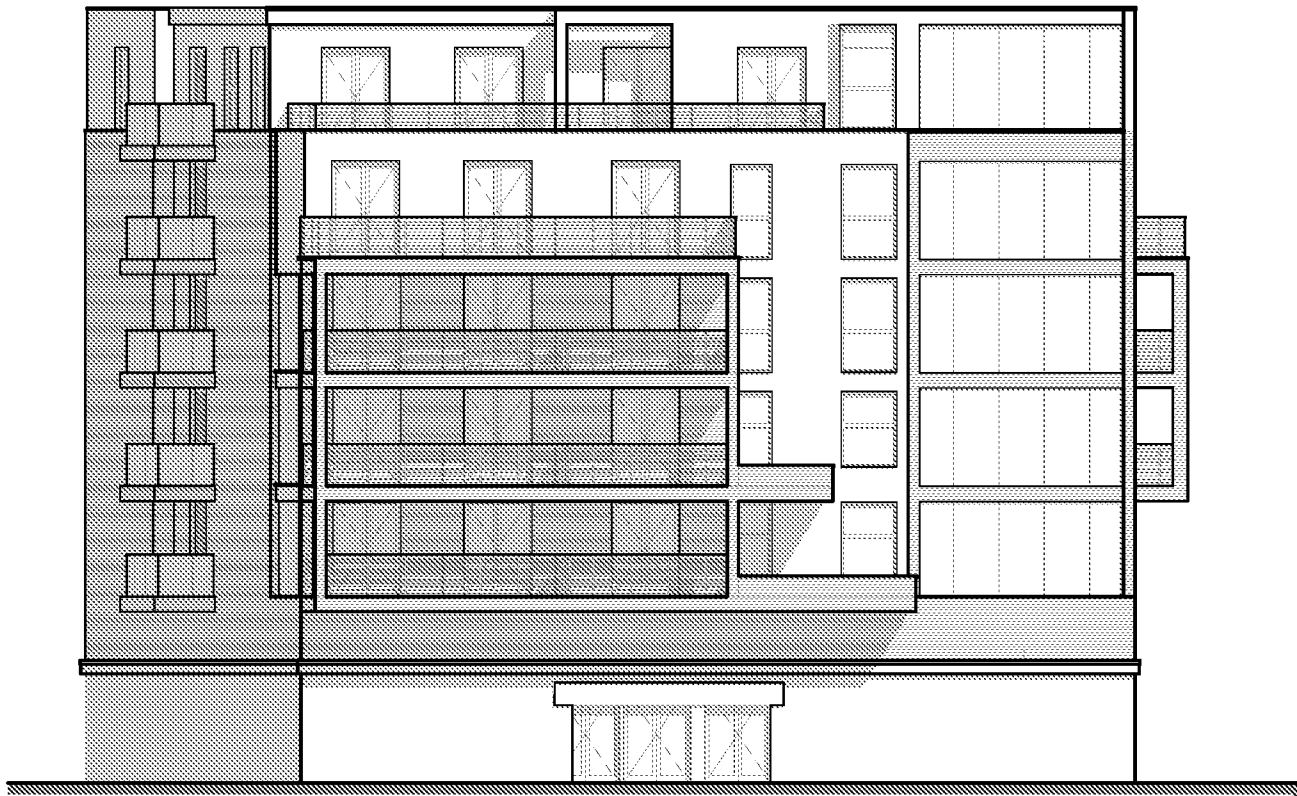


FOURTH FLOOR PLAN

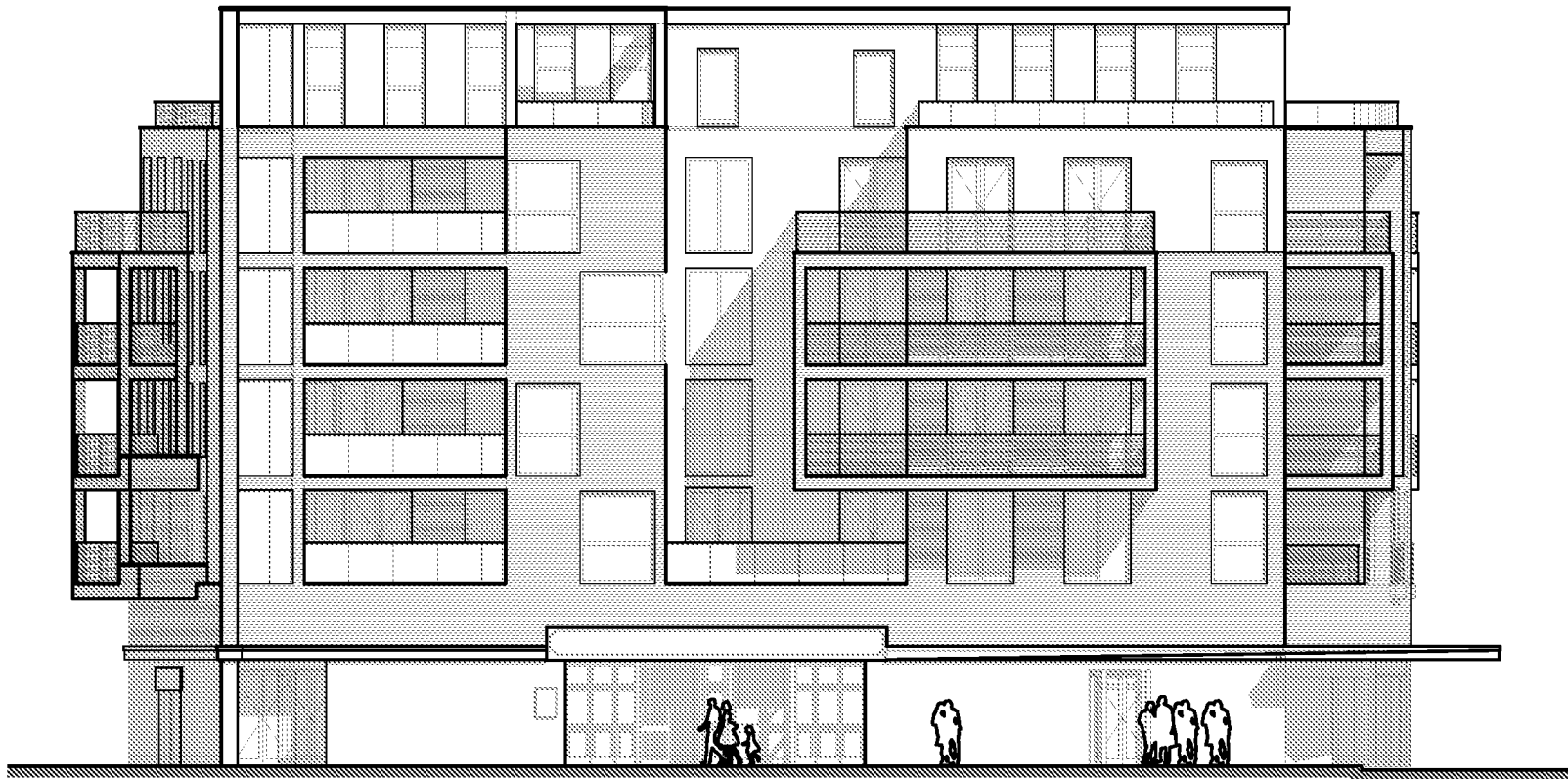


