

DESIGN STATEMENT

1.0 INTRODUCTION

The following statement highlights the nature and characteristics of the Full Planning Application at No's.98-100 Chichester Road, Bognor Regis, which seeks approval for the conversion of the existing first floor office space into a two bedroom flat, provided with rear access, amenity space and general storage facilities, in accordance with Local Planning Policy.

1.2 DEVELOPMENT OVERVIEW

1.2.1 In summary the proposal seeks to:

- Convert the existing first floor office space into a self-contained 2x Bedroom Flat,
- Provide access to the new Flat via a rear courtyard and shared access, side footpath
- Make minor alterations to the lower section of pitched roof, above No.100, raising the ridge and rear eaves to create extra accommodation, offering secondary access to the rear roof terrace
- Provide a part obscure glazed rear roof terrace, adding to the sites overall amenity provision, whilst seeking to limit overlooking
- Incorporate an area at the flats entrance for the secure storage of a cycle.
- Introduce minor internal alterations to the layout of the retained ground floor offices, incorporating a new toilet and kitchen area.



Above: Location Plan highlighting the location of the development site relative to surround properties and local context.

2.0 SITE LOCATION

2.1 THE SITE AND EXISTING USE

- 2.1.1 The property at No.98-100 Chichester Road, Bognor Regis, is located in a suburban residential area formed from a variety of property types, dependent on their age. Properties located along Chichester Road, (a classified “B” Road linking the Centre of Bognor Regis with the North Bersted Bypass and Chichester beyond), tend to be formed from medium and large size semi-detached and detached, two storey houses, which also include the occasional chalet bungalow.
- 2.1.2 In terms of the scale or mass of the existing, adjacent and neighbouring dwellings relative to the site, these are similar in overall scale, height, mass and material character, being two stories high finished with pitched roofs. In terms of the finish materials and features of the surround properties, these are mostly finished with white or pale render, incorporate brown concrete interlocking tiles or clay tiles on the roofs, and have bay windows on many of the front elevations.
- 2.1.3 The properties immediately adjacent too, and including the application site are slightly different to those of the surrounding context, as No’s.94 – 102 are commercially orientated uses with active frontages, positioned on the back of the pavement. No.94 is a small retail store, No.96 is a Thai Take Away, No’s.98-100 are accountants offices and No.102 is another small retail store.
- 2.1.4 As a result of the mixed commercially orientated uses, these properties adopt a different relationship with the highway and incorporate a varied mass, which is significantly different to the more repetitive detached and semi-detached residential properties, creating the remainder of the immediate street scene.
- 2.1.5 No’s.94-102 take the form of a central two storey building attached to a series of single storey semi-detached and detached buildings (or side extensions), thus creating a series of buildings with varied roof line and the incorporation of a mix of hipped and gable ended roof structures. In terms of materials these five properties were traditionally finished with red brick multi, but now include part painted front elevations for No’s.94 and 102, the single storey small retail stores.
- 2.1.6 To their rear, No’s 94-102 are bounded by either the rear garden or side elevation of No’s.92 Chichester Road, a large “character” semi-detached houses, finished with a mix of flint stonework/red brick multi, and clay tiles on the roof tiles.
- 2.1.7 As a result of the neighbouring buildings footprint arrangement, access to the rear of No’s.98&100 is achieved via a shared side access footpath (shared with No.92), from where access to a rear courtyard and subsequent rear service doors can be achieved.

3.0 PHOTO'S OF THE SITE & IMMEDIATE CONTEXT



(01) Photo looking North across Chichester Road at the existing front elevation of No's.98&100, highlighting the scale, mass and material character of the existing building relative to the immediate neighbours.



(02) Photo looking North at the front elevation of No.94-102 Chichester Road in context, highlighting the mixed mass, varied roof lines, and material finishes incorporated into the existing buildings form.



(03) Photo looking North at the junction of Hawthorn Road and Chichester Road, highlighting the material character, form, composition and scale of No's, 94, 96, 98, 100 and 102, relative to each other.



(04) Photo looking North across Chichester Road towards the shared side access footpath between No.100 and 102, highlighting the scale, mass and composition of No.92's flint finished side elevation to the rear.



(05) Contextual photo looking South, taken from Jon Beavers Avenue, highlighting the existing relationship between the rear of No's.96&98 Chichester Road, relative to the rear elevation of No.92, the "character" semi-detached house to the application sites rear.



(06) Photo looking north along the shared side footpath access, towards the rear courtyard area, highlighting its existing proportions and the nature of the existing surface water gully arrangement.

