

DESIGN +

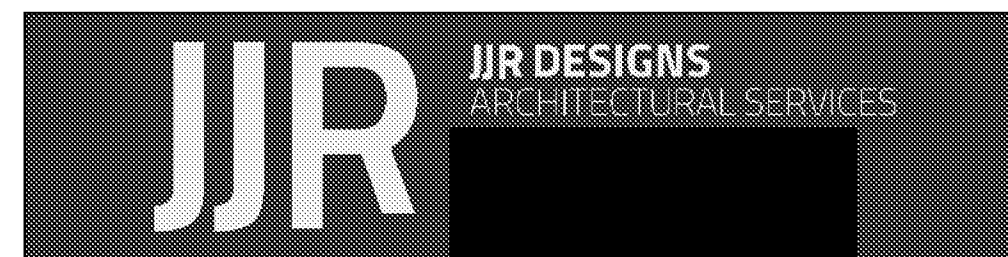
ACCESS STATEMENT

February 2019



PROPOSAL FOR:
THE PRINCE OF WALES
BOGNOR REGIS, WEST SUSSEX

CLIENT:
BEDFORD HOUSE
DEVELOPMENTS



INTRODUCTION

This Design and Access Statement is submitted in support of the proposed development at the The Prince of Wales, 1 Highfield Road, Bognor Regis PO22 8BQ. 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.

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

SUMMARY OF PROPOSAL

The Proposal retains the Victorian pub and the single storey attached building facing Hook Lane, and Highfield Road. The existing building will be refurbished for residential use on the ground and first floors. A roof extension to the single storey building forms the extent of this proposal.

The single storey toilet block located on the north elevation will be demolished allowing access to the communal entrance located at the rear of the property. The existing pitched roofs over the main block will be maintained.

The development accommodation will allow 6 units arranged over 2 floors split into 4 x 1-beds, 2 x 2-bed apartments.

Secure Bicycle racks for 10 bikes and a bin store are located on site, and can be accessed through a secured gate on the South-East corner of Highfield Road.

Vision

Our vision is to design a quality development respecting the existing building in both detail and design. All units will be of a high quality with an emphasis on dual aspect. The exterior blends with the surrounding area, complementing the existing streetscape whilst promoting modern design.

Relevant Policies

Arun District Local Plan 2011- 2031

DDM1	D DM1 Aspects of form and design quality
DDM2	D DM2 Internal space standards
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
DSP1	D SP1 Design
ECCSP1	ECC SP1 Adapting to Climate Change
ECCSP2	ECC SP2 Energy and climate change mitagation
ENVDM2	ENV DM2 Pagham Harbour
HDM1	H DM1 Housing mix
HERDM2	HER DM2 Locally Listed Buildings or Structures of Character

HERSP1	HER SP1 The Historic Environment
HSP1	HSP1 Housing allocation the housing requirement
QEDM1	QE DM1 Noise Pollution
QEDM4	QE DM4 Contaminated Land
QESP1	QE SP1 Quality of the Environment
SDSP1	SD SP1 Sustainable Development
SDSP2	SD SP2 Built-up Area Boundary
TDM1	T DM1 Sustainable Travel and Public Rights of Way
TSP1	T SP1 Transport and Development
WDM3	W DM3 Sustainable Urban Drainage Systems
WMDM1	WM DM1 Waste Management
WSW2	West Sussex W2 Safeguarding Waste Management Sites

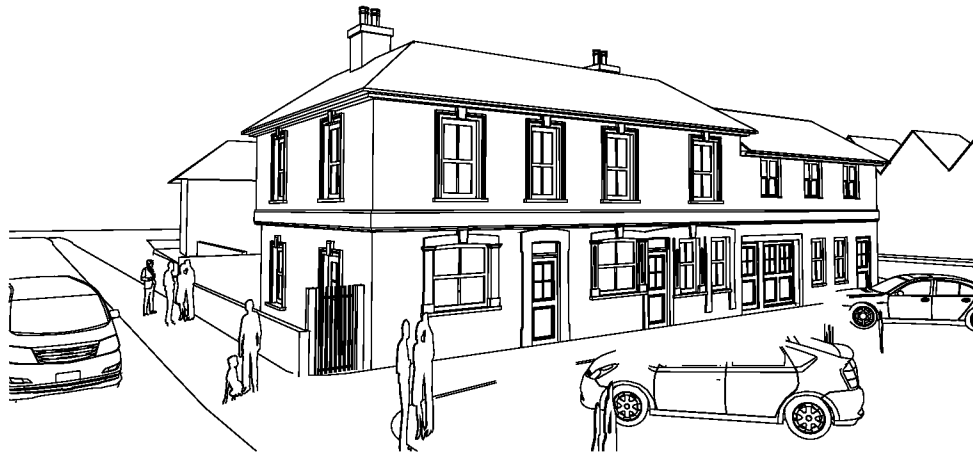
Bognor Regis Neighbourhood Plan 2015 Policy 1 Delivery of the Vision
Planning Policy Guidance NPPF
NPPG
National Planning Policy Framework
National Planning Practice Guidance

Principle Design

The site lies within the built up area boundary where development is acceptable in principle in accordance with policy SD SP2 of the Arun Local Plan 2011-2031 and provided it is in accordance with other policies of the Local Plan covering such issues as loss of commercial floorspace, visual amenity/character, residential amenity, highway safety & parking.

Regard should also be had to policy SD SP1 of the ALP which states that: "When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework." It is considered that the site is in a sustainable location within reasonable walking and cycling distance of a range of shops, facilities and services including bus stops, a large food superstore and a railway station. Future residents have a choice of transport options.

Paragraph 118 (d) of the NPPF states that "Planning policies and decisions should: promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing"
There are no current development plan policies to protect against the loss of a public house in this out of centre location.



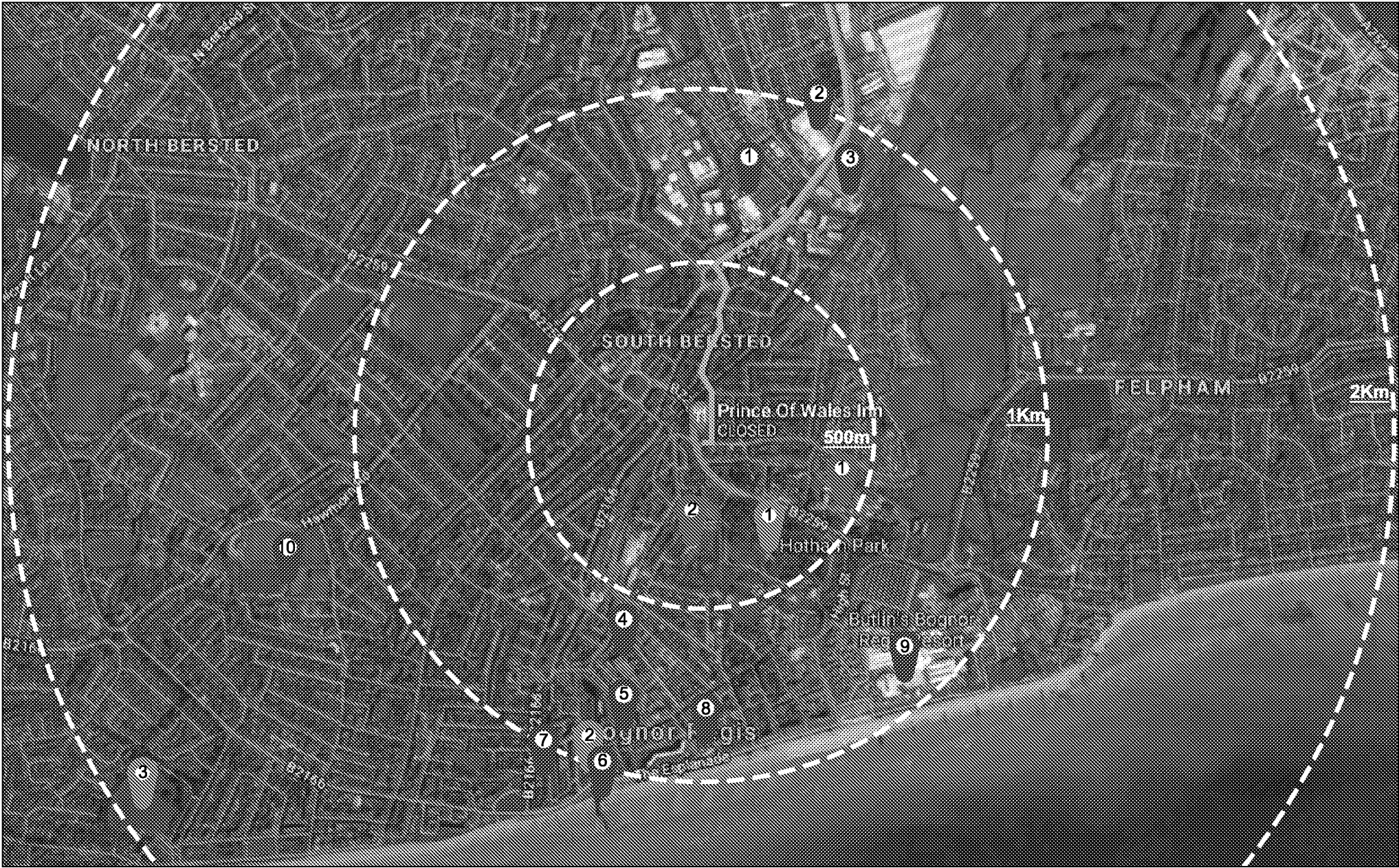
SITE CONTEXT

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 to 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 the property.