FIFTH FLOOR PLAN

4.4 PROPOSAL. ELEVATIONS



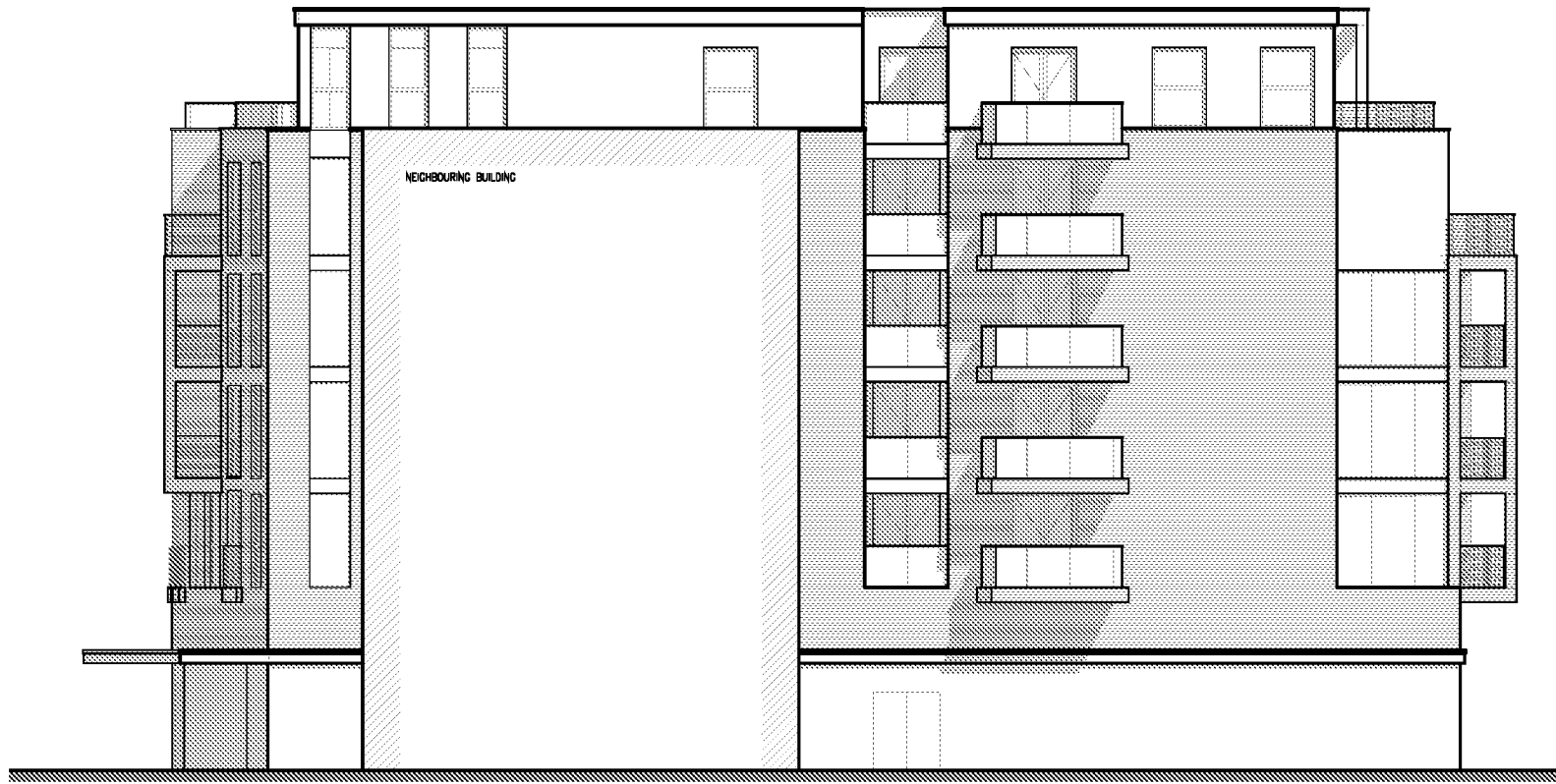
PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION

