

Design & Access Statement.

2 London Road, Bognor Regis, West Sussex PO21 1PY

Alteration, conversion and partial demolition of existing building, including the retention of the existing retail unit, and the addition of 2nd floor extension to form 3 x one bed apartments with associated refuse and cycle storage.



Figure 1: View looking south west towards London Road frontage.

1.0 Introduction

This Design & Access Statement is prepared on behalf of the applicant, J Rosenbaum, in support of a Planning Application in regard to:

Alteration, conversion and partial demolition of existing building, including the addition of 2nd floor extension to form 3 x one bed apartments with associated refuse and cycle storage.

This statement should be read in conjunction with the following supporting information:

PLC drawings: 20.3199.100P1, 101P1, 102P1, 103P1, 104P1
P. Stubbington Land Surveys drawings: 8354, 01 & 02

The proposals have been considered with regard to the Arun District Council Housing Implementation Strategy, The Arun Local Plan, adopted July 2018.

2.0 Site Analysis

The application site (0.0173 ha) is situated in the town centre of Bognor Regis, on the corner junction of London Road and High Street, directly to the north of Bognor Regis Promenade. The application site is less than 300m north east of Bognor Pier, and 300m south east of Bognor Regis Railway Station. The immediate area is mixed use although predominantly commercial, comprising ground floor retail units with office/ storage space above.

The Grade II listed 'Sussex Hotel', located directly opposite the application site at High Street, represents the original character of the Bognor Regis town centre (early 19th century). The location benefits from good accessibility, being situated in close proximity to the seafront, public transport links, services & facilities.

The building is currently vacant - formerly occupied by retail space, operating the on the ground floor with offices and storage rooms on the first floor. The site is not located within a Conservation Area nor is it within an area at risk from flooding.



Figure 2: View west looking towards main entrance.

3.0 Planning Policy

The policies contained within the **National Planning Policy Framework** and The Arun Local Plan will apply.

The applicant will be seeking detailed planning permission for alterations in connection with the proposed conversion and single storey extension to existing building to form 3 x three on bed apartments bed apartments with associated refuse and cycle storage.

4.0 Use / Amount

The existing two storey commercial unit has a gross internal area of 250.22m² (2693.34 sqft), comprising retail and office/storage space. This application proposes the retention of the ground floor retail unit (reduced in size to provide residential access) and conversion/ roof extension of the existing building to form the following residential accommodation:

Apartment	No beds	Area (m ²)	Area (ft ²)
1	1b2p	45.8	492.9
2	1b2p	49.1	528.5
3	1b2p	57.4	617.8

All residential units are designed to comply with the Nationally Described Space Standards.

The internal area of the existing retail unit at ground floor level will be reduced from 120.64m² to 83.04m², allowing for access to the proposed accommodation on the first floor and second floor extension.

A gross internal area of 310.96m² is achieved after the proposed works of the application.

Note: The NDSS document states (page 4, para. 8) "8. The Gross Internal Area of a dwelling is defined as the total floor space measured between the internal faces of perimeter walls that enclose the dwelling. This includes partitions, structural elements, cupboards, ducts, flights of stairs and voids above stairs.

5.0 Layout & Appearance

The existing building is part two, part three storeys in height with a parapet roof. The street frontage elevation comprises white painted rendered walls with white painted uPVC windows and entrance doors to the retail unit. The two storey element at the rear consists of red facing brickwork with a standing seam aluminium roof above the rear entrance door at ground floor level.

Adjacent buildings comprise two & three storey terraced post-war properties along the south eastern frontage of London Road, where there are a number of trees. Whilst immediately situated to the west of the site are three storey commercial units with associated parking.

The application seeks to utilize as much of the existing structure as possible whilst improving the building's appearance. In this respect a second floor extension would match the height of the existing three storey element, responding to the increased scale of adjacent built form immediately to the west and north of the site.

The proposed accommodation at first floor level will make use of the existing windows, whilst the second floor apartment windows will match the existing – having good outlook and light. Matching materials comprising white painted smooth render,

red facing brickwork, stone capping to the parapet roof and white uPVC windows/doors would assist integrating the old with the new.

In conclusion the refurbished and extended building would enhance and lift the overall character and appearance of the immediate street scene whilst the mix of residential units would reflect the local need for affordable accommodation located within close proximity to high frequency public transport routes, local facilities and services.

6.0 Transport, Refuse & Access

The application site is within a sustainable urban location within the town centre. London Road benefits from a high frequency of bus services. Community facilities, retailing and employment opportunities are within the immediate locality of the site, with the seafront a short walking distance to the south.

The proposed residential use utilises the existing building. No car parking is to be provided.

The proposed apartments would contain refuse and cycle storage facilities. Residents will have access to secure cycle storage, located within the ground floor lobby whilst refuse storage will be located adjacent to the rear entrance (externally).

7.0 Conclusion

The premises of the application site is currently vacant due to closure of the retail unit. Therefore the application seeks to make best use of the site and proposes the conversion and extension to form 3 x one bed apartments whilst retaining the retail unit at ground floor level.

Relationships with the existing neighbouring residential properties and streetscene have been considered and it is considered that the resultant development would improve the appearance of the building whilst having no detrimental impact upon residential amenity.