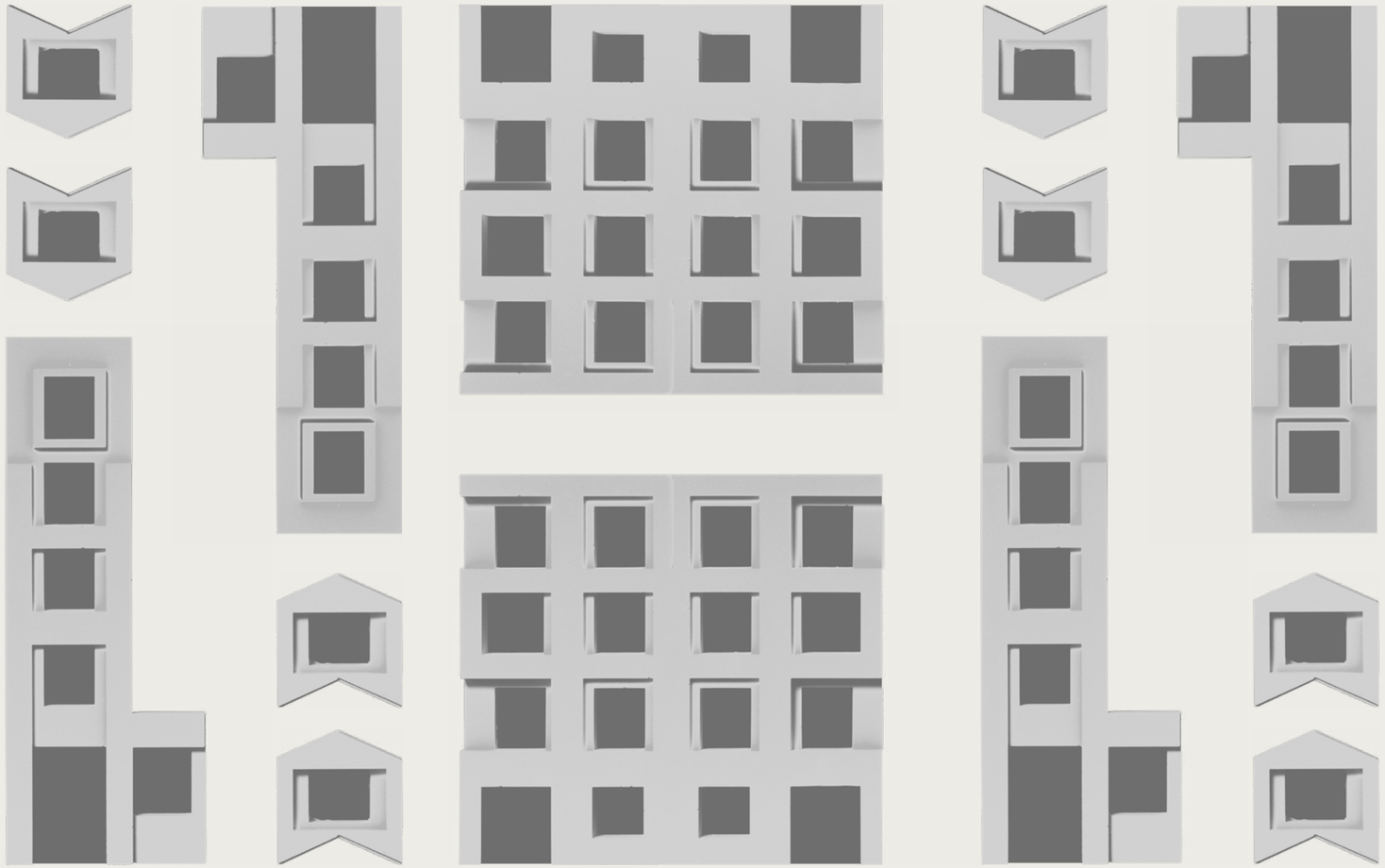

UNION PLACE WORTHING

DESIGN STATEMENT
S96a Application

January 2025

roffeyhomes

Allies and Morrison

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1 INTRODUCTION AND GENERAL CHANGES

1.1 Introduction

This Design Statement has been prepared by Allies and Morrison on behalf of Roffey Homes Limited. It is submitted to Worthing Borough Council in support of a non-material amendment application (Section 96a application) for proposed changes to the approved scheme for the Union Place site, Union Place, Worthing.