3. Extended site context diagram.

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

Site Area Context

The Site is bounded on three sides by residential streets Hotham Way, Hook Ln, Highfield Road. These streets consist of 1, 2, & 3 storey buildings. Victorian , Edwardian and 1930s terraced houses with pitched roofs, and more recently built housing. The materials used on the surrounding buildings are varied consisting of brick, render, tile hung walls. Timber sash windows, UPVC windows of varying designs.

The property can be seen in both directions when traveling along the B2259 Hotham Way.

The primary access is from Highland Road, leading into Hook Lane.



1. Highfield Road , Looking North



2. Highfield Road , Looking North



3. Hotham way ,Looking East



4. Hotham way ,Looking South-East



5. Hotham way ,Looking West



6. Hotham way ,Looking North-East



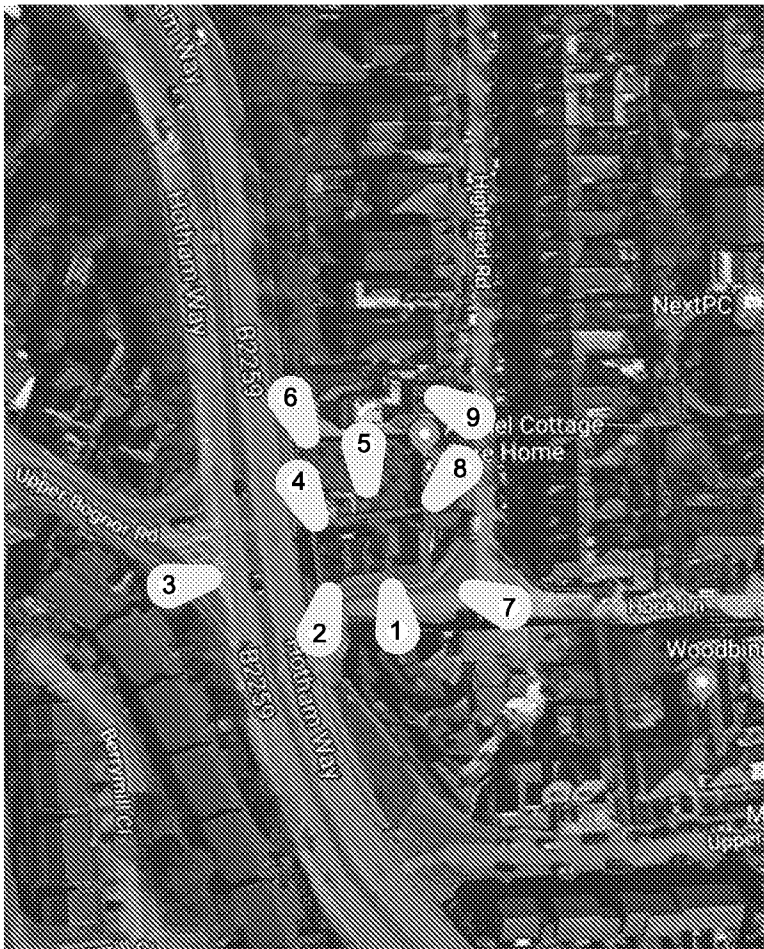
7. Highfield Road ,Looking North-West



8. Highfield Road ,Looking South-West



9. Highfield Road ,Looking North-West



4. Views surrounding site - Character & Context

SITE CONTEXT

Existing Site Condition

The Site itself is bounded by the streets described previously. To the rear of the property is the neighbouring building belonging to Aronel Cottage Care Home. There is parking along Highfield Road for residents and visitors.

The existing buildings consist of one and two storey's which are currently not in use. The existing building is traditional in construction. Pitched slate roof. Painted render external walls. Painted timber sash windows.



1. Building Backyard



2. Highfield Road ,Looking West



3. Hotham way,Looking West



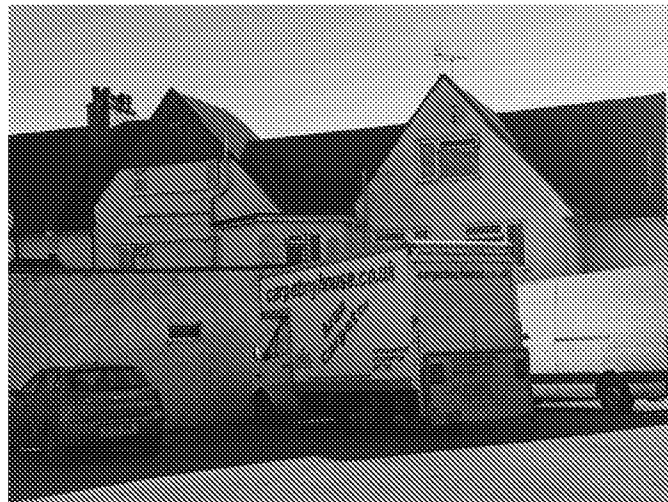
4. Highfield Road ,Looking East



5. Hotham way ,Looking West



6. Hotham way ,Looking West



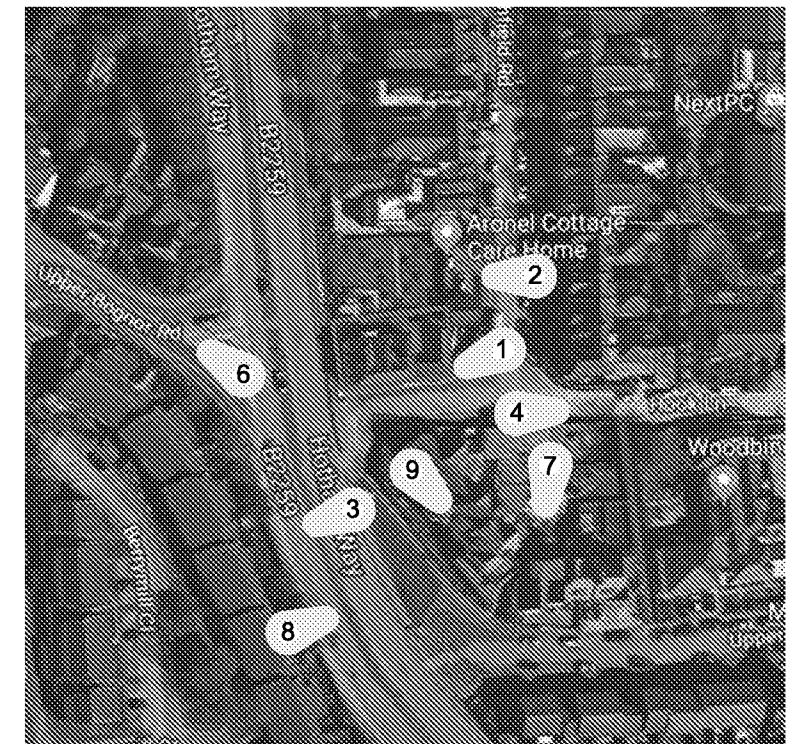
7. Highfield Road ,Looking South



8. Hotham Way ,Looking East



9. Highfield Road ,Looking South



5. Views of site in present state

SITE ANALYSIS

Constraints

The site has the typical constraints associated with sites of this nature.

