

92-94 ALDWICK ROAD
BOGNOR REGIS

DESIGN & ACCESS STATEMENT

for proposed works at:

Address: 92-94 Aldwick Road,
Bognor Regis,
West Sussex
PO21 2PD

USE

1.0 Overview

We are applying for planning permission to change the use of the existing building from Residential Care Home to Emergency Housing accommodation. We are also applying for some minor alterations to the rear and front elevations.

2.0 Background History and Context to the Site

The existing building is comprised of two substantial mid-terrace houses, which up until recently were used as a residential care home. The existing building consists of 22 bedrooms, kitchen, office and recreational room.

The existing building is a Victorian bay fronted three storey property which has been added to over the years. This can be most obviously seen at the rear, where several levels of extension protrude into the garden. The rear of the building is also home to a garage and informal car parking.

The main entrance to the building is via two front entrances (main entrances to the two houses). There are also additional entrances at the rear, one for main access and one for access into the office space.

The front of the property has a render finish with a decorative hipped roof protruding over the bay. The roof is tiled. The rear of the property is mainly brick with a rendered bay and 2nd floor tiled extension.

Please see below a collection of photos of the site and its surroundings.

Site photos below:



Above: Existing front elevation (S.W.)



Above: Existing rear roadside elevation (N.E.)



Above: Existing rear elevation (N.E.)

Planning History

BR/105/89 - Continued use of a rest home but excluding the restriction of Condition 2 to permit residents who are mentally ill [ApproveConditionally 10-04-1989]

BR/320/86 - Extension to form accommodation for existing residents [ApproveConditionally 24-11-1986]

BR/703/82 - Change of use from private dwelling to a rest home for the elderly [ApproveConditionally 27-10-1982]

BR/833/79 - 2 Storey rear extension to provide 3 no bedrooms resident lounge & room for duty nurse [ApproveConditionally 05-03-1979]

BR/994/78 - C of U from private hotel to rest home for the elderly and provision of external fire escape paved area ground floor [ApproveConditionally 31-01-1979]

BR/113/65/A - Extension [Approve 01-12-1965]

BR/113/65 – Garage [Approve 05-11-1965]

AMOUNT

3.0 Accommodation

The floor area will remain the same as the existing building.

LAYOUT

4.0 Please refer to drawings:

We are proposing internal alterations to the existing layout to facilitate 16 self contained Emergency Housing flats that include Studio flats, one bedroom and two bedroom units.

We are proposing 16 self-contained Emergency Housing flats. Each self-contained flat has been considered to meet the Arun Local Plan space standards as much as possible within the constraints of the existing building. Each flat contains facilities including; hob, sink and draining board, 600mm min food preparation worktop space, hot and cold water supply, electrical sockets, extractor fan, waste bin, fire blanket, food/utensil storage and a fridge freezer.

We are proposing two DDA accessible flats on the ground floor,

The fire escape distances proposed in the new arrangement comply with the building regulations. Where there is escape in 2 directions the total distance of escape may be 35m (max), with up to 18m inside individual rooms. Where there is 1 direction of escape the maximum escape distance is 18m, with up to 9m inside individual rooms.

LANDSCAPING & ACCESS

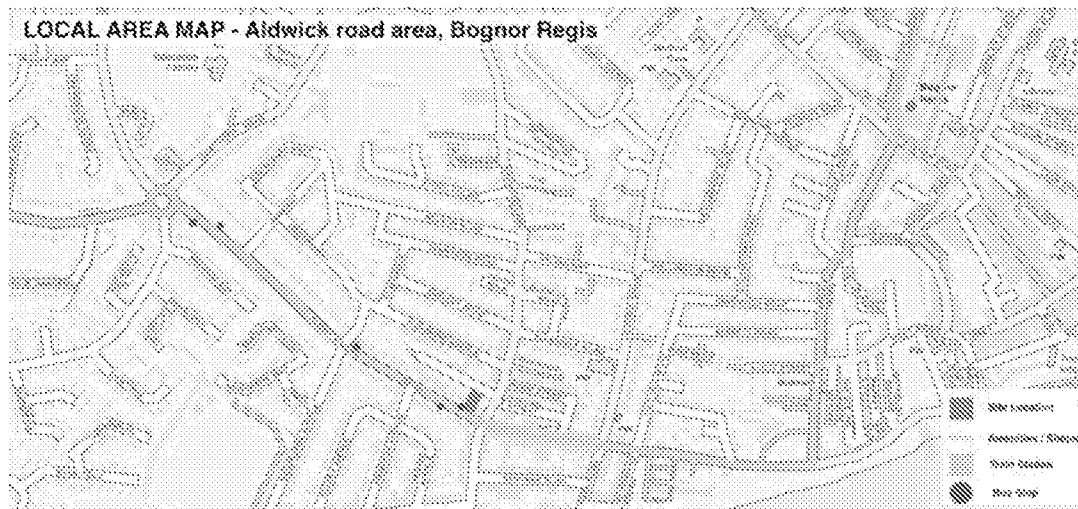
5.0 The approach to the building will remain the same from both the front and the rear. We propose to leave the hardstanding and front garden as existing with the addition of hardstanding for the new wheelie bins.