Planning permission was granted in March 2024 (Ref: AWDM/1618/23) for the Construction of a mixed-use development between 4 and 11 storeys, comprising 216 residential apartments (including 20% Affordable Housing), of which 6 comprise Live/Work Units at Union Place, together with commercial ground floor space at High Street, associated residential car parking, cycle parking, communal residential gardens and vehicular access from Chatsworth Road. In addition, provision of a replacement public car park accessed from Union Place, and new public realm provision.

The applicant has reviewed the plans with its delivery partners and design team to ensure that the scheme, once built, provides the optimum development for Worthing's town centre. As part of this review, the applicant has identified a number of minor changes to the scheme, which if implemented, will deliver a better quality and more successful development.

This Design Statement, in addition to the submitted drawings, outline the nature of the proposed minor changes to the consented scheme and demonstrate how they will lead to an overall improvement to the final development. It is important to note, however, that the changes proposed are only minor in nature when assessing the scheme as a whole, and the key principles and design philosophy that underpin the consented scheme still remain.

1.2 General Changes

The applicant would like to take the opportunity to improve the residential unit layouts and the ground, roof and basement level configurations. In addition, one of the live-work units is to be separated and the commercial area to be converted into communal amenity space for the residents.

In the following sections of this document, the drawings have been annotated identifying changes. Drawings have been annotated with commentary identfying specific changes; general changes that have been applied across the scheme are:

- Following detailed design co-ordination and a review of current residential market demands and statutory requirements, apartment plans have been updated to improve layouts, rationalise bathroom types, and maximise liveable space.
- Full-height windows that are not readily accessible from the outside have been modified with low-level aluminium panels to facilitate easier maintenance by residents; recessed brick side panels have been changed to a wavy/sinusoidal metal panel.
- Minor adjustments to transoms and mullions to improve operability and maintenance.