- Close to main road.
- Overlooking

Opportunities

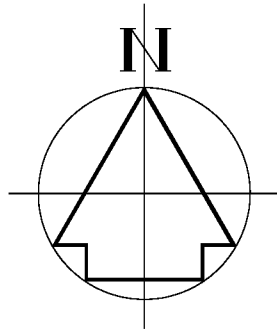
- Improved appearance by adding mansard roof following classic architectural principal of base, middle, top.
- Restore existing render and details.
- Tidy up rear elevation
- Long distance view to be improved by mansard roof.
- Flats south facing
- Open green space, Hotham Park
- Much of the existing facade retained to preserve character of local street scape.

General

- Good access to shops and local services.
- Close proximity transport links
- Variation in height of buildings locally.
- Variation of Architectural styles within the street scape.

KEY

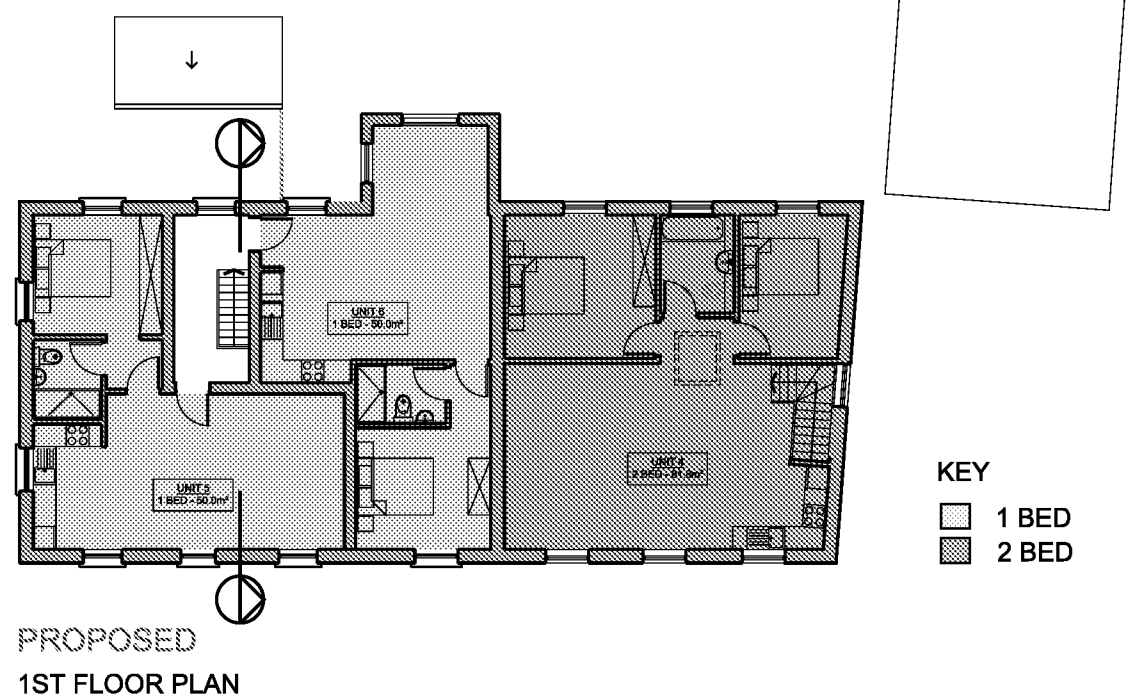
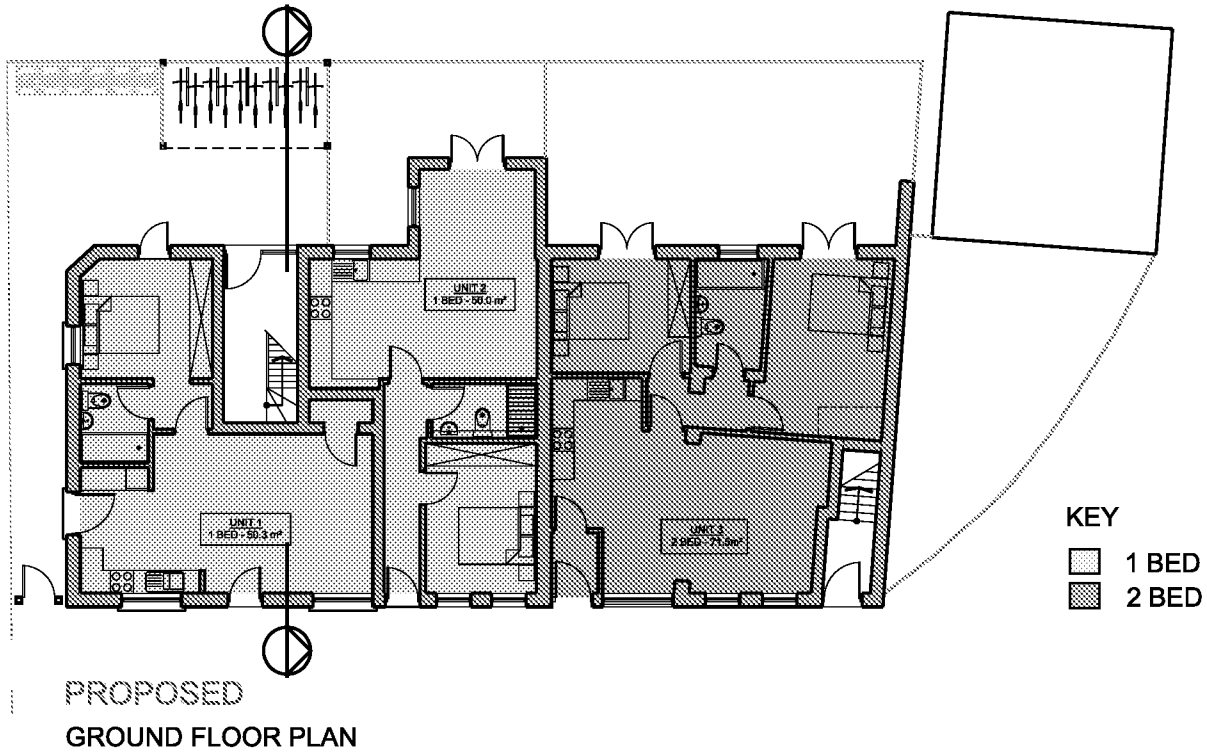
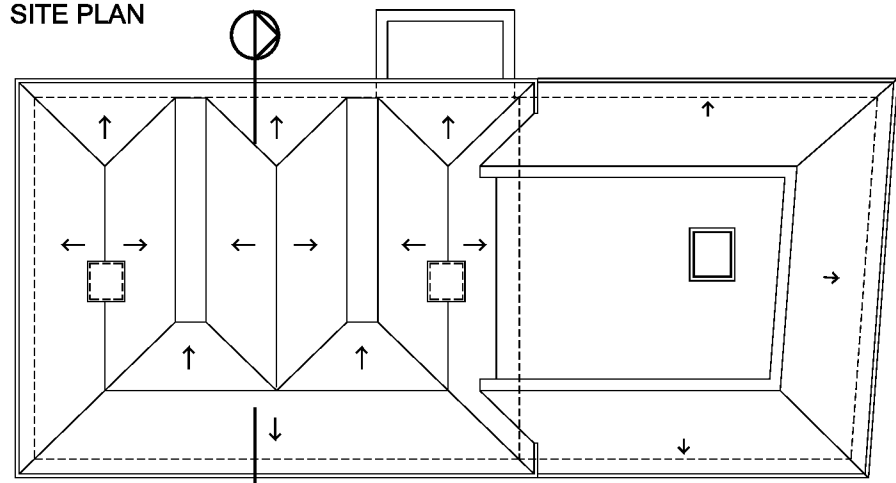
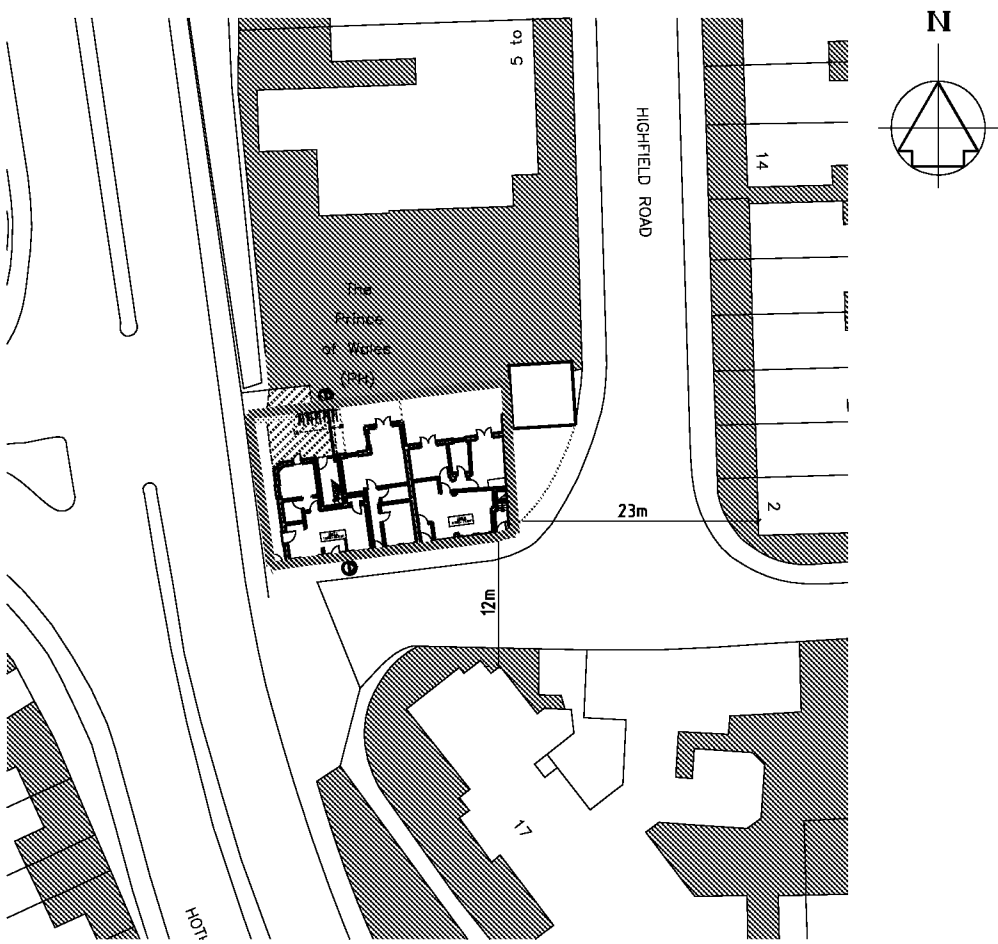
- ▲ Overlooking
- ▨ Site Boundary
- ▲ Entry point
- Adjacent gardens
- 1 Storey
- 2 Storey
- 3 Storey



