

DESIGN + ACCESS STATEMENT

JANUARY 2022

Change of use from public house (A4 Drinking establishment) to 4 No. 1 bed flats & 2 No. 2 bed flats (C3 Dwelling house) on Highfield Road, in Bognor Regis, West Sussex.



PROPOSAL FOR:
PRINCE OF WALES PUBLIC HOUSE
1 HIGHFIELD ROAD
BOGNOR REGIS, WEST SUSSEX, PO22 8BQ

JJR

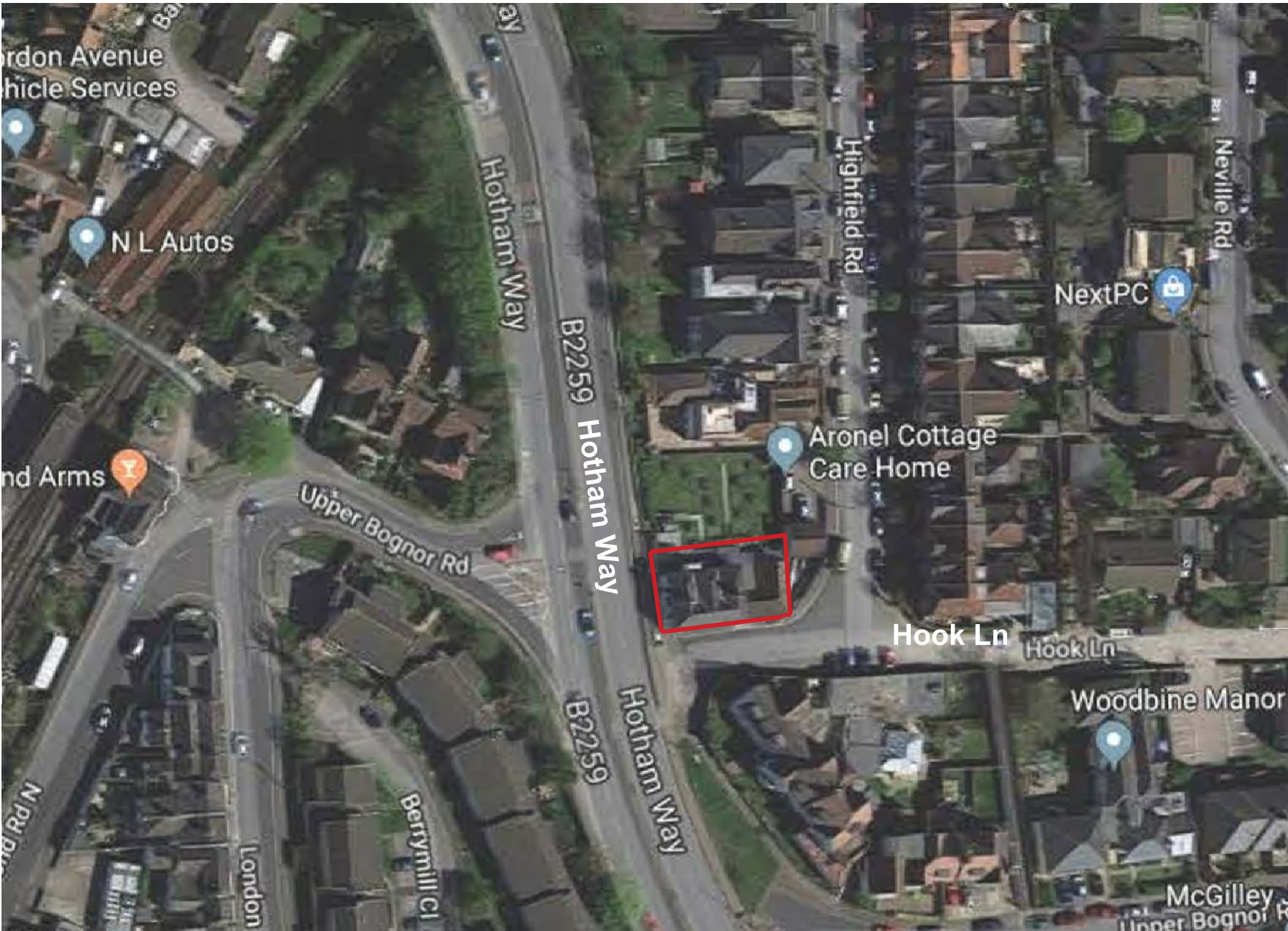
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INTRODUCTION

The Site

The Design and Access Statement is submitted in support of the proposed development at the The Prince of Wales, 1 Highfield Road, Bognor Regis. The site lies under the authority of Arun District Council.