A

PLANS

Ground Floor Plan

20158-AAM_AR_07_100



Permitted Scheme



Proposed Amendment

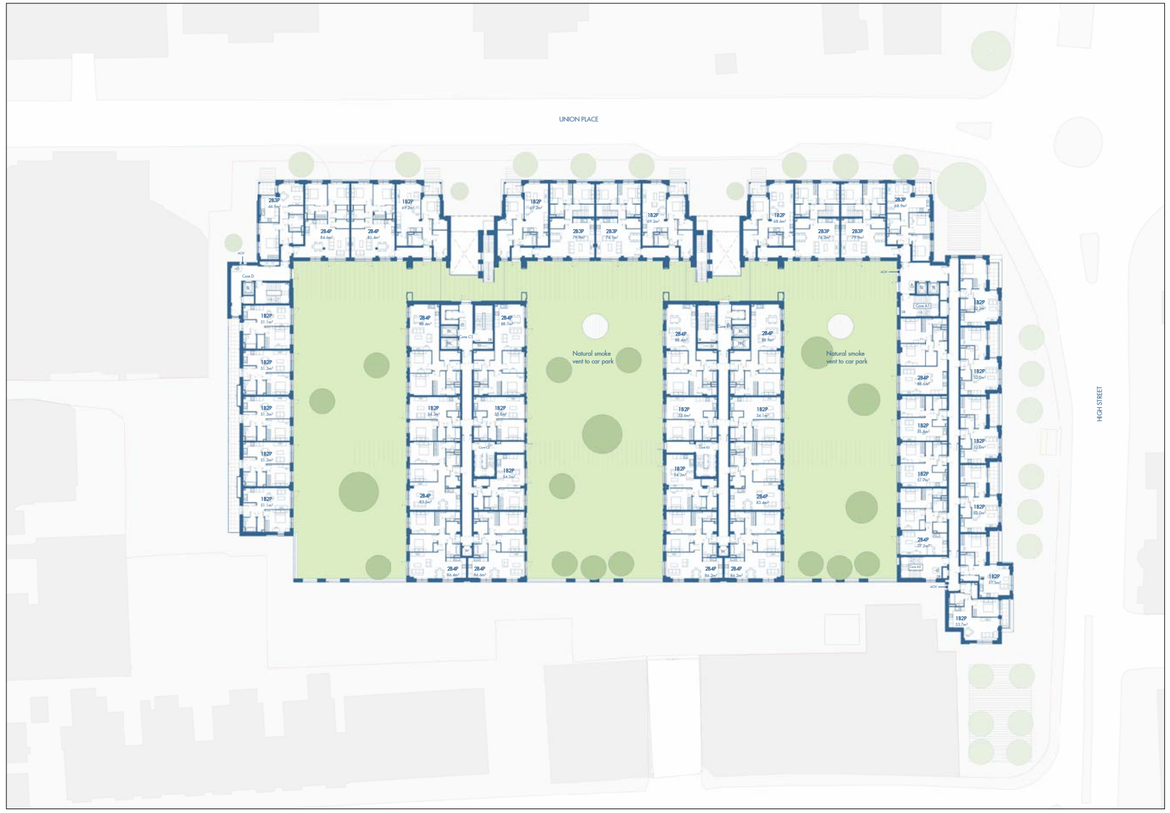
1. Core A has been re-configured to improve the entrance experience and move lifts away from the facade.
2. Bin and cycle stores redesigned to allow space for e-bike and scooter storage and charging, as well as cleaner's cupboards. Bin and cycle store numbers still meet minimum requirements as per local SPD, except for Block B cycle store which can hold either 44 compliant no. bikes of the 40 required or reduces just below to allow for e-bike/scooter space.
3. The electrical substation is moved to outside the building footprint to facilitate construction sequencing.
4. Secondary staircases in Buildings B and C have been rotated and moved away from the facade. (See description on First Floor Plan)
5. A new residents' amenity space and gym has been provided in Block D ground floor. The duplex live/work units here changes to a single storey unit at the first floor only.
6. Minor reconfiguration of Building A and D entrances introducing small inset covered area
7. Minor reconfiguration of fencing/gates fronting Union Place, removing the fence and gate on the street edge to make an open space, shifting the secure line back to the open stair.