6. Views of site in present state

PRE-APPLICATION ADVICE

Proposed Site Plan & Floor Plans



The Proposal

Pre-application was sought regarding change of use of a building from a public house to 8no self-contained flats located on the ground, first, and proposed 2nd floor. The proposed works would comprise the erection of a mansard roof creating a 2nd floor in the main block and a 1st floor in the building to the east. Flats 1, 2, 3, & 4, are entered through their own front doors within the south elevation. Flats 5, 6 are entered through a communal entrance located in the north elevation.

On the east of the building a secure refuse and bike storage area is provided for the sole use of the residents.

Following the comments received from Mr Simon Davis, Planning Officer at Arun District Council in respect of Pre App: PAA/115/18 the proposals have been adjusted to suit the comments made.

The scheme has been reduced in scale opting to maintain the existing roof over the main block reducing the scheme by 2 units.

The Juliet balconies on the south elevation have been removed.

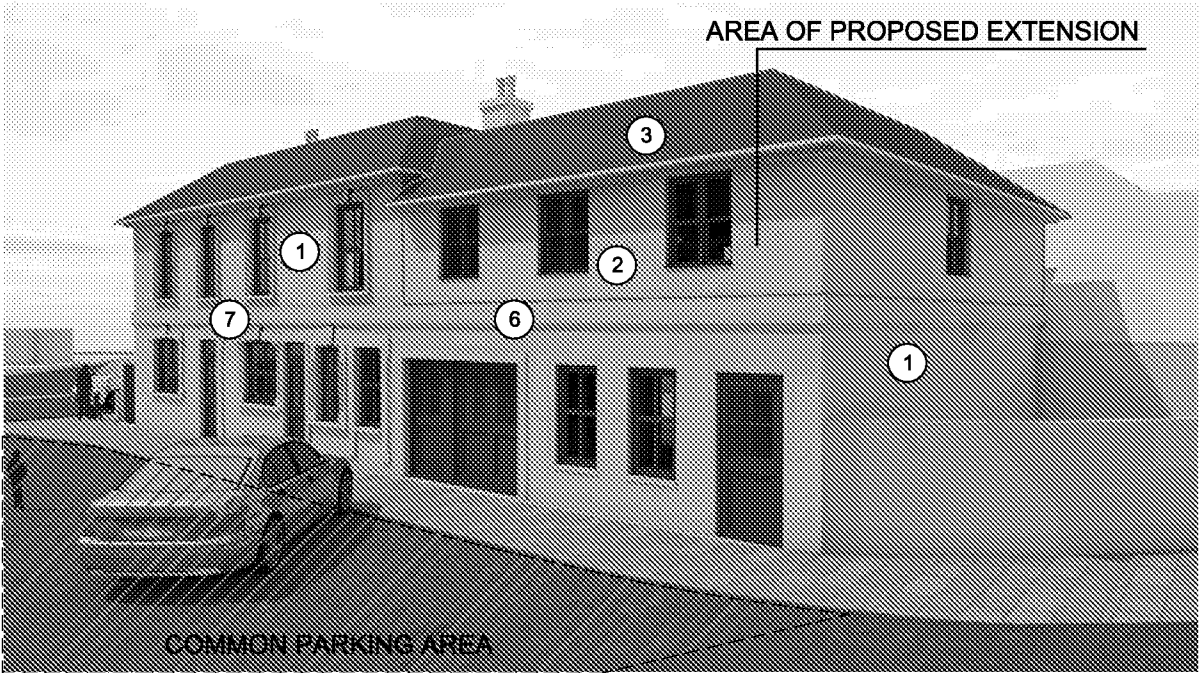
Accommodation Schedule

- Ground Floor
- Flat 1 (1 Bed) - 50,3 m²
 - Flat 2 (1 Bed) - 50,0 m²
 - Flat 3 (2 Bed) - 71,5 m²

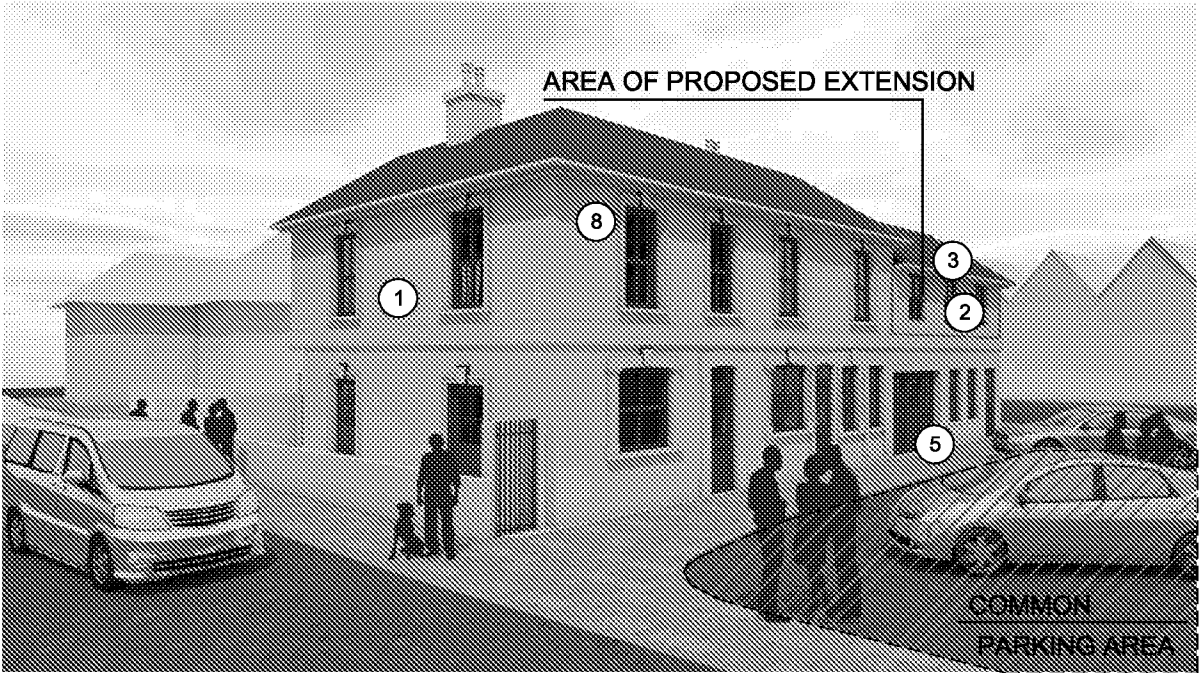
- 1st Floor Plan
- Flat 4 (2 Bed) - 81,8 m²
 - Flat 5 (1 Bed) - 50,0 m²
 - Flat 6 (1 Bed) - 50,0 m²

