Julie Grieves

From: Carolyn Nysingh on behalf of Planning
Sent: 26 February 2013 10:38
To: Julie Grieves
Subject: FW: Re: BR/42/12 & BR/43/12

Carolyn Nysingh | PA to Assistant Director, Planning and Economic Regeneration, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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From: bryan.butcher[redacted]
Sent: 25 February 2013 20:00
To: Planning
Subject: Fw: Re: BR/42/12 & BR/43/12

As requested by Julie Grieves.

--- On **Mon, 25/2/13,** [redacted]e:

From: [redacted]
Subject: Re: BR/42/12 & BR/43/12
To: "Julie Grieves" <Julie.Grieves@arun.gov.uk>
Date: Monday, 25 February, 2013, 19:32

DESIGN, PLANNING AND ACCESS STATEMENT FOR THE CONVERSION OF RETAIL UNIT TO FORM FOUR COTTAGES AND THE CONVERSION OF WORKSHOP TO FORM BEDSIT ACCOMODATION AT REAR of 71, HIGH STREET, BOGNOR REGIS.

Introduction:-

This statement is prepared in support and amplification of the planning application for the conversion of a vacant retail unit to form four One Bedroom Cottages and the conversion of a vacant workshop to form accommodation on behalf of Mr. B. Brooks and Mr. D. Brooks.

The application site lies to the western end of Bognor Regis High Street and close to Bognor Regis Promenade.

The site is just within Bognor Regis Town Shopping Centre with Public car parking available in The Queensway and Belmont Street both within a short walking distance.

Although the postal address of the property is 71, High Street the site lies primarily in Norfolk Street a small road linking the High Street to Bognor Regis Seafront.

The site is adjacent to other recent domestic development at Waterloo Court.

The site was originally constructed as four cottages and has undergone many changes of ownership through the years but more recently as Gough Bros Art Studios and recently the Smugglers Paradise Bar and Restaurant until its closure.

Due to the out of town shopping facilities that are prolific across the country and the increase of internet shopping Town Centres have become a politically sensitive concern as more and more retail outlets and shopping chains have closed and been left empty for long periods.

Due to its position just off the main shopping area and being adjacent to other domestic development such as Waterloo Court this conversion is an opportunity improve the local community by losing the unsightly image of empty boarded up units.

The Development Plan comprises of the West Sussex Structure Plan and the Arun District Local Plan. The site is within the defined built-up and settlement areas and is confirmed on the maps provided with the Arun District Plan.

Amount:-

The existing floor area of the retail unit is 127 sq. metres with no additional floor area being added.

The existing floor area of the workshop is 35 sq. metres with no additional floor area to be added.

Layout:-

Each Cottage is to be directly accessed from Norfolk Street to a small hall leading to a lounge/kitchen and disabled cloakroom. A staircase rises from the hall to provide access to one bedroom with en-suite bathroom.

To be accessed directly from Norfolk Street into the bedsit area with kitchen area and disabled bathroom to the rear.

Landscaping:-

Refuse and Re-cycling bins are to be provided within the central yard between the cottages and the existing workshop.

Appearance:-

Each Cottage is presented with an 1800mm wide Georgian bow window at ground floor level and a front Georgian entrance door with small canopy storm canopy roof with a Georgian sash window at 1st floor level all within smooth render and colourwash walls under an existing tiled roof.

The Workshop is presented with a Georgian window and entrance door within the existing rendered and colourwash walls below a tiled roof.

Vehicular Access:-

None.

Conclusion:-

The conversion of the vacant retail unit and workshop will aid the enhancement of the immediate area forming a permanent regenerated area that has also recently had approval for residential development.

Climate Change Statement:-

Water Efficiency:-

The new mains water connection to each dwelling will include a water meter as a statutory requirement by Portsmouth Water.

The bathroom will be fitted with low dual flush toilets and flow regulated spray taps to all basins with flow regulated showerheads to all showers.

Water efficient washing machine to be installed within the kitchen.

Sustainable Construction:-

It is intended through the advice of the company 'Therm Energy' to increase the standard walls, floors and roof insulation above the minimum requirement for Building Regulations in providing a SAP Rating and Environment Impact Rating of the dwelling all in accordance with Approved Document L1B (2006).

All new window and doors will be fitted with argon gas filled double glazed with an inner pane of Pilkington Kappafloat reflective glass and an outer pane of Pilkington Optiwhite low-E glass.

Low energy bulbs and light fittings will be used throughout and an Air Tightness Test will be carried out as part of L1B.

All materials will be locally sourced with all timber carrying a FSC16 certificate.

A detailed waste management scheme is to be put in practice during construction to ensure the recycling of all building waste.

A separate storage recycling area is to be provided in the yard.

--- On **Mon, 25/2/13, Julie Grieves <*Julie.Grieves@arun.gov.uk*>** wrote:

From: Julie Grieves <Julie.Grieves@arun.gov.uk>
Subject: BR/42/12 & BR/43/12
To: [redacted]
Date: Monday, 25 February, 2013, 16:23

Afternoon Bryan,

Just following on from our telephone conversation, would you be able to send a revised Design & Access Statement too. I will probably use BR/42/12 as the reference number for the combined application and discard BR/43/12.

New forms will also be required.

Many thanks

Julie

Julie Grieves - (Working days Monday, Thursday & Friday)

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