

Design & Access Statement

Units 1, 2 and 3

71 High Street, Bognor Regis, West Sussex. PO21 1RZ.

INTRODUCTION

This document sets out the design and access statement to accompany the full application for planning permission for change of use from existing A1 classification to Sui Generis

BACKGROUND & PLANNING HISTORY

Planning permission BR/48/14 included the conversion of the then vacant building into 4no. ground floor retail units (A1) in July 2014.

Planning permission BR/10/18/PL subsequently changed unit 4 from retail (A1) to micro-pub (A4) in March 2018.

Unit 1 is currently vacant but will become a beauty salon specialising in skin care.

Unit 2 is currently a nail bar.

Unit 3 is currently a tattoo shop.

SITE

The site is located just off the High Street in Bognor Regis, accessed via Norfolk Street, within the conservation area.

Refuse and recycling bin provision is provided within the courtyard space at the end of the units.

APPEARANCE

There are no proposals to change the existing external facades.

LANDSCAPE

The site is flat.

No felling of existing trees is proposed as part of the works.

The existing landscaping will be retained.

ACCESS & PARKING

No alterations arise from these proposals.

The site is within Bognor Regis shopping centre with public car parking available in The Queensway and Belmomt 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.

CONCLUSION

This change of use application is related solely to the descriptive use of the property and minor internal alterations, it has no other impact on the existing building.

AMdesign Architects



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