This statement is set out in accordance with Government guidance and examines the site and its surroundings, the proposed development, the policy context, the site constraints and opportunities, and the principal design issues. From this it sets the design rational and explains why the development is being put forward in its current form and concludes as to why the development is considered acceptable.



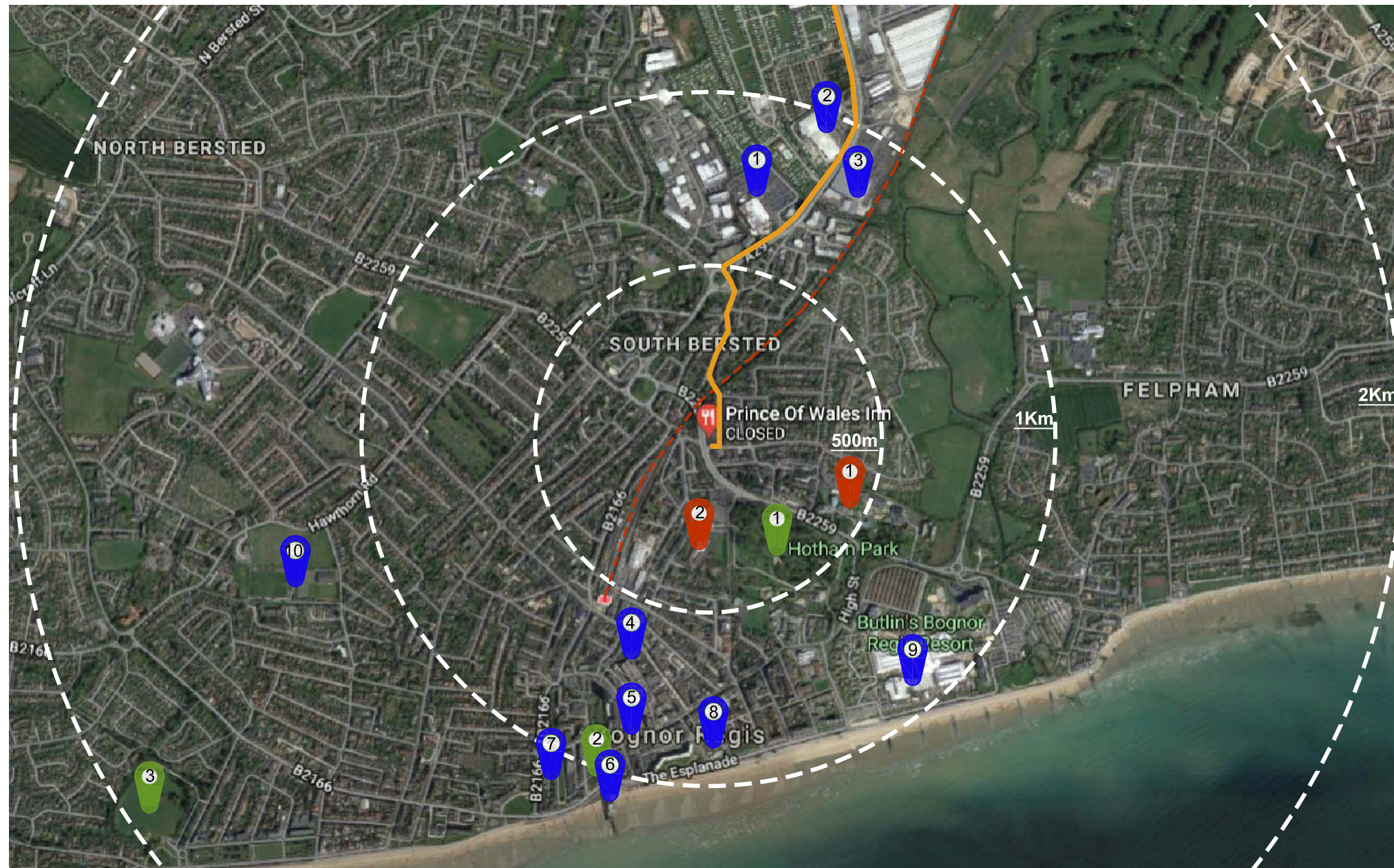
2. Aerial view of The Prince Of Wales. 1 Highfield Road, Bognor Regis