First Floor Plan

20158-AAM_AR_07_101



Permitted Scheme

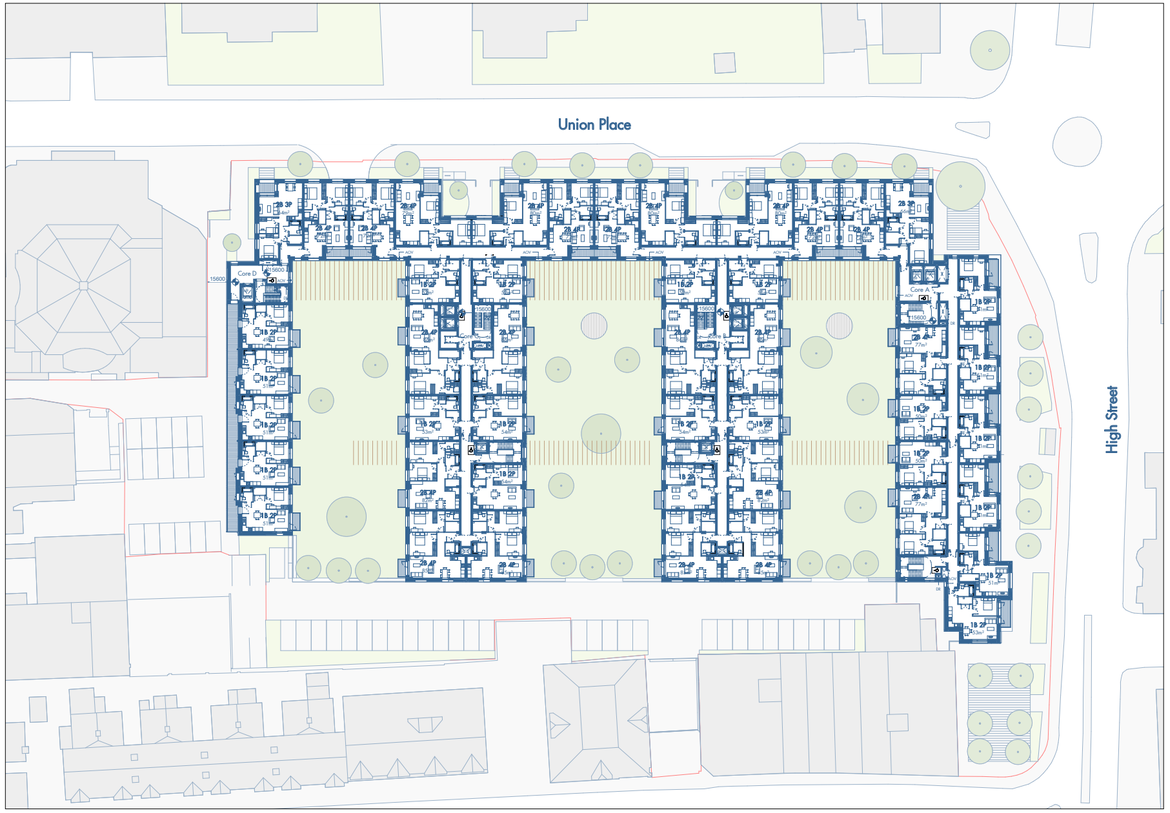


Proposed Amendment

1. Core A has been re-configured. (See description on Ground Floor Plan)
2. Secondary staircases in Buildings B and C have been rotated and moved away from the facade to place habitable uses on the facade and improve quality of spaces in adjoining apartments
3. 1no. lift has been removed from secondary cores B2 and C2 following clarity from the Government in March 2024 regarding evacuation lifts for residential buildings.
4. The first floor of the duplex live/work units has changed to a single storey unit. (See Ground Floor Plan)