4.0 PLANNING POLICY

- 4.1 Planning policies that relate to the site are contained in within Arun District Councils Local Plan 2011-2031.
- 4.2 Policies in the Local Plan Review support the maximum use of derelict, vacant and underused land for residential development, provided that the sites meet a number of criteria including protection of the amenities of neighbours and wildlife / nature conservation interests, that the site is not safeguarded for other uses and that there will be no adverse environmental effects including surface water flooding.
- 4.3 The Local Plan also sets a range of criteria to protect and enhance the residential environment, encouraging design, layout and use materials that reinforce local character and provide high levels of surveillance of public areas.
- 4.4 In general as per urban design principles, the Local Plan encourages residential development proposals to relate with the sites context, that developments should be designed not harm the character or appearance of the area, and that developments they should create an attractive street frontage with defensible space where appropriate.
- 4.5 In Design terms the Local Plan requires developments to relate with their context, requiring schemes to be compatible with existing land forms and or natural features, which collectively contribute to the quality of the local environment. Furthermore developments should relate too and be integrated into the existing urban structure in terms of massing, scale, appearance and visual impact, thus positively enhancing the public realm.

- 4.6 Finally in terms of Sustainability the local Plan encourages new developments to incorporate sustainable characteristics and improve their environmental credentials or reduce expected energy demands.

5.0 DESIGN APPROACH / PRINCIPLE OF DEVELOPMENT

- 5.1 The main principles adopted in the design of this proposal were to design new first floor flat, provided with its associated access, amenity and storage areas which:
- Makes better use of the existing buildings first floor accommodation,
 - Provides the new property with its own independent rear access
 - Provides the new property with a combination of external amenity areas
 - Has been designed and configured to overcome significant overlooking issues, where by the existing rear window overlooking the back gardens of No.92&90 Chichester Road, will be obscure glazed, and that sections of 1.8m high obscure glazed side screening are proposed for parts of the roof terrace, further omit possible overlooking issues.
 - Introduce additional levels of insulation throughout the proposed conversion alterations, thus improving the new dwelling energy performance credentials
 - Ensure sufficient space is provided for the storage of refuse and recycling waste, as well as ensuring there is an area for the secure storage of a cycle space.

6.0 DESCRIPTION OF DEVELOPMENT

- 6.1 As highlighted previously this Full Planning Application at No's.98-100 Chichester Road, Bognor Regis, seeks approval for the conversion of the existing first floor office space into a two bedroom flat, provided with rear access, amenity space and general storage facilities, in accordance with Local Planning Policy.
- 6.2 In summary the proposal seeks to:
- Convert the existing first floor office space into a self-contained 2x Bedroom Flat,
 - Provide access to the new Flat via a rear courtyard and shared access, side footpath
 - Make minor alterations to the lower section of pitched roof, above No.100, raising the ridge and rear eaves to create extra accommodation, offering secondary access to the proposed rear roof terrace
 - Provide a part obscure glazed rear roof terrace, adding to the sites overall amenity provision, whilst seeking to limit overlooking
 - Incorporate an area at the flats entrance for the secure storage of a cycle.
 - Introduce minor internal alterations to the layout of the retained ground floor offices, incorporating a new toilet and kitchen area.
- 6.3 As highlighted previously the proposal has been designed to relate too and reflect characteristics of existing building and immediate context, and is designed to have a minimal impact on any surrounding properties or their amenity areas, in terms of overlooking, as some overlooking already exists.
- 6.4 In terms of finishing materials, the proposal seeks to retain and incorporate materials which are present in the existing building, where by any new sections of wall will be finished with red-brick multi and sections of altered roof finished with clay interlocking tiles. Any new or replaced doors and windows will be specified to match the existing and the flats new front door will comply with "Secure by Design" standards.
- 6.5 Collectively the materials selected for any of the alterations have been adopted to help create a proposal which both complements and is sympathetic to the existing building and surrounding context.
- 6.6 As highlighted previously the proposed new flat is provided with an area of first floor roof terrace, accessed from both Bed 1 and 2, but which will be provided with section of 1.8m high obscure glazed side screening to limit effects of overlooking, enhanced by obscure glazing an existing North facing rear window.
- 6.7 In terms of finishing materials, the proposed alterations incorporate:
- Red Brick Multi for any new sections of vertical wall
 - Red clay roof tiles (to match existing) for any new or reroofed sections of roof
 - Utilizing brown UPVC doors and windows, for any existing openings that are replaced or altered.
 - Providing Black gutters and downpipes for any new or altered section of rainwater guttering.
- 6.8 In view of the above, the proposed new flat conversion with minor external alterations, it has been demonstrated that through the use traditional materials and appropriate features, that the scheme complements and respects the existing building and surrounding immediate context.

7.0 PEDESTRIAN ACCESS

- 7.1 The proposed development site is situated along a classified road which is within ten to fifteen minutes walk of Bognor Regis Town Centre. Within this travel distance access a range of local facilities and services can be gained, which includes shops, Bognor Regis main Train Station, restaurants, public houses, employment, banks, gyms, a hospital, public parks and the beach.
- 7.2 Pedestrian access for the proposed new flat will be gained from Chichester Road via the shared side footpath, between No's.100 & 102, which leads to the rear courtyard area, where access to the new flat can be achieved.
- 7.3 Given the sites location on a classified road and the addresses close proximity to Bognor Regis Town Centre, combined by the 2-3 person nature of the residential accommodation, the new flat will not be provided with any car parking spaces, but in support of localized living, the scheme does include space for the storage of a cycle.
- 7.5 As a result of the sites location as outlined above, combined with its proximity to a bus corridor and provision of cycle storage, it can be seen that the proposed development meets the aims of the Local Plans sustainability policies, giving equal access to the site by foot, cycle and public transport.

