ARUN DISTRICT COUNCIL BR/71/07/ 27/03/2007
BR/71/07

DESIGN AND ACCESS STATEMENT

for

Amendments to application No: BR/331/06: The restoration of 35 Lyon Street to form 2 No 2 bedroom flats and 2 No 1 bedroom flats.

Required under:

DCLG Circular 01/2006 12th June 2006
Department for Communities & Local Government

Compiled by:

TMB Ltd
(Planning Consultants since 1940)

Commissioned by:

Regent Properties

Dated:

February 2007

Proposal

This proposal is for detailed planning permission for the restoration of 35 Lyon Street to form 2 No 2 bedroom flats and 2 No 1 bedroom flats. The site does not fall within a conservation area although it does fall inside Policy Site 2: Bognor Regis Town Centre Regeneration Area. The applicant hopes that this design and access statement will serve as a useful guide for the Local Planning Authority, statutory consultees and the general public.

Use

The application site is located on the south side of Lyon Street directly opposite the Laburnum Centre and compromises offices and storage for a charitable organisation housed in largely in a two storey terraced house that has fallen over the years into a state of some disrepair. To the rear of the property and located along the southern boundary of the site is a derelict detached two storey building.

Historically both 35 & 37 Lyon Street have accommodated a ground floor shop with residential accommodation over. With the exception of the Laburnum Centre directly opposite and the 1980's flat development found to the west of the site the majority of Lyon Street is made up of 2 storey, terraced Victorian houses that have mostly been divided into flats over the years.

A charitable organisation currently occupies the site, but due to mounting financial pressures and the cost needed to restore the building alternative accommodation has been sought. With such a large build cost associated with the restoration of this building and the relative inactivity of business in Lyon Street a commercial use is no longer feasible for the site.

This proposal would look to restore the existing buildings and ensure that the existing grain of Victorian development along Lyon Street is not lost.

History of Site:

Relevant Planning History:

BR/206/05 Passed 14th June 2005 providing consent for:
'Residential development of 3 flats.'

BR/331/06 Passed 10th January 2007 providing consent for
'The restoration of 35 Lyon Street to form 2 no. 2 bedroom flats and 1 no. 2 bedroom cottage'.

Whilst the history of 35 Lyon Street is unclear at times it is felt that the original Victorian Structure would have been one for residential purposes. For this reason it is felt that a conversion back to its original use will not only serve to meet the growing demand for flats in the Bognor area, but also serve to restore a part of Bognor's historic past.

The rear cottage is in desperate need of restoration, but owing to the decaying chimney and sliding sash windows it is without doubt that this building was also originally intended for residential purposes.

Policy:

The current national planning policy guidance Planning Policy Statement 1 (**PPS1**), Delivering Sustainable Development and Planning Policy Guidance 3 (**PPG3**), highlight the need for not only a more efficient use of land, but a priority for the use of brownfield sites, and the importance of inclusive and sustainable communities.

The current West Sussex Structure Plan 2001 – 2016 makes specific reference in policy **LOC 1** for the need to locate new development within towns and villages particularly through the reuse of previously developed land.

The application site falls within a sustainable location and, therefore it is felt complies with all the national and regional housing policies.

Within the local Planning context this application should be considered under policies GEN1, GEN2, GEN4, GEN7, GEN12 & DEV23 of the Arun District Local Plan.

Bognor Regis Regeneration

In June 2003 Arun District received a report it had commissioned from Building Design Partnership (BDP), Donaldsons and MVA (transport specialists) setting out a long-term Masterplan for Bognor Regis Town Centre and its Environs. This was in accordance with policies in the then draft Local Plan that was nearing completion.

Whilst preparations began for a Supplementary Planning Guidance to be based on the Masterplan document, a revision was needed due to the passing of new planning legislation that completely changed the type of planning documents the District was required to produce. A final document was produced because of the substantial amount of work undertaken by the council and the community, but it was to be only used as a non-statutory Planning Development Guide. The applicant has used this Masterplan document as a guide and a base for this application.

Bognor Regis in the 21st Century

The Masterplan document saw the vision for Bognor Regis to provide a new role for the town in the 21st Century. This new role will build upon its assets and create a series of new attractions for residents and visitors alike. At the heart of the vision will be a new vital and viable town centre with a richness of urban form and a quality of architecture that will reposition Bognor Regis as a first class destination.

The vision will be developed through a mix of development, re-development and changes of use that will help regenerate the economy of Bognor Regis as quality place to work and live. The aim is to provide a town centre that offers a unique,

quality shopping experience and a relaxing and exciting place to spend an evening or weekend as well as a welcome and friendly place to live. The new experience for the town centre user will be delivered through a variety of new landmark buildings with exciting uses and quality public spaces that will make a new destination in a spectacular setting for residents, businesses and visitors to Bognor Regis.

To increase vitality and support new facilities the demographic composition of Bognor Regis has to be diversified. This can be achieved through a revised retail sector and the development of residential dwellings in and around the town centre. The town centre should become more vibrant due to the increased number of people living there and the reduction in leakage to competing centres.

The improved quality of the town centre will increase civic pride and encourage residents to spend an evening in the town centre. The diverse economy should meet the aspirations of most residents resulting in a balanced and mixed-use character set within a lively safe and environmentally attractive town centre.

It is hoped that this proposal will help to restore a currently derelict and unattractive building allowing a great improvement and added boost to the immediate community.

Amount

This proposal is for the restoration of 35 Lyon Street to form 2 No 2 bedroom flats and 2 No 1 bedroom flats.

Size of Site 202.5 sqm / 0.02 hectare

This proposal equates to a density of **150 dwellings per hectare**.