The pre-application advice identified the existing car parking allows for circa 3 cars. We are proposing to remove the existing garage to the rear of the property to create 5 wheelchair accessible car parking spaces (to DDA standards). In addition we have proposed secure bicycle storage for 12 bicycles.

As identified in the Pre-Application advice “the premises is within a sustainable urban location within walking distance of shops/services and on a bus route in/out of Bognor Regis.” This has been taken into account and combined with the nature of Emergency Housing, we believe that the parking requirements for the scheme will be significantly less than the HMO scheme that was presented at pre-application.

We are providing an allowance of 240ltrs-Waste and 240ltrs-Recycling per unit. We have achieved this requirement by creating a bin store area at the rear of the property and additional wheelie-bin to the front of the property.

The below map highlights the site and it's proximity to local amenities:



APPEARANCE

- 6.0 The existing building will remain as existing in regard to elevation materials, which currently consist of brick, render and tiles. We propose to widen a rear window on the second floor, to allow for better natural light. Two windows on the front elevation will be reinstated to match existing. All other elements will remain as existing.

PRE-APPLICATION ADVICE

- 7.0 Pre-application advice has been sought through Arun District Council. Ref: PAA/197/16. The scheme presented at pre-app explored the possibility of converting the existing building to a HMO with 22 rooms. This application seeks permission to convert the existing building to 16 self contained Emergency Housing units. We believe many of the principles discussed however are still relevant.

In general the pre-application comments found the application acceptable in principle provided that adequate mitigation to limit car ownership and manage noise/disturbance.

“The site is within an urban residential area where the principle of development is considered to be acceptable. The NPPF supports the effective and efficient use of land for sites in the built up area but also advises that new housing should be well integrated with and should complement neighbouring buildings and the local area in terms of scale, density, layout and access. The proposal is acceptable in principle given its location in a sustainable urban location and only a short walk from a local shopping parade and the beach.”

- 7.1 Pre-app support:

The NPPF is in support of sustainable developments with a mind to deliver a wider choice of quality homes. Taking into account a mix of housing based on demographic trends and different groups within the community.

The NPPF also states at paragraph 51 that:

"Local planning authorities should identify and bring back into residential use empty housing and buildings in line with local housing and empty homes strategies and, where appropriate, acquire properties under compulsory purchase powers."

We believe that Emergency housing is a better fit for the site than the HMO proposals originally discussed and have been in discussion with the neighbouring Local Authority at Adur and Worthing, who have a desperate need for Emergency Accommodation. Options Officer of the Adur and Worthing Housing Services Team, Steve Hay has sent a statement of support:

06.11.17

FAO Arun District Council Planning Dept,

I am writing in support of the above application to provide a mixture of 16 individual studios and one bedroom flats.

My role is to acquire accommodation for people whom the Council have a duty to accommodate. Not only would this fulfil a need for self-contained accommodation, it would, in my opinion, be a much better and suitable alternative to shared accommodation and less disruptive to the local area.

Following the approval of the scheme we anticipate working with the proprietor to provide good quality, suitable accommodation to people with housing need. We will be working closely with the landlord to ensure that the property is effectively managed.

I trust this e-mail will suffice to confirm my support for this application.

Kind regards,

Steve Hay

Private Sector Options Officer, Adur & Worthing Councils

Phone: 07833 718421

Email: steve.hay@adur-worthing.gov.uk

7.2 Pre-app concerns:

Increased activity levels (i.e. younger generations rather than the previous elderly occupation),

- We are proposing individual emergency housing units which will alleviate concerns with large groups of residents coming together in shared areas of the building in the HMO scheme.

Increased refuse

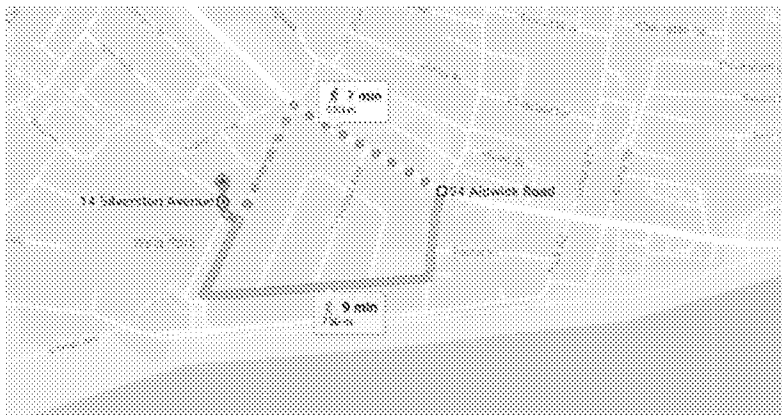
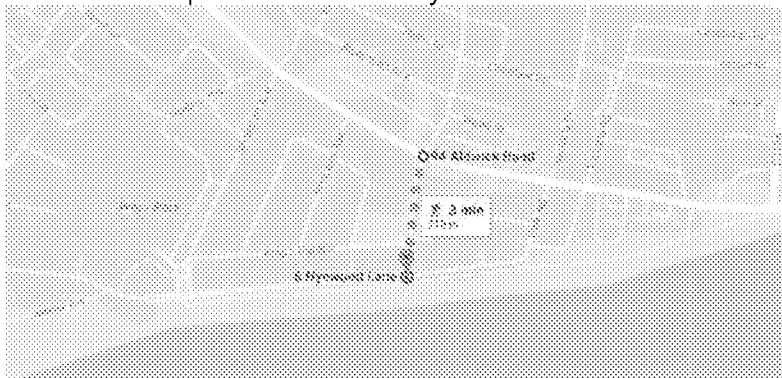
- We have made allowances for the required level of waste and recycling storage and look to house the majority in a purpose made store.