8.0 SAFETY AND SECURITY

- 8.1 Arun District Council's Local Plan requires that development proposals include measures to enhance the security and surveillance of dwellings, their entrances, and any associated "open space", including cycle storage areas.
- 8.2 Natural surveillance and general security have been introduced within this proposal as the new property is accessed via a single shared side footpath, leading the small rear courtyard amenity area, from where access to the new flat will be gained. Furthermore and due to the location of the rear first floor roof terrace doors, an amount of overlooking of the entrance court yard naturally occurs, thus enhancing the scene of natural surveillance at the new properties main approach.
- 8.3 The new dwellings main front door will comply with secure by design standards, and all ground floor doors will be adequately secured to deter criminal activity taking place.

9.0 LIGHTING

- 9.1 In accordance with the alterations proposed, the new first floor flat will included appropriate levels of artificial lighting in key locations, specifically laminating the rear section of the path and entrance gate, whilst avoiding light spillage into No.92's rear courtyard amenity area.
- 9.2 Any new lighting shall be appropriately specified to avoid light shining up into the into any neighbouring properties.

10.0 TRANSPORT STATEMENT

- 10.1 This Full Planning Application at the No.98-100 Chichester Road, Bognor Regis, is located within is within walking distance of Bognor Regis Town Centre, on a classified road. As a result of the developments location and due to lack of available land, the proposal does not provide any car parking spaces, but does include provision for the secure storage of a cycle space, reinforcing localized living.

11.0 REFUSE AND RECYLING

- 11.1 Located within the rear residential court yard, the proposal seeks to provide space for the storage of 2x wheelie bins, one standard and one recycling, as per Arun District Councils refuse collection regime.

12.0 AMENITY SPACE

- 12.1 In terms of amenity space ad due to the restricted nature of the development site two areas of amenity are proposed for the future residents:
1. A Ground Floor Court Yard Area @ 10.4m²
 2. A First Floor Rear Roof Terrace @ 10.2m²
- 12.2 In addition to the on-site amenity provision, Drawing P13 Site Relative to Open Space, has been prepared to highlight that there is additional amenity provision on nearby public playing fields, within 100m of the site.

SUSTAINABILTY STATEMENT

1.0 SUSTAINABILTY DESIGN PRINCIPLES

This Full Planning Application at No's.98-100 Chichester Road, Bognor Regis, seeks approval for the conversion of the existing first floor office space into a two bedroom flat, provided with rear access, amenity space and general storage facilities, in accordance with Local Planning Policy.

1.2 DEVELOPMENT OVERVIEW

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2.0 BUILDING ENVELOPE AND LAYOUT

2.1 In order to comply with Part L1 of the Building Regulations, construction of the proposed converted dwelling will include appropriate insulation levels for all altered or upgraded sections of the building. Construction will be designed to give a SAP (Standard Assessment Procedure) rating of at least 90, and any new windows and external doors will be double glazed, incorporating trickle vents where needed.

3.0 ENERGY SUPPLY AND USE

3.1 Space and hot water heating systems within the development, combined with insulation of the building envelope, will be selected to ensure that the development complies with Part L1 of the Building Regulations and has a SAP rating of at least 90.

3.2 Where fitted by the developer, the dwelling will be equipped with 'A' rated domestic appliances.

3.3 Energy efficiency lighting will be installed throughout the whole development.

3.4 Water efficient domestic appliances will be specified, where provided.

2.5 Water meters will be installed to encourage careful water usage.

3.6 Reduced capacity WC cisterns with restrictors will be fitted to reduce water usage – WCs can make up 30% of domestic water usage.

4.0 PROCUREMENT AND CONSTRUCTION

- 4.1 Building materials will be specified for longevity and minimal maintenance. This is desirable not only in the interests of sustainability, but also in the interests of the long term appearance of the building and ongoing maintenance responsibilities.
- 4.2 Building materials will be sourced from sustainable and local sources where a choice is available.

5.0 TRANSPORT

- 5.1 Given the sites location relative to Bognor Regis Town Centre and in accordance with Planning Policy, 1x secure cycle spaces, serving the new dwelling is provided adjacent to the properties front door.

6.0 WASTE AND RECYCLING

- 6.1 On site segregation for refuse and recycling of materials is to be implemented.
- 6.2 The new dwellings refuse storage will have sufficient space to allow for storage of standard waste and recycling, in accordance with Arun District Council's refuse collection regime.