Planning Policy Guidance Note 3 (PPG3) Housing under section 57 'Making the Best Use of Land' encourages local authorities to "avoid developments which make inefficient use of land" and also "encourage housing developments which make more efficient use of land (between 30 and 50 dwellings per hectare net)".

Whilst the application site has a density much greater than that outlined in PPG3 it should be noted that the density level set out in PPG3 represents a minimum density to be met by all housing developments across the country. The density of the application site falls in line with the density levels to be found in many town centre development schemes and is directly in line with both 33 & 37 Lyon Street on either side of the proposed development.

The application site falls in the centre of Bognor Regis town centre and, as such, would be able to provide future residents with simple and easy access to the shops and convenience stores on the high street. With no allocation for parking, the application site would encourage the use of bicycles and more sustainable forms of transport as highlighted in Planning Policy Guidance 13, Transport. With Bognor Regis train station and the local bus routes a short walk from the application site future residents would have easy access to all forms of transport.

Layout

You will see from the drawings that accompany this application that:

1. All rooms will be substantial and afforded with plenty of light.
2. The kitchens / lounges will overlook the street to provide increased security and a quiet setting for the bedrooms.
3. The flats provide for off street access for increased security
4. There will be substantial south facing windows to increase solar gain.

Landscaping

Owing to the urban setting of the site and the limitations of areas to landscape, a comprehensive landscaping scheme will not be possible. Despite the limitations the applicant feels that with careful thought this small courtyard area can be transformed into a desirable and welcome space.

Hard Landscaping:

The applicant intends to cobble the rear courtyard to recreate the Victorian cottage feeling that would have once occupied the site. A subtle lantern lighting and security system will create a warm and welcome feeling for the longer winter and late summer evenings.

Soft Landscaping:

Within this tight area the use of flower boxes will be utilised to ensure that future residents are able to enjoy as harmonious an environment as possible.

Scale

The restoration of 35 Lyon Street is intended for completion within the existing building envelope. The building should retain its relationship with surrounding properties and its place within the street scene should not be altered. The flats will be of comparable if not larger sizes than surrounding properties.

Appearance

Owing to the grain of Victorian development along Lyon Street the applicant feels a sympathetic restoration would further seek to enhance and restore the character and historic context of the street.

Traditional materials will be used where possible and the hoardings and paint work currently displayed on the front façade of the building will be removed to allow a stucco finish in white allowing it to complement its direct neighbour 37 Lyon Street.

The applicant would stress the intention for a quality of design and finish which will serve to complement the existing street scene and local area in general.

Access

The application site falls in the heart of Bognor Regis town centre and as such complies with the recommendations set out in Planning Policy Statement 6 (PPS6), Planning for Town Centres and Planning Policy Guidance 13 (PPG13), Transport.

The application site is in walking distance of all local bus routes and is sited only a 2 minute walk from Bognor Regis train station. For these reasons it is felt that the lack of parking in this development will only encourage a more sustainable use of transport and encourage the increased use of Bognor Regis town centre. Sheffield cycle stores will be provided for all residents in the secure courtyard area.

The developer has been mindful of the Disability Discrimination Act (DDA) 1995 and relevant updates from 2005 and has complied fully with Access to and use of buildings, Approved Document M.

The application site will be accessed by 1 staircase running from pavement level to the upper floors and whilst the developer is mindful that the development may not be best suited to people with walking disabilities, the conversion is intended to allow for as much accessibility as possible.

The developer has engaged numerous bodies in discussion over the proposed development and provisions will be made as far as possible for all staircases to comply with the guidelines set out in Section 9: Passenger lifts and common stairs in blocks of flats, Approved Document M. The developer remains open minded as to the design and layout and would encourage further discussions to allow for an accessible a building as possible.

In accordance with ODPM Safer Places – The Planning System and Crime Prevention the applicant also feels that the use of a security door preventing access to the courtyard area will also provide residents a safer environment in which to reside.

In the compilation of this application the applicant has consulted:

West Sussex County Council – Highways Department
Design Bulletin 32 / Places Streets & Movements / Draft Manual for Streets
Approved Document M – Access to and the use of buildings
Disability Rights Commission – Code of Practice
ODPM Planning & Access for Disabled People
ODPM Safer Places – The Planning System and Crime Prevention

Conclusion

For all the reasons outlined in this design and access statement the developer hopes that the Local Authority will appreciate the careful thought and consideration that has gone into the assembly and decision process for this scheme.

Whilst a residential use was the foundation for the application careful assessment, involvement and evaluation was given in order to determine the most appropriate size, type, tenure and design for the building.

Through assessment the developer gave careful consideration to the site and its surroundings incorporating all physical, social, economic and policy related issues. The developer has used local, private and government guidance in putting together the application, but would like to stress the open minded approach it looks to take on the proposed development.

It is hoped that the Local Authority will be able to determine this application as swiftly as possible for the reasons explained in this statement. However, should the Local Authority, Statutory Consultees or members of the public have any problems or queries relating to the application we would be pleased to hear from you as soon as possible.

Please contact Regent Properties on either:

info@regentproperties.org or (01243) 512 628

Documents used in the preparation of this application:

1. Planning Policy Statement 1 (PPS1), Delivering Sustainable Communities
2. Planning Policy Guidance 3 (PPG3), Housing
3. Planning Policy Statement 6 (PPS6), Planning for Town Centres
4. Planning Policy Guidance 13 (PPG13), Transport
5. Safer Places – The Planning System and Crime Prevention
6. Commission for Architecture and the Built Environment: Design Statements
7. Access To and Use of Buildings: Approved Document M
8. Planning & Access for Disabled People: A good practice guide
9. West Sussex Structure Plan 2001 – 2016
10. Arun District Local Plan 2003.