LEGEND:

AREA OF THE PROPOSED SITE

SITE CONTEXT

Extended Site Context



The Site is located in Bognor Regis, a seaside resort in West Sussex on the south coast of England, 55 miles south-west of London, 24 miles west of Brighton, 5 miles south-east of Chichester and 16 miles east of Portsmouth.

The site is located on Highfield Road, which is a 8 minute walk from Bognor Regis town center and 3 minute walk from Hotham Park. The aerial view details all the facilities within a short distance of the site.

The site benefits from good transport links, including bus and rail. The town center offers a range of shops and restaurants. Hotham park is some 200meters away from our site.

3. Extended site context diagram.

Schools	Retail	Parks	
1.University of Chichester	1.Tesco Superstore	1.Hotham Park	Route to London via A29
2.Edward Bryant School	2.Arun Retail Park	2.Waterloo Square Gardens	Train Line
	3.Sainsbury's	3.West Park	
	4.Morrisons		
	5.Iceland Foods		
	6.Arun Retail Park		
	7.Bognor Regis Museum		
	8.Bognor Regis Theatre venue		
		9.Butlin's Bognor Regis Resort	
		10.Bognor Regis Town Fotball Club	

SITE CONTEXT

Site Area Context

The Site is bounded on three sides by residential streets Hotham Way, Hook Ln, Highfield Road. These streets consist predominantly of 2½ storey period Victorian, Edwardian and 1930s terraced houses with pitched roofs, brick walls and sash windows.

The dwellings have 2 main accesses. One from Hook Ln, and another from house backyard.



