

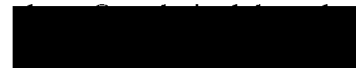
DESIGN & ACCESS STATEMENT

71 HIGH STREET
BOGNOR REGIS
WEST SUSSEX
PO21 1RZ

THE CONVERSION OF THE EXISTING VACANT
GARAGE INTO A ONE BEDROOM DWELLING.



AMdesign Architects



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INTRODUCTION

This document sets out the design and access statement to accompany the Full Planning Application for the conversion of the existing vacant garage building to the rear of 71 High Street, Bognor Regis, into a one bedroom dwelling.

BACKGROUND

71 High Street is situated in the Western end of Bognor Regis High Street and runs parallel with Norfolk Street down to the promenade. Although the postal address is High Street the site lies primarily in Norfolk Street, a quiet side lane. The area dates from around 1820's and are the original buildings of Sir Richard Hotham seaside resort. The front site was originally constructed as four cottages and has undergone many changes of ownership through the years but more recently as Gough Brothers Art Studios and Smugglers Paradise Bar and Restaurant. This main front building is currently undergoing major renovation works.

The garage to the rear is a much later construction and built to be used as a garage and storage space.

The area is a mix of commercial and residential properties.

SCOPE OF WORK

The submission is for the conversion of the existing empty single storey garage into a residential property. A variance from a recent planning permission BR/48/14 to convert it into a café.

PLANNING ITEMS

The property sits within the Bognor Regis Steyne and Waterloo Square Conservation Area which has a distinct character of its own relating back to an early Victorian layout.

The most recent planning applications that related to the property are BR/42/13, a conversion of the retail unit to form 4 no. cottages and the conversion of the vacant workshop to form bedsit accommodation (this application was refused) and BR/48/14 conversion of empty retail unit into 4 ground floor starter retail units with independent café and 3 first floor one bedroom flats. (this application was permitted).

The site is within the defined built-up and settlement areas.

DESIGN PHILOSOPHY

The proposed conversion has been designed to create a visually appealing mix of dwellings and retail opportunities for small or incubator businesses. The intention is to retain much of the vernacular appearance that complements the existing main property. The scheme proposed relates sympathetically with the surrounding buildings and only a dormer window extension and little façade work proposed to the existing garage, visually integrates with the site in design, form, and materials.

Careful consideration of the impact of the scheme on the surrounding area has been undertaken. By adding only a small first floor dormer window, we do not create any adverse overshadowing, overlooking or overbearing that effects any neighbouring properties. The design is confined to the existing building footprint.

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The dwelling is to be directly accessed from a side entrance off Norfolk Street into the open plan kitchen and living area. A small hallway gains access to the bathroom, leading to the staircase up to the first floor bedroom. The internal layout has been sensitively chosen to give a comfortable open plan living area with kitchen, along with a good sized double bedroom and separate bathroom. The living area has windows affording a street view.

EXTERNAL APPEARANCE

A controlled palette of good quality materials is proposed, such as a replacement Victorian style entrance door to the side and large picture window onto Norfolk Street, all set within the existing repaired smooth render finish and colour wash walls. The existing slate roof is to be retained.

SITE

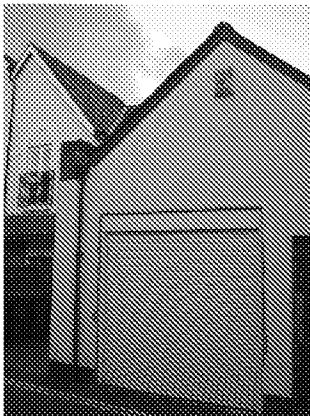
Refuse and recycling bins will be provided within the central courtyard space between the retail units and dwelling.

ACCESS

The site is within Bognor Regis shopping centre with public car parking available in The Queensway and Belmont Street, both within a short walking distance or along adjacent roads, where some restrictions apply. No on-site parking is proposed as the property is situated in a sustainable location where parking and train/bus routes are easily accessed. Cycle storage will be provided.

CONCLUSION

The proposed conversion of the vacant garage will enhance the immediate area helping form a permanent regenerated area. The sympathetic conversion of the building will enhance the visual character, whilst ensuring a redundant building is given a new purpose, avoiding further deterioration. The proposal complies with the relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality nor would it have an adverse impact upon the established character of the surrounding area.



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