PRE-APPLICATION ADVICE

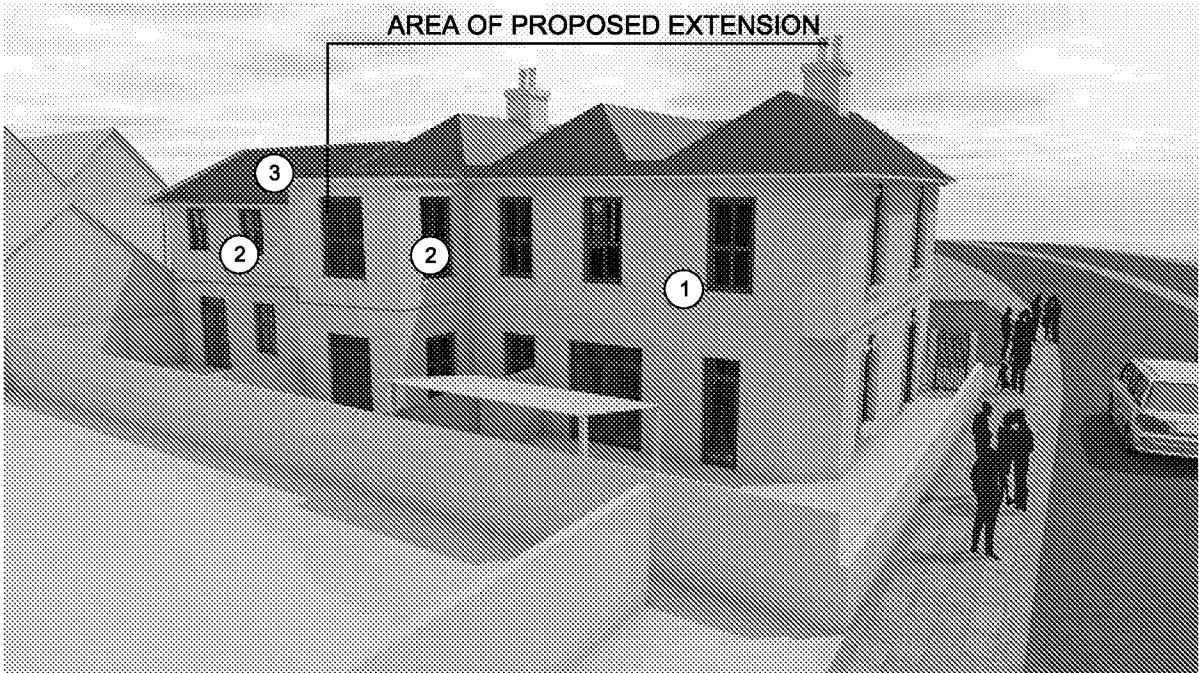
Proposed Elevations



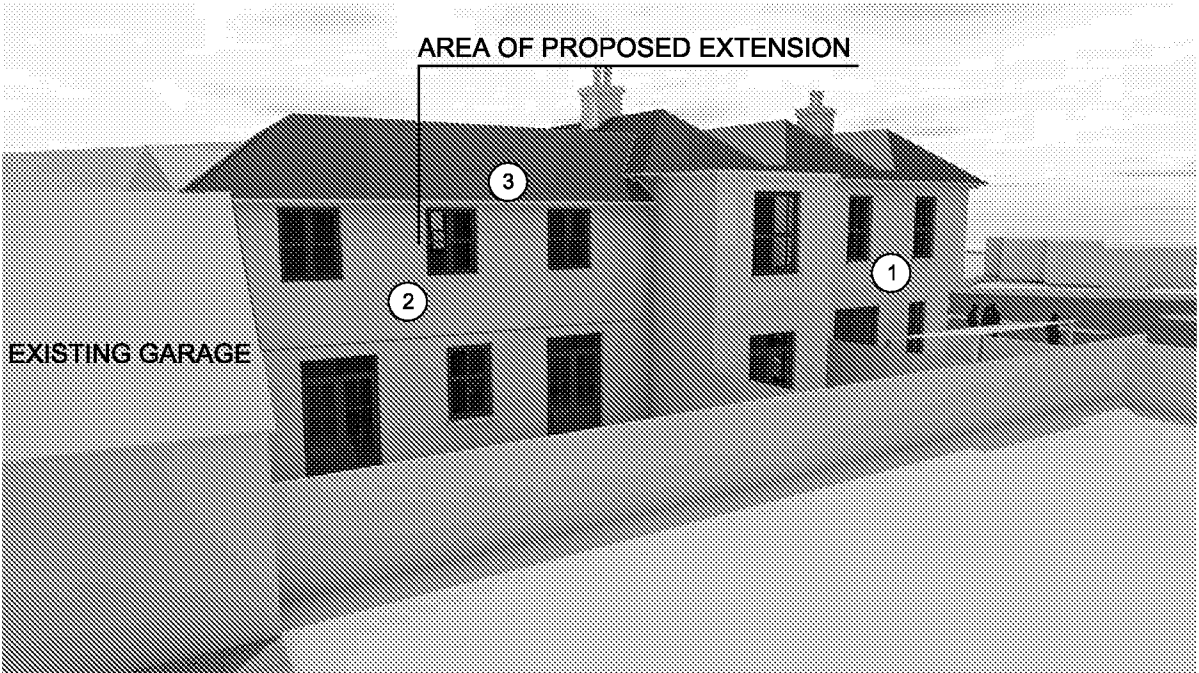
7. South-East aerial view



8. South-West aerial view



9. North-West aerial view



10. North-East aerial view

- SCHEDULE OF PROPOSED FINISHES
- ① EXISTING RENDER
 - ② PROPOSED RENDER
 - ③ PROPOSED SLATE ROOF
 - ④ BLACK UPVC SHASHED WINDOWS. DESIGN OF WINDOWS TO MATCH EXISTING
 - ⑤ BLACK UPVC DOORS. DESIGN OF DOORS TO MATCH EXISTING
 - ⑥ MOULDING DETAIL AROUND FIRST FLOOR TO MATCH EXISTING.
- EXISTING DETAILS RETAINED.
- ⑦ MOULDED TRIM AROUND WINDOWS. KEYSTONE DETAIL TO HEAD OF WINDOW. PAINTED STONE CILL.
 - ⑧ MOULDING DETAIL AROUND FIRST FLOOR RETAINED.
 - ⑨ WINDOW DESIGN RETAINED.
 - ⑩ EXISTING WINDOW OPENINGS RETAINED.
 - ⑪ EXISTING DOOR OPENINGS RETAINED.
 - ⑫ EXISTING CHIMNEY RETAINED



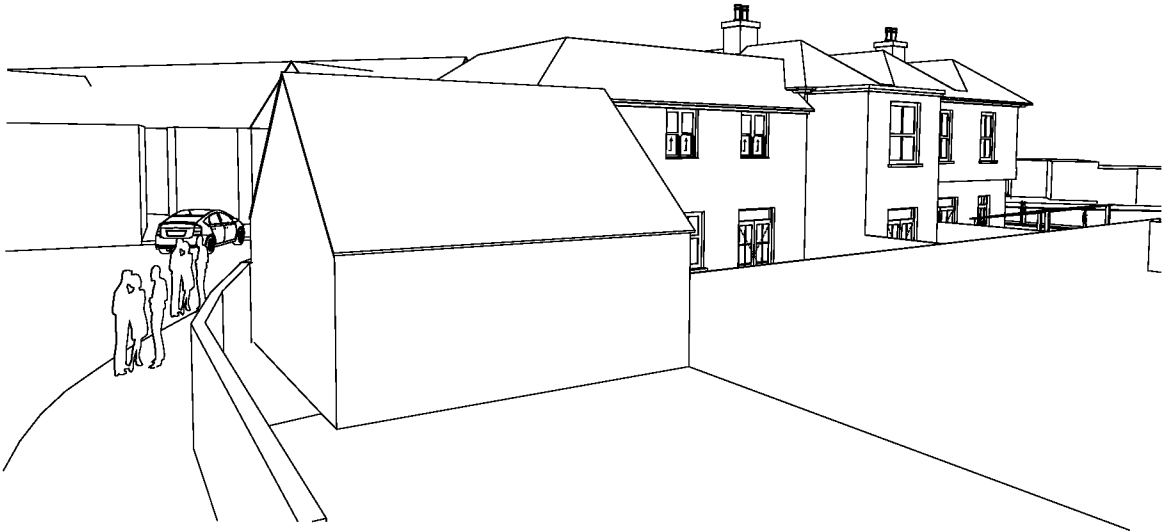
VIEW SOUTH-WEST FACING ELEVATION



VIEW SOUTH-EAST FACING ELEVATION



VIEW NORTH-WEST FACING ELEVATION



VIEW NORTH-EAST FACING ELEVATION

The site contexts analysis demonstrates that the site is located within an area with a mix of building heights ranging from 1, 2, & 3 storeys.

