

ECONOMIC DEVELOPMENT STATEMENT FOR NO.98-100 CHICHESTER ROAD, BOGNOR REGIS.



BY TOLDFIELD ARCHITECTS

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ECONOMIC DEVELOPMENT STATEMENT

1.0 INTRODUCTION

The following statement summarises details of the economic impacts of the proposed Planning Application at No.98-100 Chichester Road, 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.

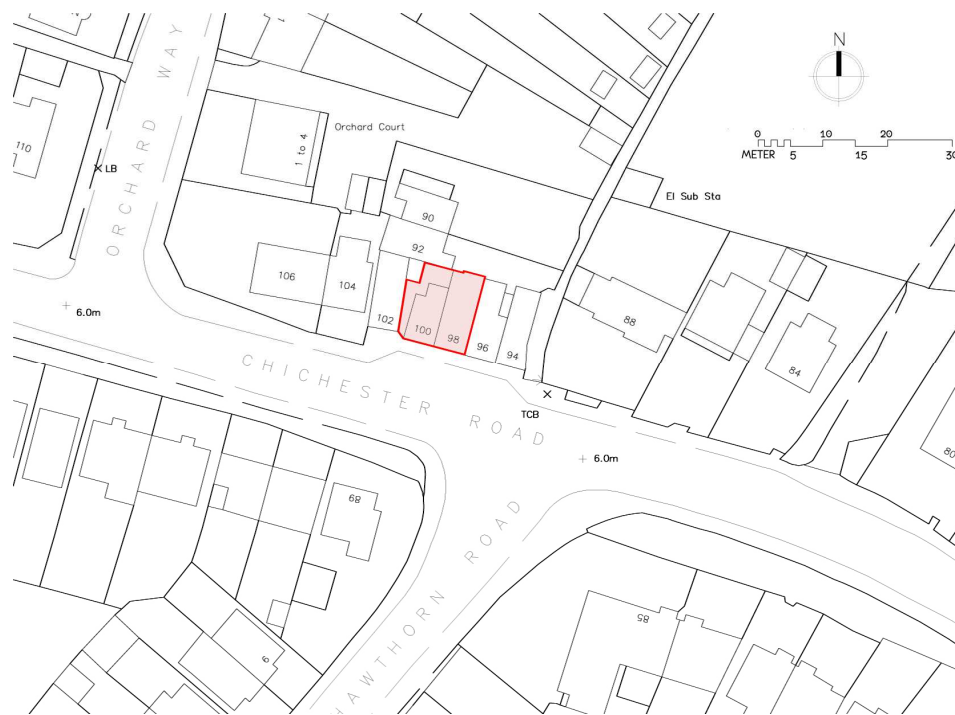
The statement will be separated into a series of sections which seek to provide:

- An overview of the Development
- Summary of the Existing Property Use and how the premises are used or managed by the current Accountants owners
- The estimated economic impact of the change of Use of the First Floor or Residential Accommodation

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 THE SITE AND EXISTING PROPERTY USE

- 2.1 The property at No.98-100 Chichester Road, Bognor Regis, is a small two storey office building located within 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.
- 2.2 The existing semi-detached office building is located within a small parade of shops, which as a result of the proposed First Floors “Change of Use” with external alterations, requires preparation of an Economic Development Statement.
- 2.3 At present the two storey, semi-detached Office building is occupied by a single company, Calculis, an accountants’ office, which employs 6-7 full time staff, who all work at Ground Floor Level.
- 2.4 The existing first floor accommodation, which includes a number of additional meeting rooms, is currently not used by the occupants of the offices and hasn’t for many years, but does include a male toilet used by male staff.
- 2.5 In terms of seeking to let the first floor as an independent office for another companies use, this has not been investigated due to the existing properties layout and how the first floor is accessed, being linked with the Ground Floor Office circulation space and requiring the use of other facilities such as the kitchen or access doors to function.
- 2.6 No marketing for the first floor accommodation has ever taken place.

3.0 ECONOMIC IMPACT OF CHANGE OF USE

- 3.1 The economic impact of a proposal to convert the first floor into residential is minimal and will not affect the productivity or number of staff employed at Calculis, the existing accountants occupying the Ground Floor office space.
- 3.2 The number of staff employed by Calculis will remain as existing, as the company has operated without use of the first floor accommodation for 3x or more years, and through general efficiently measures it is more appropriate for staff to work on one floor in close proximity to each other. Furthermore computer and work stations general size have reduced over recent years.
- 3.3 In terms of benefits offered by the proposal, the application seeks to make better use of the existing underused First Floor accommodation, offering new residential accommodation which is in close proximity to local shops, local employment and Bognor Regis Town Centre.
- 3.4 Furthermore given the size and location of the proposed new dwelling, new residents will contribute to the local economy and has a net gain of 2-3 persons on site, resulting with a net gain of 2-3 persons living on site during “out of office” hours or over weekends and bank holidays.