Second Floor Plan

20158-AAM_AR_07_102



Permitted Scheme

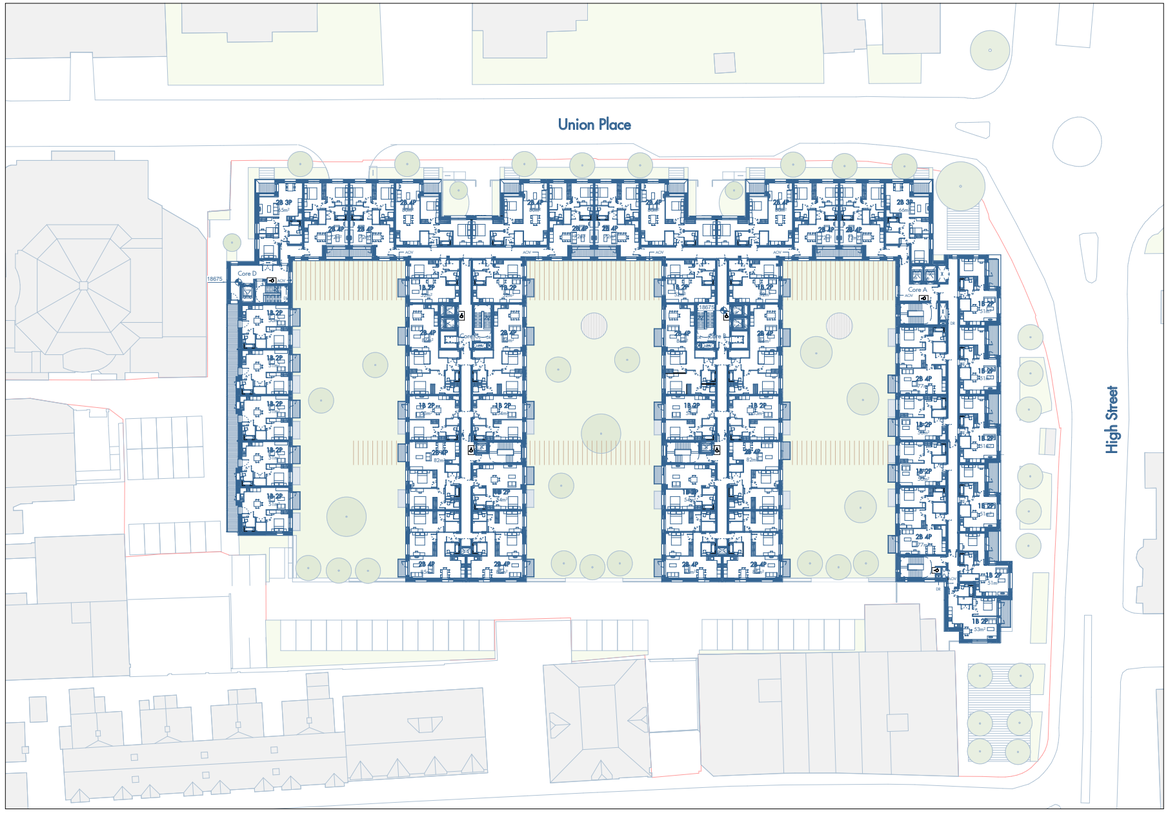


Proposed Amendment

1. Core A has been re-configured. (See description on Ground Floor Plan)
2. Secondary staircases in Buildings B and C have been rotated and moved away from the facade. (See description on First Floor Plan)
3. 1no. lift has been removed from secondary cores B2 and C2. (See description on First Floor Plan)

