AMENDMENT

DESIGN AND ACCESS STATEMENT – 82, HIGH STREET, SHOREHAM, BN43 5DB REV B

HISTORY

82 High Street was listed in Clive Emson Auctioneer's catalogue in early July 18 and Carewise Ltd purchased the property following the auction in Brighton for £185,000. Title deeds are dated 3/9/2018.

The previous owner had made a number of planning applications for redevelopment of the property resulting in plans for a three storey building with a shop, studio flat and maisonette being permitted in 2016. However, no work was started on this.

EXISTING BUILDING

The existing building comprises a shop with extensive storage, built with a mix of flint, brick and blockwork. A feature of the property is a timber bay window facing the pavement.

The main part of the building has two stories and is covered by a red tile roof. Behind is a single story extension with a flat felt roof, and to the East side there is a single storey storage area which also has a flat roof with felt covering.

The main area on the ground floor is divided into two parts by a stud partition and an internal staircase links the ground floor and first floor. The first floor is also divided into two rooms with a stud partition and there is a door at the rear giving access to a flat roof. It was noted that there was no edge protection on the flat roof.

There is a small kitchen area and a WC at the rear of the ground floor and a cellar to the front of the property with limited head room (approx. 1200) and this is accessed through a hatch in the floor.

Access to the shop is through a part glazed white plastic door to the left of the front bay window, and access to the storage area is through a solid blue painted timber door in a hoarding to the right of the bay window. The side and rear boundaries border onto other properties with no access possible.

The building has not been used for some time and is in poor condition both internally and externally.

AREA

The building is in a parade of small shops and offices which are in a prominent position, and all clearly visible when entering Shoreham on the A250 from the West. The parade forms a part of a conservation area.

EXISTING USE

The building was last used as a shop selling electrical and musical equipment. It is assumed that the first floor and the covered area to the East side of the main building were used for storage.

PROPOSED USE

It is proposed to divide the ground floor area into two parts, the front part being retained as a shop (A1 use) selling health care products such as mobility aids, toilet raisers, grab rails, slide sheets, incontinent sheets and Careline units. The rear part of the ground floor and the entire first floor will be converted to become a two bedroom maisonette, (C3 use).

ADUR & WORTHING
PLANNING SERVICES
PLAN | AWDM/ 1811/18
DATE VALID | 12 APR 2019

STRIP OUT AND DEMOLITION

At the time of survey strip-out was underway. The plan included the removal of the internal staircase, all internal stud walls, ceilings, wall linings, acoustic and thermal insulation, electrical cables and fittings, WC and kitchen, plumbing, chimney breasts and the felt roof over the side storage area. A timber built extension at the rear of the building is to be demolished to allow for the creation of a small patio.

DESIGN

With the front elevation of the building forming part of a terrace of older properties in a conservation area, it is proposed to maintain the character of the area by replacing the existing dilapidated bay window with a new, like for like, painted timber bay window. The existing front door to the shop will also be retained. The door and hoarding to the right of the front bay window will be removed and replaced with a pair of full height metal gates.

The two storey part of the building will be retained in its present form but some structural alterations will be required to the rear section of the ground floor to improve the layout and provide daylight to areas that previously had no natural light. The felt roof between the main building and the boundary to the East will be removed for the same reasons.

The shop to the front of the ground floor will consist of a retail unit with a storage areas and WC. Access to the shop will be through the existing front door from the pavement. The combined area of the shop will be about 21.4 sq. metres.

The rear part of the ground floor and the entire first floor will become a self-contained maisonette, with a kitchen, lounge and dining room at ground floor level. An internal staircase will give access to two double bedrooms and the bathroom on the first floor. Demolition of the single storey timber built extension at the rear of the building and remodelling of the adjacent kitchen will create a small courtyard, and an enlarged kitchen suitable for family use. The outline of the kitchen includes a recess to allow maintenance access to the existing manhole in the courtyard.

A window from the kitchen, and a patio door with glazed panels in the dining room will allow daylight and fresh air in to both rooms. Removal of the existing felt roof to the East of the main building will create a passageway for access to the maisonette and allow daylight through 2no. windows in the lounge. Bedroom 1 to the front of the first floor has windows overlooking the High Street and these windows will be replaced with new windows of a similar appearance, designed to meet the acoustic guidelines set out in BS8233:2014. Bedroom 2 at the rear has an existing fully glazed patio door that will be retained and refitted to open in, with black painted railings added externally to form a Juliette balcony. The bathroom has an existing window in the East elevation which will be retained. All windows to the East side elevation will have obscure glass and have no opening lights below 1700 from finished floor level.

An area at the widest part of the passageway and near the front gates will be used for storage of refuse and recycling bins. Adjacent to this is ample space for storage of bicycles.

Advice from Peter Barnett at Adur and Worthing's planning department indicates that any planning approval will include conditions regarding mechanical ventilation and acoustic blazing for the front bedroom of the maisonette. Designs for these elements are to be produced by specialist companies and issued to planning by the applicant/builder for approval prior to construction.

Completion of the construction phase will include decorations to the entire building to enhance the appearance of the building for its users and the wider public. See finishes below.

ACCESS

The shop will be accessed as before through the existing front door, from the pavement. The maisonette will have access from the pavement through black metal gates at the front of the passageway, and via its own front door in the passageway. There is no access to the rear of the property.

CONSTRUCTION

A structural engineer will check the structure and any recommendations made, will be incorporated into the build program. There is a traditionally built manhole at the rear of the property in a room that is to be demolished. The drains into and out of the manhole have been surveyed using CCTV and appear to be in sound condition. A new circular plastic manhole is planned to be added downstream from the existing manhole, to collect both foul and surface water from the revised layout. New walls will be constructed with lightweight blocks and finished in white painted render.

All existing walls will be insulated and lined internally with plasterboard (on studwork where required) and skimmed. Internal stud walls will be of timber stud construction with plasterboard and skim finish. Ceilings will be plasterboard and skim finished. Partitions and ceilings separating the shop from the maisonette will include acoustic insulation and fire resistant plasterboard to meet building regulation requirements. (See acoustic specification). All works and materials will conform to building regulations requirements.

FINISHES

Internal finishes TBA.

External finishes. The first floor wall to the west elevation will be retained in flint. All other walls will have a sand and cement render surface, finished in white masonry paint. The front elevation will have the old existing paintwork renovated and will be repainted in white Masonry paint. Woodwork will be finished in white gloss paint. All facias, soffits and rainwater goods will be replaced with white plastic materials. The main pitched roof will remain as red tiles and the rear flat roof will be recovered in grey felt or asphalt. All new windows and doors will be white PVC-U. The Juliette balustrades and the front gates will be black painted galvanised steel.

SERVICES

All gas, electric, telephone and data services will be renewed within the building.

Refuse and recycling from the flats will be arranged through the local council. A private contractor will be employed to remove both refuse and recycling for the retail premises on a weekly basis. Wheelie bins will be stored in a marked out area just inside the metal gates to the passageway.

Author – Howard Wilman 8th April 2019