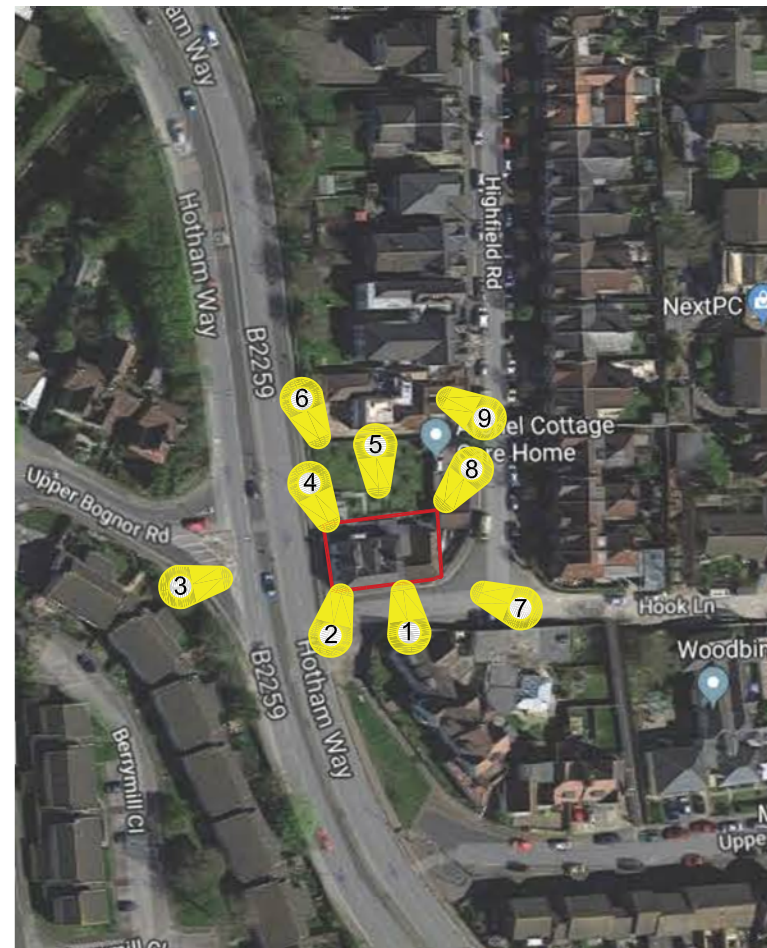
1. Hook Ln , Looking North



2. Hook Ln , Looking North



3. Hotham way , Looking East



4. Views surrounding site - character & context



4. Hotham way , Looking South-East



5. Hotham way , Looking West



6. Hotham way , Looking North-East



7. Hook Ln , Looking North-West



8. Highfield Road , Looking South-West



9. Highfield Road , Looking North-West



1. Building Backyard



2. Highfield Road ,Looking West



3. Hotham way ,Looking West

SITE CONTEXT

Existing Site Condition

The Site is bounded on tree sides by residential streets Hotham Way, Hook Ln, Highfield Road. These streets consist predominantly of 2 1/2 storey period Victorian , Edwardian and 1930s terraced houses with pitched roofs, brick walls and sash windows.

The dwellings have 2 main acces. One from Hook Ln , and another from house backyard.



4. Highfield Road ,Looking East



5. Hotham way ,Looking West



6. Hotham way ,Looking West



7. Hook Ln ,Looking South



8. Hotham Way ,Looking East



9. Hook Ln ,Looking South



5. Views of site in present state

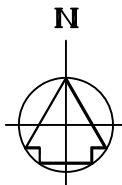
SITE ANALYSIS

Constraints

The site has the typical constraints associated with backland sites of this nature. This include residential outlook and clearance distances.

KEY

- Overlooking
- Site Boundary
- Entry point
- 2 Storey buildings
- 2 ½ Storey buildings
- Area of demolished part of the building



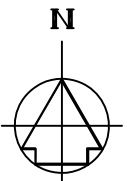
6. Views of site in present state

PRE-APPLICATION ADVICE

Preliminary Scheme

PROPOSED

Site Plan



The scheme proposes to develop the building into student accommodation units. Units are divided into separate studios and bedrooms. On North-East side of the building is accommodated a secure refuse store and bike storage area.