Third Floor Plan

20158-AAM_AR_07_103



Permitted Scheme

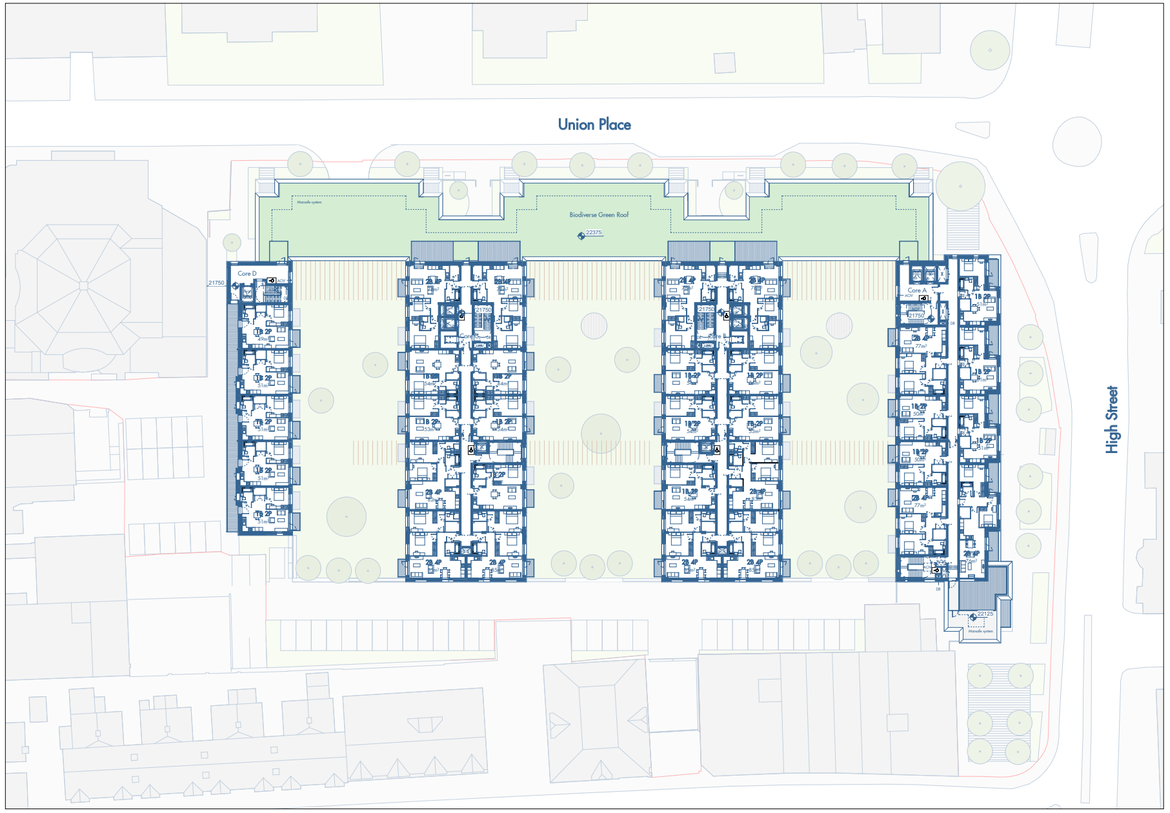


Proposed Amendment

1. Core A has been re-configured. (See description on Ground Floor Plan)
2. Secondary staircases in Buildings B and C have been rotated and moved away from the facade. (See description on First Floor Plan)
3. 1no. lift has been removed from secondary cores B2 and C2. (See description on First Floor Plan)