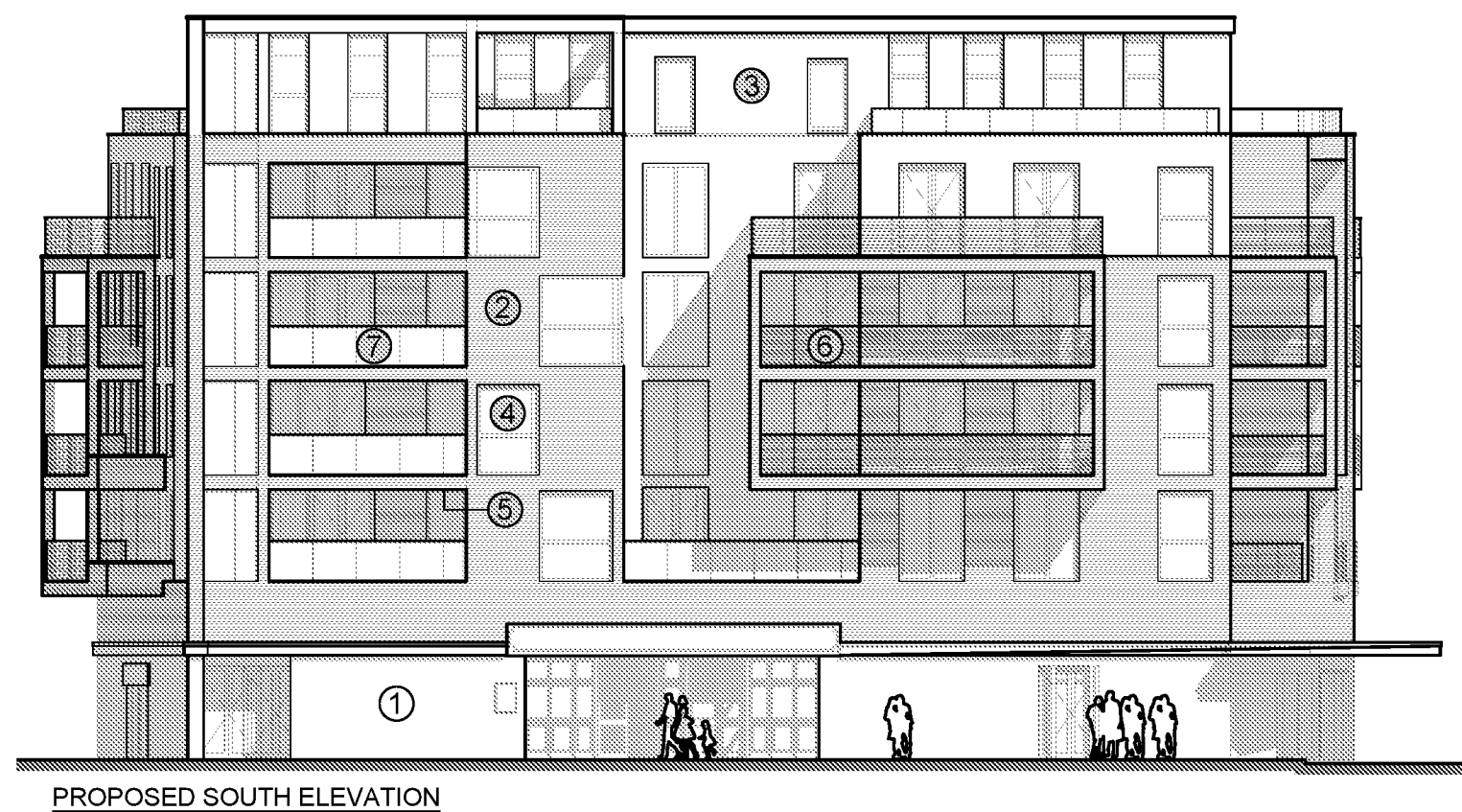


PROPOSED EAST ELEVATION

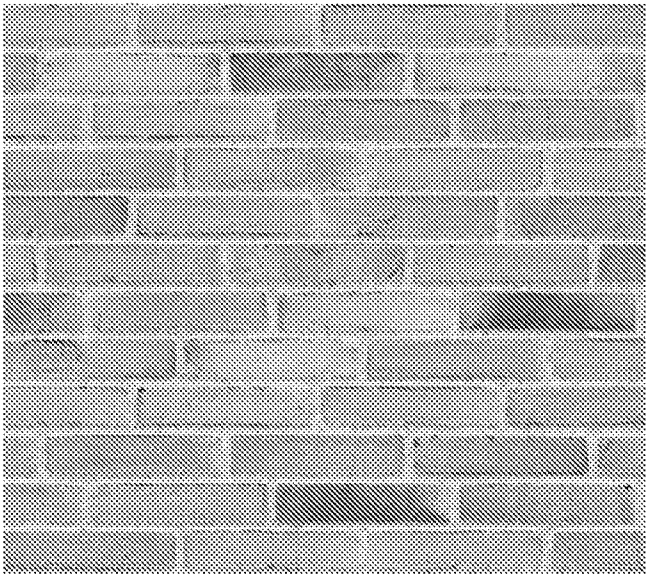


PROPOSED NORTH ELEVATION

5.1 PROPOSED MATERIALS



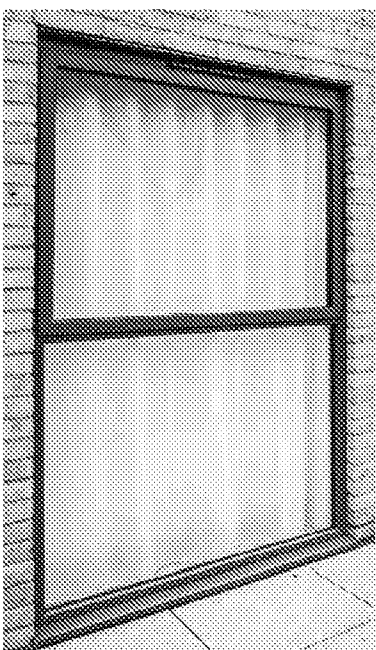
1. External White Acrylic Render Finish



2. Light Buff Textured Brickwork



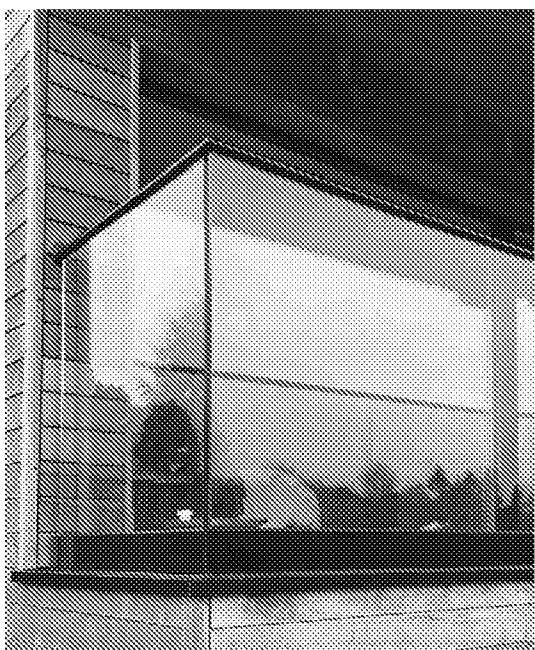
3. Equitone Cladding



4. Aluminum Windows



5. Powder Coated Balustrade



5. Glass Balustrade

6.1 DESIGN APPROACH

Redevelop the existing building respecting views and light both within the development and to the existing adjacent buildings along Queensway and West Street and in the wider context.

Create a high quality development which enhances the character and appearance of Bognor Town Centre.

Create a development which is respectful of key views into and out of the town centre and adjacent Waterloo Square Conservation Area.

Provide a mix of C3 accommodation on the upper floors. Enhance the appearance of the corner of Queensway and West Street.

Provide high quality terrace spaces and balconies respecting views around the development.

Provide green roofs to the main block, benefiting the outlook from existing residential properties, and providing high environmental benefits.

Utilise a contemporary palette of high quality materials to lighten the appearance of the development and enhance the local areas character.

6.2 SUSTAINABILITY MEASURES

The Redevelopment will seek to achieve high standards of sustainability to support the transition to a low carbon future.

The approach to be adopted can be summarised as follows subject to further investigation and costings.

- A fabric first solution will be the priority with high levels of insulation, airtightness and details to minimise cold bridging.
- Water saving fittings will be used in accordance with good practice.
- Low energy LED lighting will be used throughout.
- Low energy A/A++ appliances will be specified.

- Construction materials will be as far as possible be responsibly sourced in accordance with BES 6001 and ISO 14001. All timber will be FSC certified. Materials will be selected for their recyclability. Materials will have minimum VOC's to improve indoor air quality.
- Overheating in summer is largely overcome by the orientation of windows and performance glazing on south facing windows.