The proposed seeks to retain the existing so as not to compromise the importance and dominance of the facade.

DESIGN APPERANCE + MATERIALS

From the contextual analysis it becomes apparent that the area has a mix of building types, with a mix of render and brick finish.

Our vision is to design a roof extension to the existing Price of Wales which blends in with the surrounding area.

The facade of the Prince of Wales will in most part remain untouched, only refurbished in areas where necessary. A colour scheme of white and black will be maintained and renewed enhancing the building appearance.

Entrance to the ground floor flats are off Hook Lane. The communal entrance to the 1st floor in the main building can be accessed through a secure gate located off Highfield road, following a path along the west elevation to the rear of the property, in the North facing elevation the communal entrance can be found.

The existing staircase to the 1st floor will be maintained.

The roof will be finished in slate to all 4 elevations.

New down pipes and gutters will be Black UPVC

KEY
 ◀ Entry point



10. Concept diagram of proposed scheme



11. Concept diagram of proposed extention

LAYOUT

Ground Floor Plan

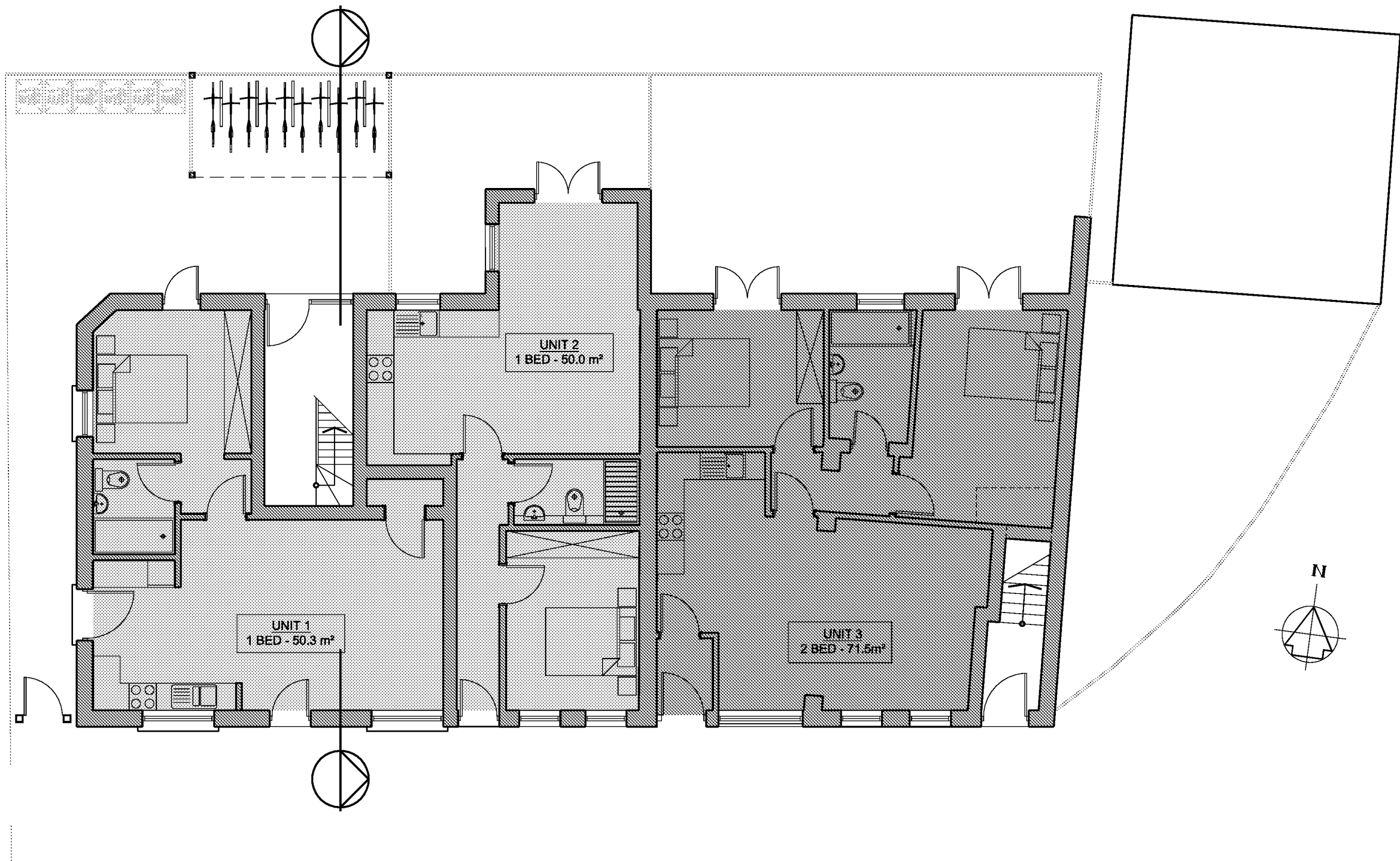
The Ground Floor is to be transformed from commercial to residential units.
It contain 3 units.
Unit 1 & 2 accomodate a bedroom , bathroom , living /dinning and kithcen area with separate entrance.
Unit 3 accomodate two bedrooms , bathroom , living /dinning and kithcen area with separate entrance.

ACCOMMODATION SCHEDULE

Residential Accommodation

GROUND FLOOR
FLAT 1 (1 BED) - 50,3 m²
FLAT 2 (1 BED) - 50,0 m²
FLAT 3 (2 BED) - 71,5 m²

KEY
1 BED
2 BED



12. Concept diagram of proposed ground floor plan

LAYOUT

1ST Floor Plan

The First Floor accomodates 3 units.

Unit 5 & 6 accomodate a bedroom , bathroom , living /dinning and kithcen area with acces from common staircase.

Unit 4 accomodate two bedrooms , bathroom , living /dinning and kithcen area with separate entrance.