ACCOMMODATION SCHEDULE

Residential Accommodation

GROUND FLOOR PLAN

2 STUDIOS;
7 BEDROOMS.

1ST FLOOR PLAN

2 STUDIOS;
7 BEDROOMS.

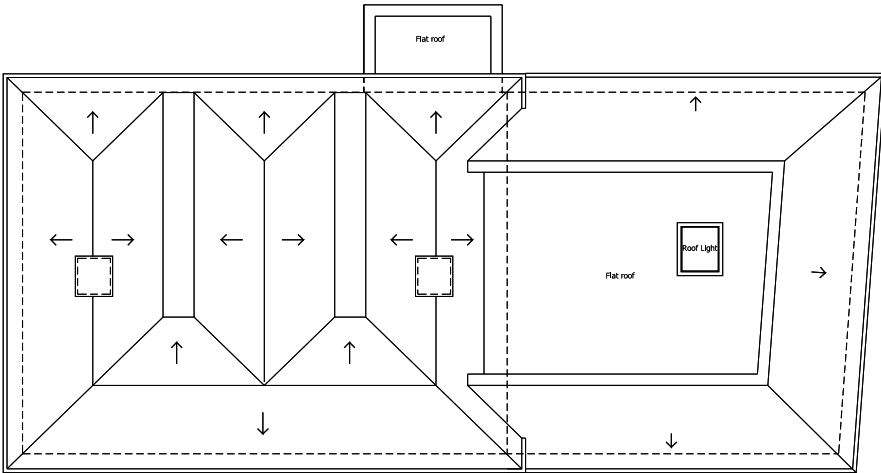
PROPOSED

GROUND FLOOR PLAN



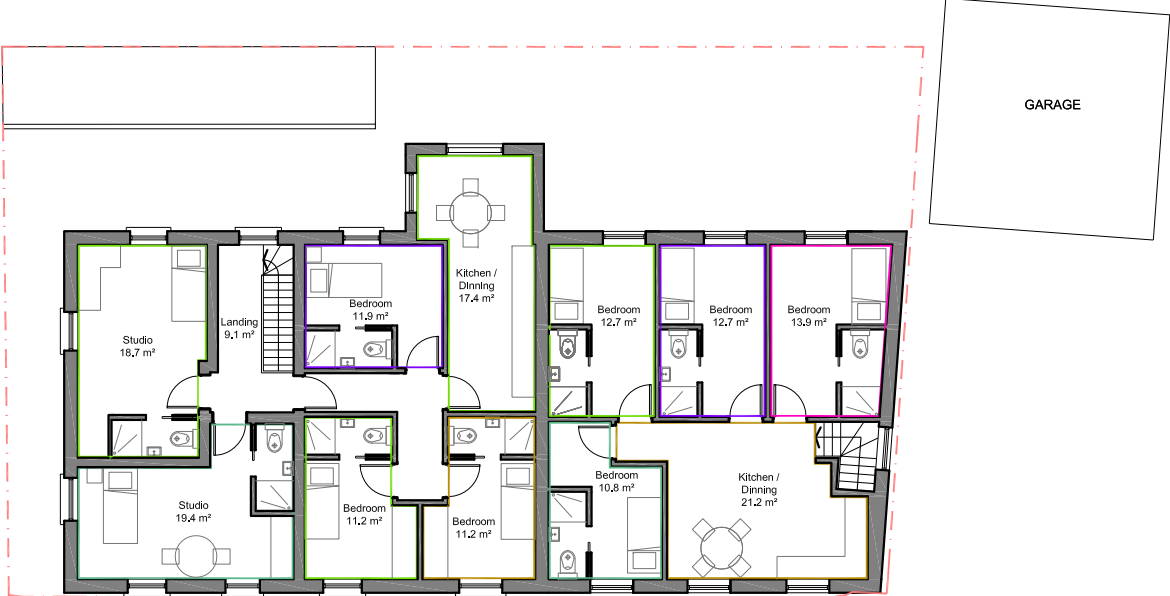
PROPOSED

ROOF PLAN



PROPOSED

1ST FLOOR PLAN



DESIGN APPEARENCE AND MATERIALS

Preliminary Scheme



PROPOSED SOUTH ELEVATION

SCHEDULE OF PROPOSED MATERIALS

- ① RENDER
- ② TIMBER DOORS, WINDOWS
- ③ CERAMIC TILES

The developments will use appropriate architectural forms, language, detailing and materials which complement and enhance the character of the wider setting.

In terms of architectural detailing, careful consideration has been given to the design and proportions, along with the detailing. Furthermore the design mirrors the architecture of the existing property.
Overall, the proposal would result in a high-quality development which complies with all the relevant design criteria.

IMPACT ON NEIGHBOURING RESIDENTIAL AMENITY

The Site seeks to ensure that the living conditions of neighbouring occupiers are not diminished by proposed developments.

The scheme has carefully been designed to have no detrimental impact on neighbouring residential amenity.

The design mirrors the architecture of the neighbouring buildings on Tennyson Road.

TRANSPORT

The new development does not have an adverse effect on street parking and traffic management.

The application provides 2 car parking spaces at the front of the building. Cycle parking spaces will be located in a secure store at the rear of the building.

The proposal will not have an adverse impact on street parking on the surrounding residential streets.

CONCLUSION

The proposed development optimises the land in a manner which is compatible to the surrounding context.

The scheme follows a design led approach, taking into consideration the sites constraints and opportunities. The design respects the existing neighbouring buildings which are used as reference.

Great care has been taken in detailing and material choice providing a cohesive relationship between the existing neighbouring properties and new proposal.

Based on the design rationale and philosophy explained on previous pages, we believe that the proposal will enhance the character of the area and provide high standard of residential amenity.