- Energy performance certificates will be provided on completion as required together with comprehensive building manuals and simple user guides to enable systems to be properly operated and maintained.

6.3 SECURITY MEASURES

Front Door Sets: Communal and front doorsets will be certified to PAS 24 standard. Corridor walls will be of a correspondingly robust construction as will separating party walls. Front entrance door sets will have automatic closing mechanism.

Locking Systems: Locks or locking mechanisms installed within door sets will incorporate one or both of the following attributes: Cylinder certified to BSEN1303 grade 5 security and attack resistance or a lock certified to BS3621:2007. or BS8621:2007. Door sets with thumb turn release will be specified as part of a certified product range and confirmed with the ALO/CPDA.

Communal Entrances: Vandal resistant glazing installed as part of the communal door system to aid viewing. Glazed panels will be PAS24 certified. Entrances well lit both internally and externally with full access control.

Door Limiter, Chains and Viewers: A door viewer will be fitted on every apartment door together with a limiter.

Intruder Alarms: will be provided to each apartment or a 13A non-switched fused spur will be provided for this purpose.

Mail Delivery: Each flat will have a secure letterbox with fire retardation and anti-fishing specification.

6.4 SUMMARY

The Scheme would deliver the following benefits:

- The redevelopment of a highly sustainable, brownfield site represents an opportunity to make a contribution to meeting the local housing needs, whilst also regenerating a vacant site with great benefits to the surrounding area.
- Creation of a high quality development which enhances the character and appearance of the Bognor Town Centre and is respectful of the setting of the adjacent Waterloo Square Conservation Area.
- Improvement of the street scene along West Street and Queensway
- Opportunity to create a residential led development, maintaining commercial at ground floor, which would enhance the townscape and act as a marker to this end of the town centre.
- Provision of high quality residential accommodation.
- Potential to act as a catalyst for further improvements within the town centre.