

Ref 3

Change of use to residential and conversion to form single bedroom dwelling:
Cobbler's Cottage, 1a Chapel Street, Bognor Regis, West Sussex, PO21 1PH

BR/45/12

Design and Access Statement

The proposal is for the change of use of the vacant structure and conversion to form a one bedroom dwelling.

Assessment of physical context:

The development is located in an established mixed residential area. The site is restricted by its established boundaries with limited available space for a secure cycle / bin store.

Social, Economic and Planning Context.

The social and planning context of the development will provide a low cost accommodation by conversion of the existing building with minimal alteration to the external fabric. The existing buildings constructed of tradition materials and is easily maintainable. Ground floor level will accommodate kitchen and living room with access to the bedroom and bathroom at first floor level. Adjacent properties appear to have had similar accommodation accessed along the side alley way.

Evaluation:

The proposals will not affect adjacent property. The accommodation will provide an important asset in its proposed format. The building is established in its location, enhancing the east elevation with new front door and new front window will improve the street scene.

Design Principals:

The existing structure is a vacant, ground floor, former cobbler's premises, with existing first floor accommodation. The building lends itself to conversion and can accommodate the new facilities. Cycle and bin store space will be provided in the rear yard.

Amount of Development:

The development is the conversion within the existing building fabric. Externally a new front window and front door will be fitted to the east elevation, which will maintain the existing shop appearance. The west elevation will have a window formed in the existing door opening for light to the kitchen / dining area.

Layout:

The external layout remains unchanged. Provision for a secure cycle and bin storage is created within the rear yard. There is no vehicle parking space on site and will rely on use of local facilities and public transport or nearby rail network.

Scale:

The external scale remains unchanged. The rear covered way roof is to be replaced with the same materials, still allowing natural light to the kitchen. This will also provide a sheltered space for cycle and bin storage within the walled yard area.

Appearance:

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The existing building is currently boarded up. Under the board, the property is constructed with traditional materials, which are in an irreparable condition. A new wooden door and window frames will replace the existing ones; these will meet the required standards of security and thermal performance, as well as maintaining the aesthetic appeal of the building.

Access:

The proposals provide accommodation for one or two persons.

Affordable Housing Statement

The proposal is to convert the above premises, which is currently a commercial property, to residential, to form a single bedroom dwelling. The premises consist of a ground floor and a first floor. The property is very small in size, with the sum total floor area measuring just 39 square meters. The purpose of the property will provide residential accommodation for the applicant. No affordable housing can be provided due to the restricted capacity of the dwelling.

Bin Storage and Collection Statement

(See Plans)

Flood Risk Assessment

The property is not within an area at risk of flooding. Please see attached flood maps.

Heritage Statement

The proposal for the above changes will not exceed or alter the property's current boundaries. Recognising that the property is in a conservation area, the building's proposed external changes will help to restore the derelict building to its original appearance. Visual changes, both internal and external will be in keeping with the surrounding location. Overall, the above proposal will have no detrimental effect on any listed buildings, and structures, historical, archaeological features and scheduled ancient monuments.

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Loss of Retail Use Statement

The property originally traded as a cobbler's. The viability of this street was effectively ruined when planning permission under BR4486030-PL-JF. Subsequently 'closed off' the upper part of the street, the street became a 'dead end'. The premises ceased trading in 1998 approximately, as it was not viable to continue to do so. It has been laying dormant attracting vandals and squatters who gained access. As a result the property has been boarded up. It currently stands semi-derelict. Please see attached supporting written evidence from Holland Alexander & Co. (Chartered Surveyors / Valuers)

Planning Statement

This property as it currently stands is an 'eye sore'. Past history has shown that subsequent property development in its immediate surroundings prevented the premises from being a viable retail outlet. The property also attracted interest in terms of letting. The above proposal to convert the property into a residence will be undertaken following all advice, guidance and support from the local planning department. It will provide housing within the local community, where once stood an uninhabitable, semi-derelict building.

Signed

E. C Nelson

