

DESIGN AND ACCESS STATEMENT

for

Conversion to the Ground, First Floor, Loft and a New First Floor over the Parking Area to Create
Bed and Breakfast Accommodation
at

9 - 11a Station Road, Bognor Regis
PO21 1QD

January 2021

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Introduction

This Design and Access Statement is in support of a Planning Application to Arun District Council at 9 - 11a Station Road, Bognor Regis.

Reference should be made to the planning submission drawings for details of the proposals, ref:

PA-350...

- ...01 Existing site location & block plan
- ...02 Existing ground floor plan
- ...03 Existing first floor plan
- ...04 Existing roof plan
- ...05 Existing front & rear elevations
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- ...10 Proposed site location & block plan
- ...11 Proposed ground floor plan
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The design and access statement has been written to meet the requirements of Planning Policy Statement 3: Housing (June 2010) and Article 4c of the Town and Country planning orders. In preparation of this design and access statement, consideration has been given to Arun's Local Plan and Interim Housing Policy. Bognor Regis is one of the main coastal towns in the district with a population of circa 24,000. The Arun Interim Housing Policy seeks to promote new sustainable development within the main urban centres, which are best served by existing services and facilities and generally considered acceptable for conversion projects. The conversion and re-use of existing buildings, particularly within town centres, is encouraged through national tax incentives and local government grants. The development of the premises falls into the planning guidelines of utilising the first floor and above of town centre properties for domestic occupation, preventing neglect and dilapidation.

Relevant Planning History

BR/182/07/ - Conversion of first floor and additions to create 3 No. flats (Re-submission following BR/8/07) **Approved Conditionally**

BR/8/07/ - Conversion of first floor and additions to create 6 No. flats **Refused**

BR/106/06/ - Proposed first floor conversion from storage area to 2 No. self-contained flats **Approved Conditionally**

BR/275/14/PL- Conversion & rear extension to part of ground floor to create 1 No studio flat & conversion of first floor flat to create 2 No 2 bedroom flats. **Approved Conditionally**

BR/202/19/PL - Conversion of first floor, extensions at ground & first floor & a new second floor within the new pitch roof to create Bed & Breakfast accommodation. **Approved Conditionally**

Use

There is an abundance of commercial premises within the town centre that remain unoccupied for long periods and a shortage of accommodation that are paramount in the town centre. The proposed development will provide high quality, reasonably priced, furnished temporal accommodation for visitors within the district.

Amount & Scale

The intention is to develop the residential upper floors of the semi commercial premises into Bed and Breakfast accommodation. There will be a new extension built over the existing parking area and a new second floor within the existing roof space above the cafe. The existing ground floor space to the rear will be converted to B+B accommodation. The existing ground floor space to the front [café] will remain as commercial.

The local facilities are more than sufficient to accommodate the potentially slight increase in occupancy. The first floor has not been occupied for many years and therefore public services and local business would benefit from an increase in the populous.

The proposed bedrooms will meet current minimum space recommendations for bed and breakfast facilities and all the bedroom will include en-suites.

Minimum standard recommendations as below:

10.3 square metres for a twin bed room

8.4 square metres for a double room

5.6 square metres for a single room.

Proposed bedrooms (Bedroom size excluding en-suites)

All proposed rooms are bigger than 10.3 square metres

Layout - Internal

The ground floor is to remain in commercial use. The first floor and second floor layout will accommodate bedrooms with en-suites. All access to the above floors will be separate from the commercial premises. All modification and new construction will be to the latest building regulation taking specific account of the fire, ventilation and acoustic requirements. The new spaces are more than adequately proportioned and provide all the necessary facilities expected within the space. The internal layout proposed utilizes the premises in a safe economic manner and fulfils the requirement for overnight accommodation in the town centre.

Appearance

The building itself dates from the late 19th century and maintains its original brickwork, render and external features. The development will include the proposed extension over the existing parking area at the rear and a covered entrance area leading to the rooms. All work is proposed to maintain the buildings inherent characteristics. The proposed design will help to enhance the rear of the building, which is currently in a dilapidated state.

Access

Access to the bedrooms is provided via foot by a new staircase to the side of the property. There is easy access to public transport and good facilities for walking and cycling.

Parking

There is capacity for 3 car parking on a first come first serve basis. There is also local parking in Arun DC car parks and off-road parking with tickets if required during the day. These spaces are free from 5:00pm - 9:00am.

Summary

In conclusion, this development hopes to take the upper floor of the existing property, that has been unoccupied for many years, and the vacant ground floor commercial space, and bring it back into use as a Bed & Breakfast. There will be minor enhancements to the external characteristics of the property, including a small extension at the rear and side. Pedestrian access will be via a new entrance hall at the side off the property leading of Crescent Road. There is a real need for the proposed type of accommodation within the town centre and encouragement is offered by government to bring facilities above commercial premises back into use. And it as an extension of rooms to the previous planning permit for the approved B+B conversion above Syrup Café ref: BR/202/19/PL

The existing site which we are building over is generally used a dumping ground and fly tipping is a common problem. Also, unsavoury characters have often used this space for hanging about peddling their business. The proposal will make this sort of activity impossible, and will smarten up this corner of Station Road/Crescent Road.

The proposal offers a great place for visitors to stay within the town of Bognor Regis. The owners of Syrup Café have other business's in Bognor Regis and have been instrumental in helping to improve the wider townscape. They have also been Chamber of Commerce winners 2018. It is important that investment by business owners within Bognor Regis town is encouraged. Therefore, the business owners of Syrup Café, wish to invest further in the town of Bognor Regis by proposing Bed and Breakfast accommodation above their currently thriving café business.