Fourth Floor Plan

20158-AAM_AR_07_103



Permitted Scheme

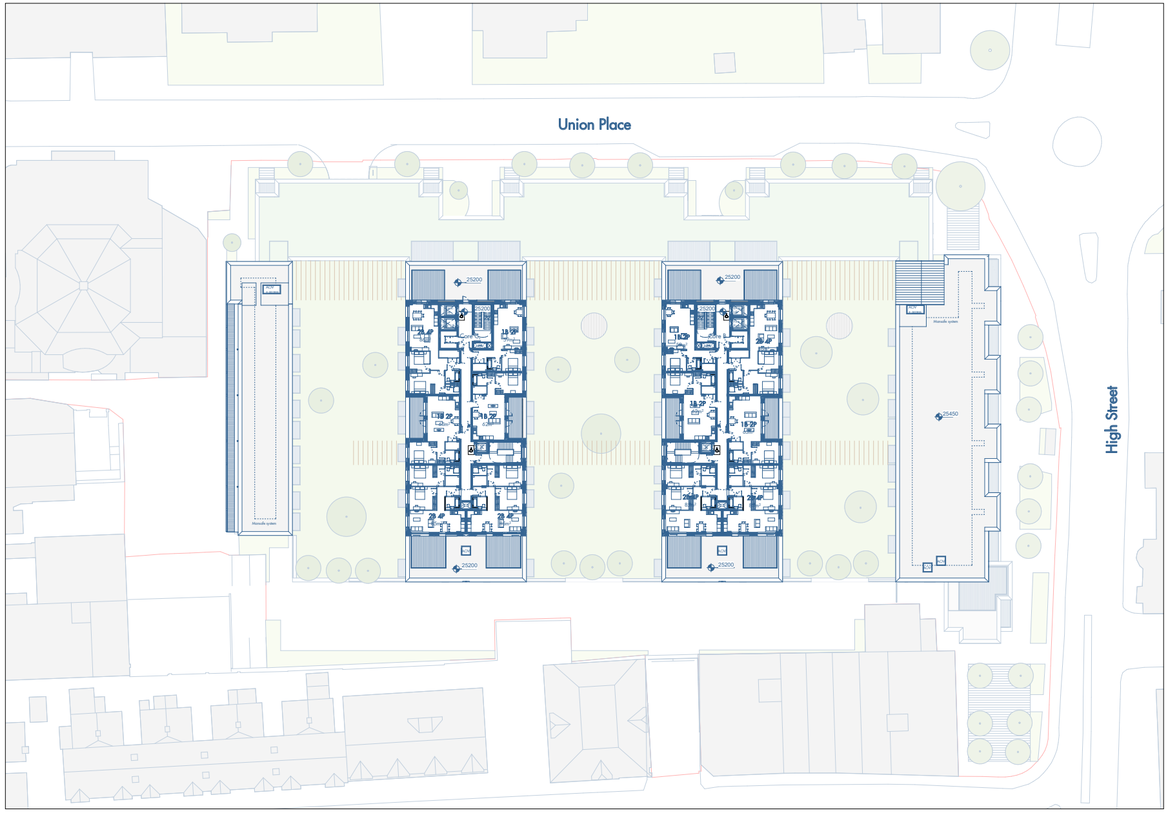


Proposed Amendment

1. Core A has been re-configured. (See description on Ground Floor Plan)
2. Secondary staircases in Buildings B and C have been rotated and moved away from the facade. (See description on First Floor Plan)
3. 1no. lift has been removed from secondary cores B2 and C2. (See description on First Floor Plan)

Fifth Floor Plan

20158-AAM_AR_07_103



Permitted Scheme



Proposed Amendment

1. Secondary staircases in Buildings B and C have been rotated and moved away from the facade. (See description on First Floor Plan)
2. 1no. lift has been removed from secondary cores B2 and C2. (See description on First Floor Plan)

Sixth Floor Plan

20158-AAM_AR_07_103



Permitted Scheme

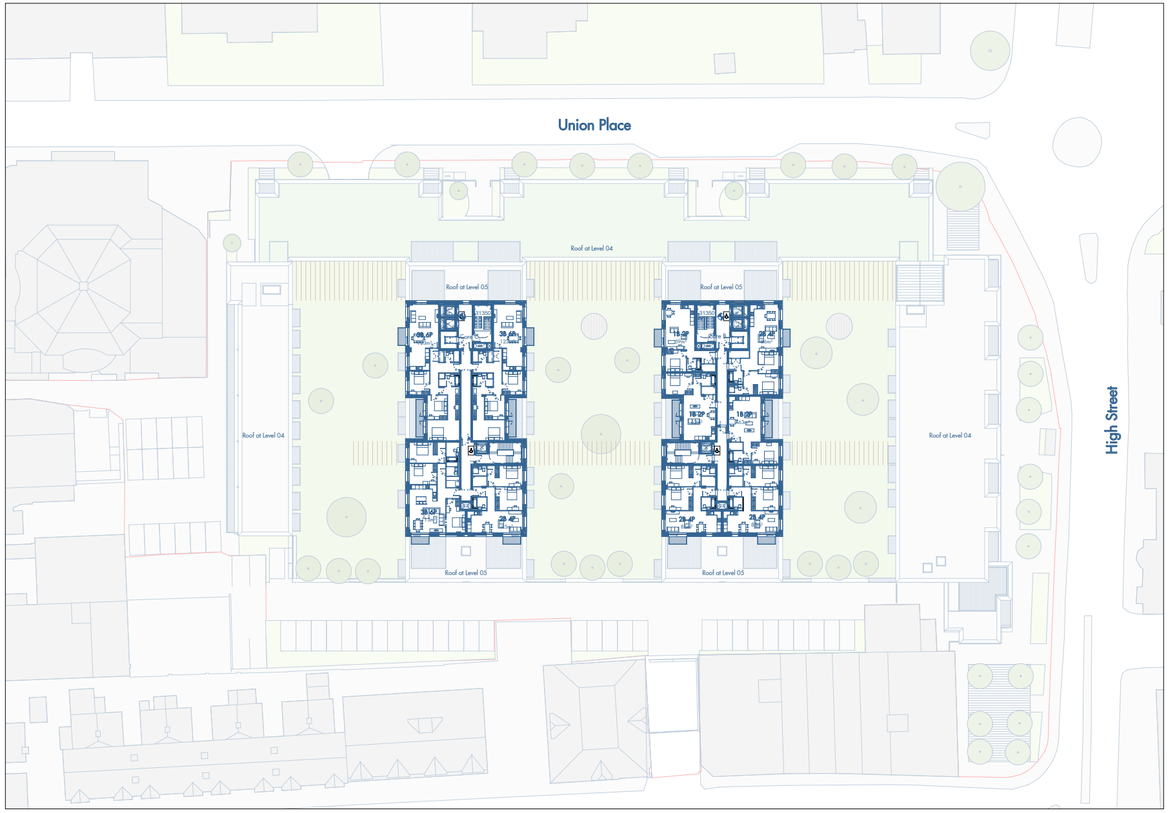


Proposed Amendment

1. Secondary staircases in Buildings B and C have been rotated and moved away from the facade. (See description on First Floor Plan)
2. 1no. lift has been removed from secondary cores B2 and C2. (See description on First Floor Plan)