Increased noise/disturbance

- The relative urban location of the building would bring it's own level of disturbance regardless of the use of the property. However, we believe that the proposed self-contained flats will lead to an overall reduction in noise and disturbance to that of fulltime staff attending to a residential care home.
- No pets will be allowed in the premises, removing the possibility for barking dogs etc.
- Pre-application advice was sought with the Environmental Heath Department, they commented that a management plan would be recommended for conversion to a HMO, however, we are now proposing for a less number of self contained Emergency Housing units, which would not have the same level of disturbance or communal spaces. We would therefore see this recommendation would no longer apply.

Requirement for external amenity space

- Due to the nature of Emergency Housing and that this can be for a short period of time only we feel that the local parks and beach allow for nearby local amenity space. We are not proposing to alter the amenity space from what is existing. Beach front/park is 210m away and other local parks are 550m away.



Excessive parking demands in the area

- As identified by the Pre-application advice, there are adequate local facilities including shops/services and local bus routes to help mitigate car parking requirements. The change of use would not greatly alter the number of residents on the site and would arguably have less car movements as visitors and staff members would not be coming and going daily as would have been the case with the previous use of the building. The nature of Emergency Hosuing means that occupants are less likely to have a car than if the property were to be converted to a HMO. The pre-application by West Sussex County Council Highways Department is aimed at the previous proposal for change of use to a HMO. We are proposing less rooms and of a Emergency Housing nature, which will be less onerous that a HMO. We have also increased the bicycle storage onsite as per their comments.

Overlooking arising from change of use

The building is quite inward facing. The only possible overlooking could be from the rear bedroom with fire escape on the second floor. If required we could install a privacy screen to mitigate any overlooking issues.

ADDITIONAL INFORMATION

8.0 Conservation Areas

The building is not located within a conservation area.

9.0 Archaeologically Sensitive Areas

The building is not located within an Archaeologically Sensitive Area.
The building is not a Scheduled Ancient Monument or Historic Park

10.0 Users of the Building

The previous use of the building as a residential care home has ceased.

The proposed use is as Emergency Housing

11.0 Access to and within Site

- Approach to the proposed building:
No access routes will be altered.
- Vehicular Access/movement:
No vehicular access routes will be altered.
- Car Parking Provisions:

The existing site provides three car parking spaces. We will be demolishing the existing garage and re-working the rear garden hardstanding to provide 5 disabled car parking spaces. We are also providing provision for 12 secure bicycle spaces.

We believe that the number of residents with cars will be minimal as the scheme provides Emergency Housing. As mentioned above the location is considered to be a sustainable one that has good local amenities and is served well by local transport. Bus stops line Aldwick Road and Bognor Regis train station is a short 15 minute walk away.

- Rubbish bin and recycling provisions:
Rubbish bin and recycling stores will be provided with an allowance allowance of 240ltrs-Waste and 240ltrs-Recycling per unit . Please see drawing AL-101 for the proposed layout.

12.0 Flooding

According to the Environment Agency's Flood Map, the site is not in an area of flood risk.

Flood probability

Your proposed development is in an area with a low probability of flooding

FLOOD ZONE 1

Land and property in flood zone 1 have a low probability of flooding

[More information about flood zones](#)

- 1** You don't need to do a [flood risk assessment](#) if your development is in flood zone 1 and:

 - smaller than one hectare
 - is not affected by sources of flooding other than rivers and the sea, for example surface water drains
- 2** If your development is in flood zone 1 and:

 - larger than one hectare
 - is affected by sources of flooding other than rivers and the sea, for example surface water drains

[you can learn more about flood risk assessment in flood zone 1](#)
- 3** You can also [read more about flood risk assessment](#) for planning applications



A map showing a residential area with a river and a flood storage area. A red pin marks the development location. The map is color-coded to show different flood zones: Flood zone 3 (dark blue), Areas benefiting from flood defences (light blue), Flood zone 2 (medium blue), Flood zone 1 (light blue), Flood defence (dashed line), Main river (thick blue line), and Flood storage area (dark blue area at the bottom).

Development location

Flood zone 3

Areas benefiting from flood defences

Flood zone 2

Flood zone 1

Flood defence

Main river

Flood storage area