ACCOMMODATION SCHEDULE

Residential Accommodation

1ST FLOOR PLAN

FLAT 4 (2 BED) - 81,8 m²

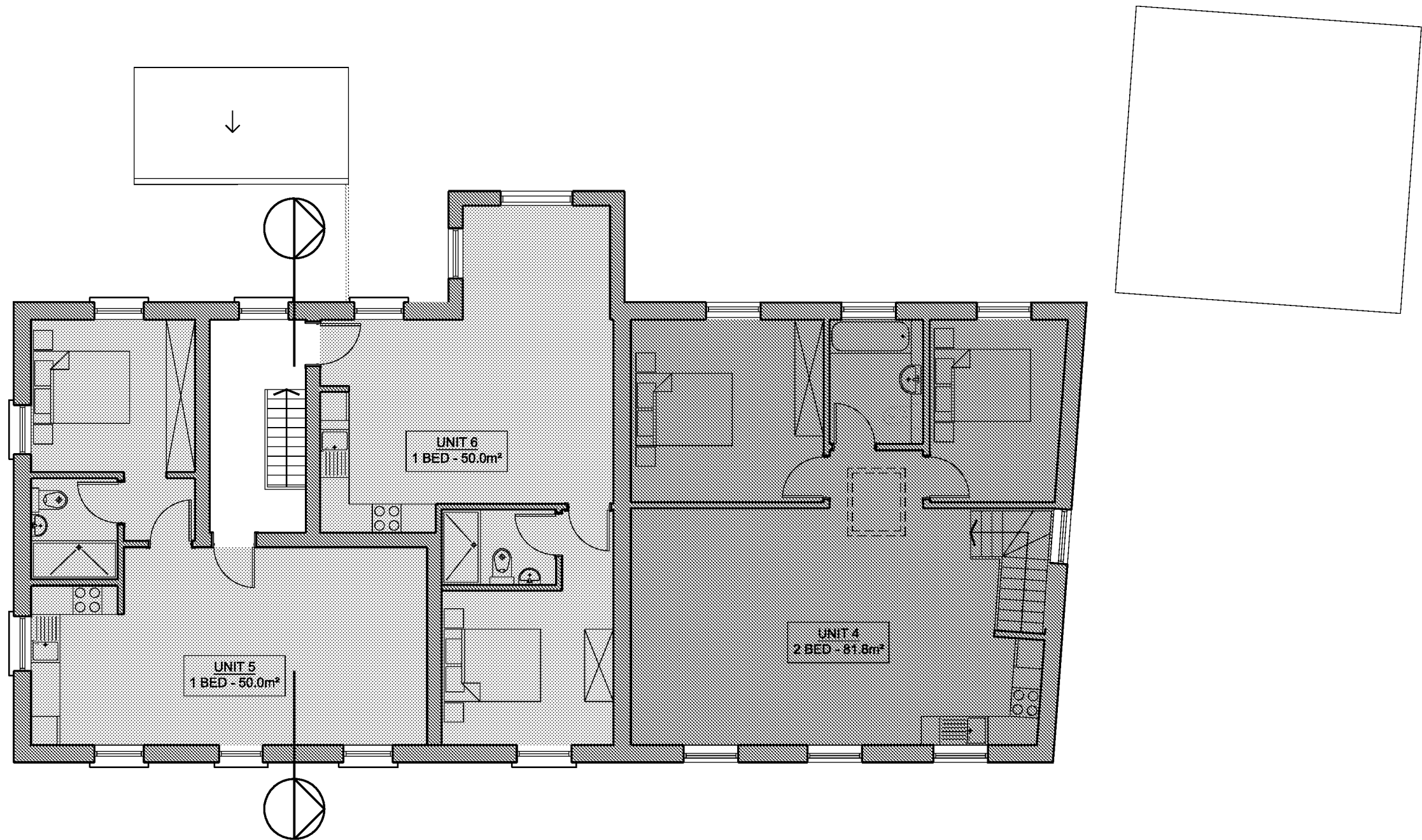
FLAT 5 (1 BED) - 50,0 m²

FLAT 6 (1 BED) - 50,0 m²

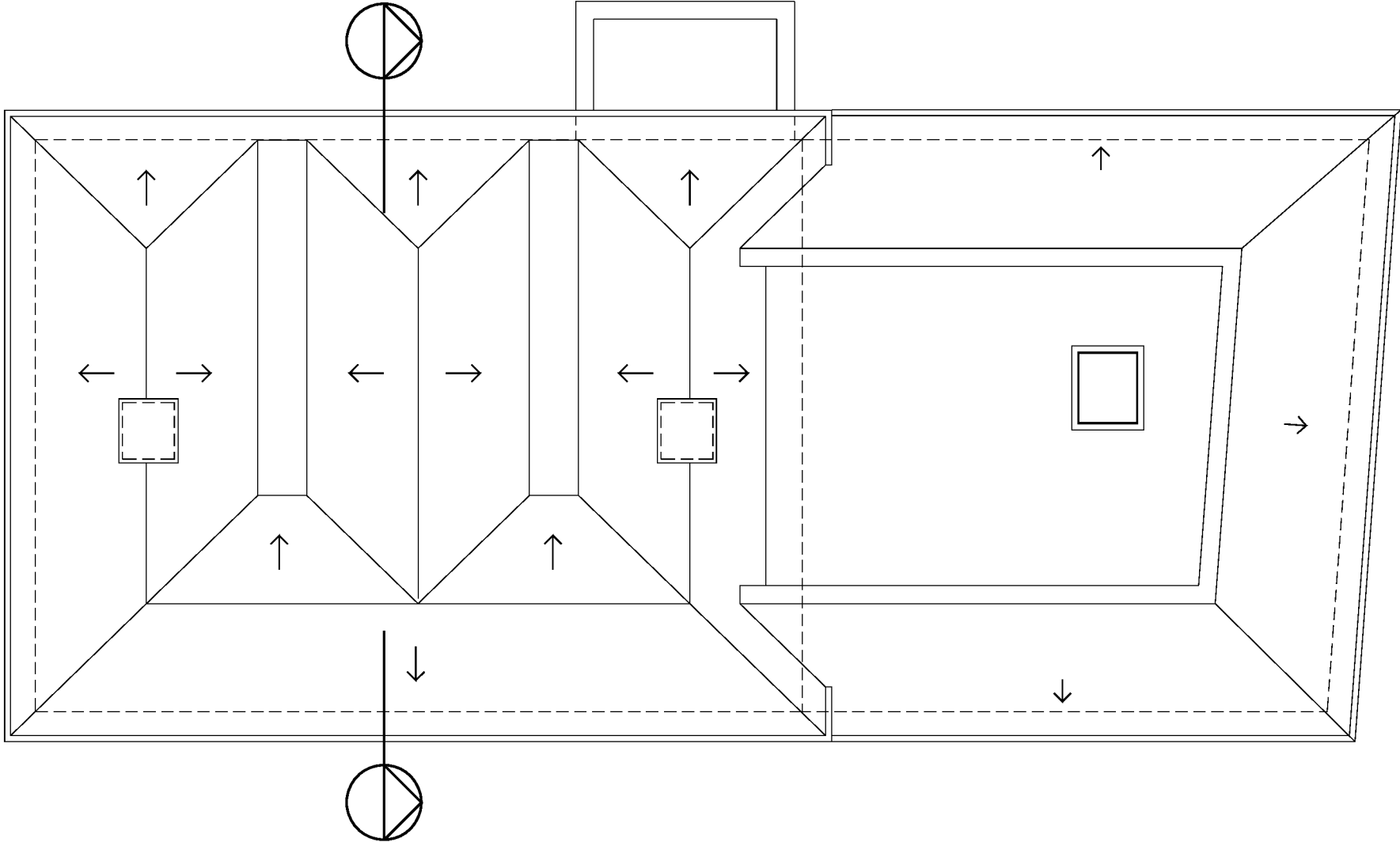
KEY

1 BED

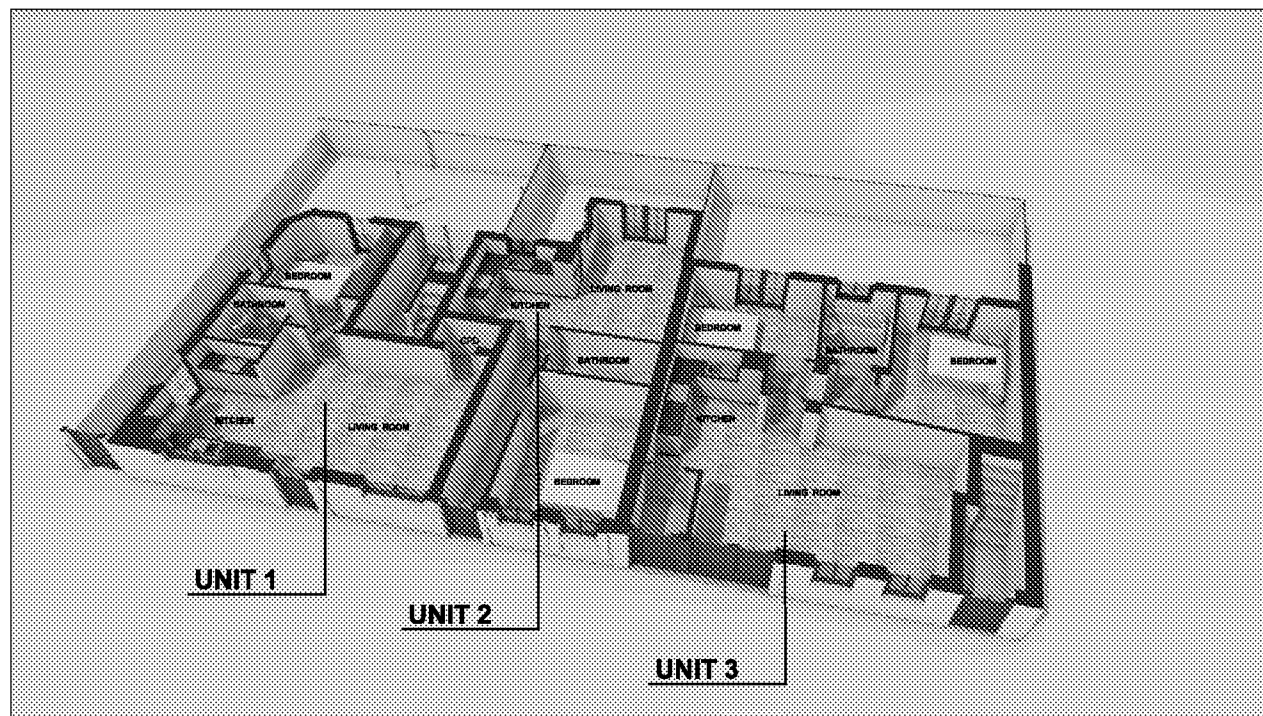
2 BED



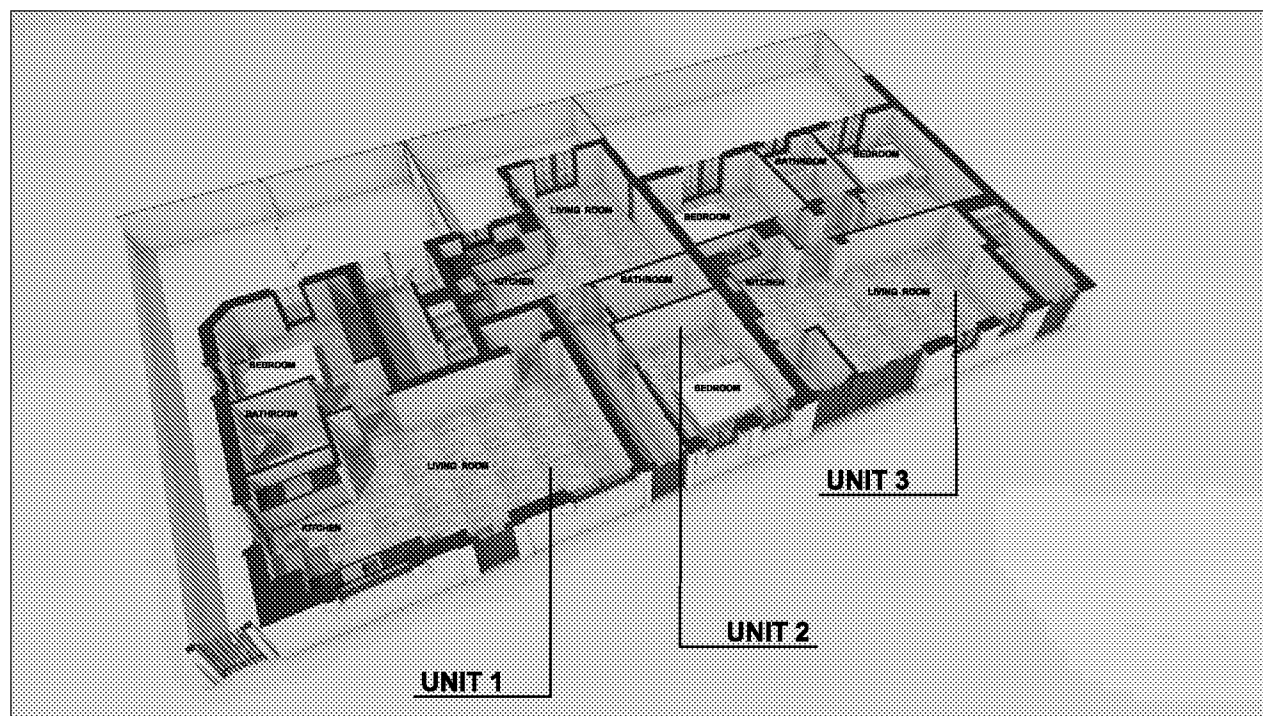
13. Concept diagram of 1st floor plan



13. Roof plan



14. Sectional South-East aerial view of ground floor plan

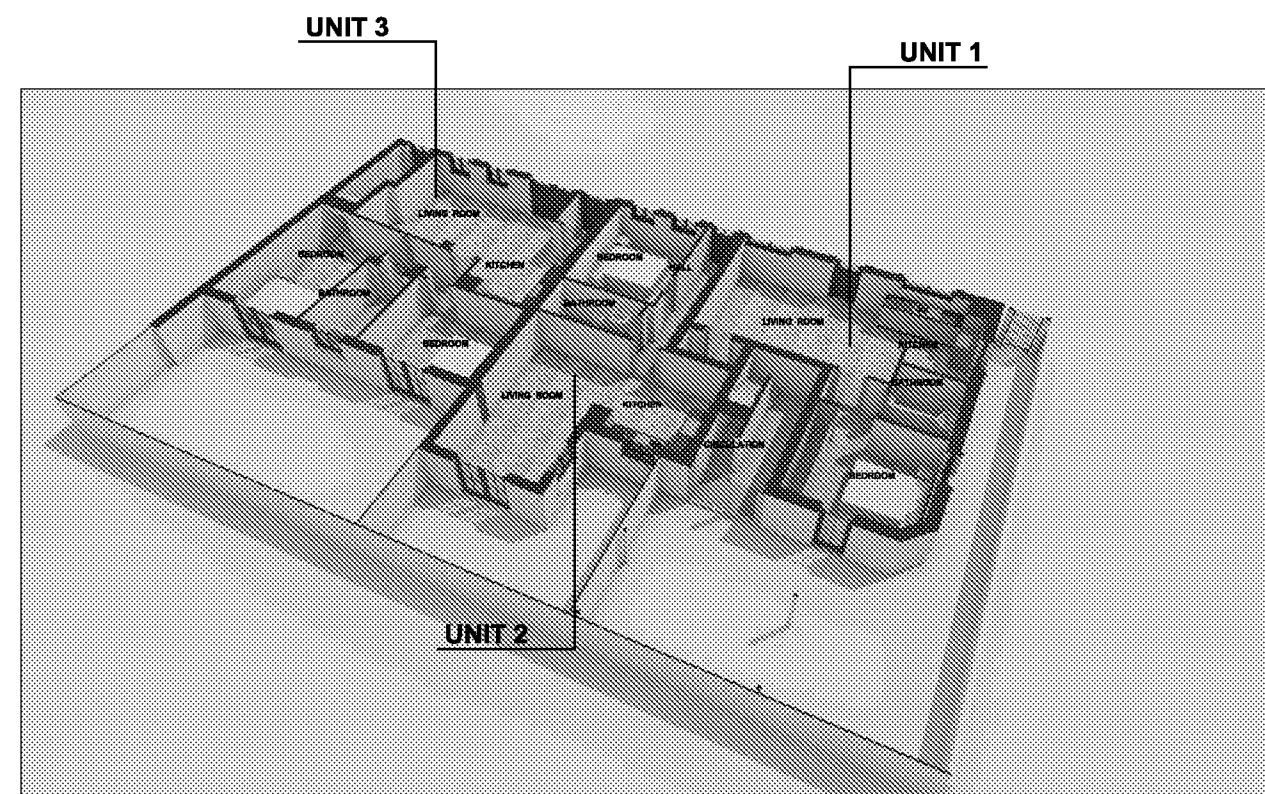


15. Sectional South-West aerial view of ground floor plan

ARIEL VIEW OF GROUND FLOOR PLAN

Proposed Ariel View of Ground Floor Plan

The updated floor plan accommodates three flats. All three flats benefit from having spacious kitchen, living, dining areas. Flat two benefits from the Living room being connected to the north facing courtyard. Flat 3 enjoys a north facing courtyard space, accessed from the bedrooms. The ground floor flats enjoy their own access from Hook Lane.



16. Sectional North-West aerial view of ground floor plan

CONCLUSION

The scheme follows a design lead approach, taking into consideration the sites constraints and opportunities. The design reflects ideas of its time whilst respecting the past.

The roof extension design falls in line with other buildings in the immediate vicinity. It is thought that the extension is sensitive, and in keeping within the context of it location.

Great care has been taken in maintaining key existing features providing a cohesive relationship between the existing and new.

The development is in a sustainable location benefiting from the amenities and transport links in close proximity and will provide much needed 1 and 2 bedroom residential accommodation. The layouts focus on dual aspect units, and provide amenity to the ground floor flats.

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 living for a broad range of people, maintaining a sense of community within their development and its surroundings.