Seventh Floor Plan

20158-AAM_AR_07_103



Permitted Scheme

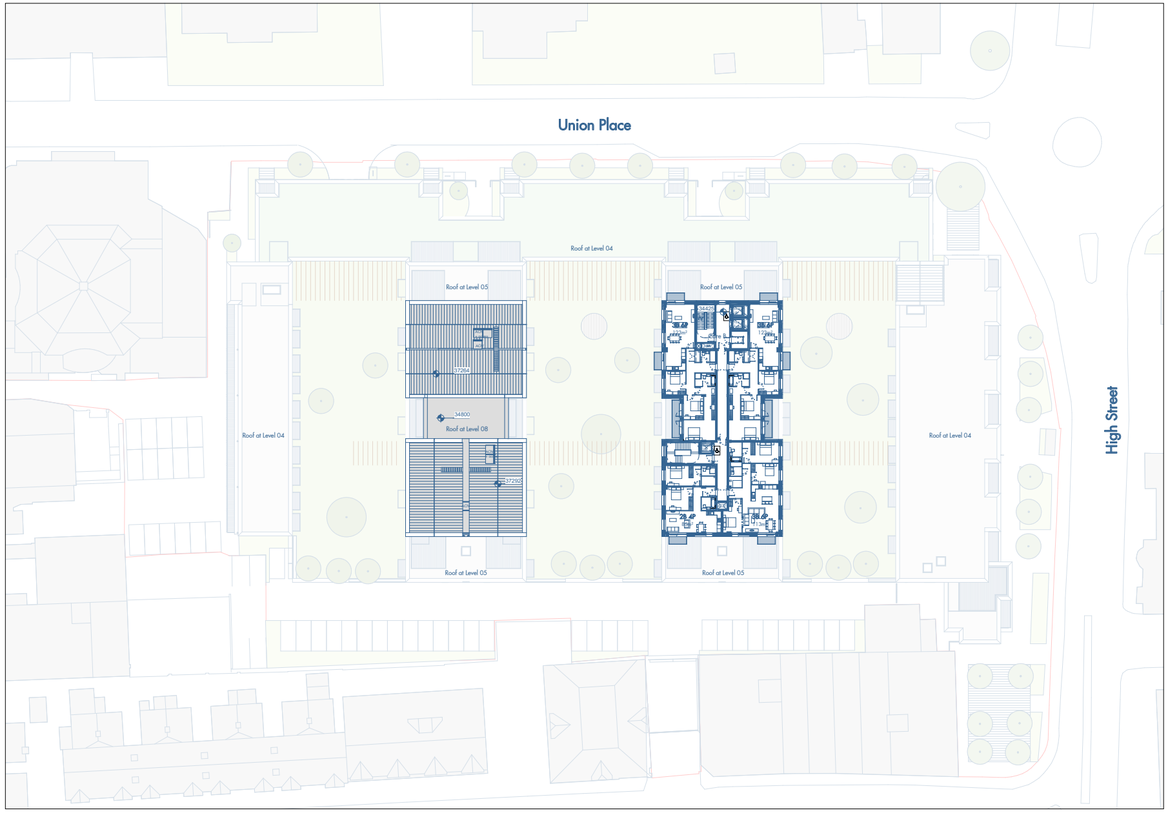


Proposed Amendment

1. Secondary staircases in Buildings B and C have been rotated and moved away from the facade. (See description on First Floor Plan)
2. 1no. lift has been removed from secondary cores B2 and C2. (See description on First Floor Plan)

Eighth Floor Plan

20158-AAM_AR_07_103



Permitted Scheme

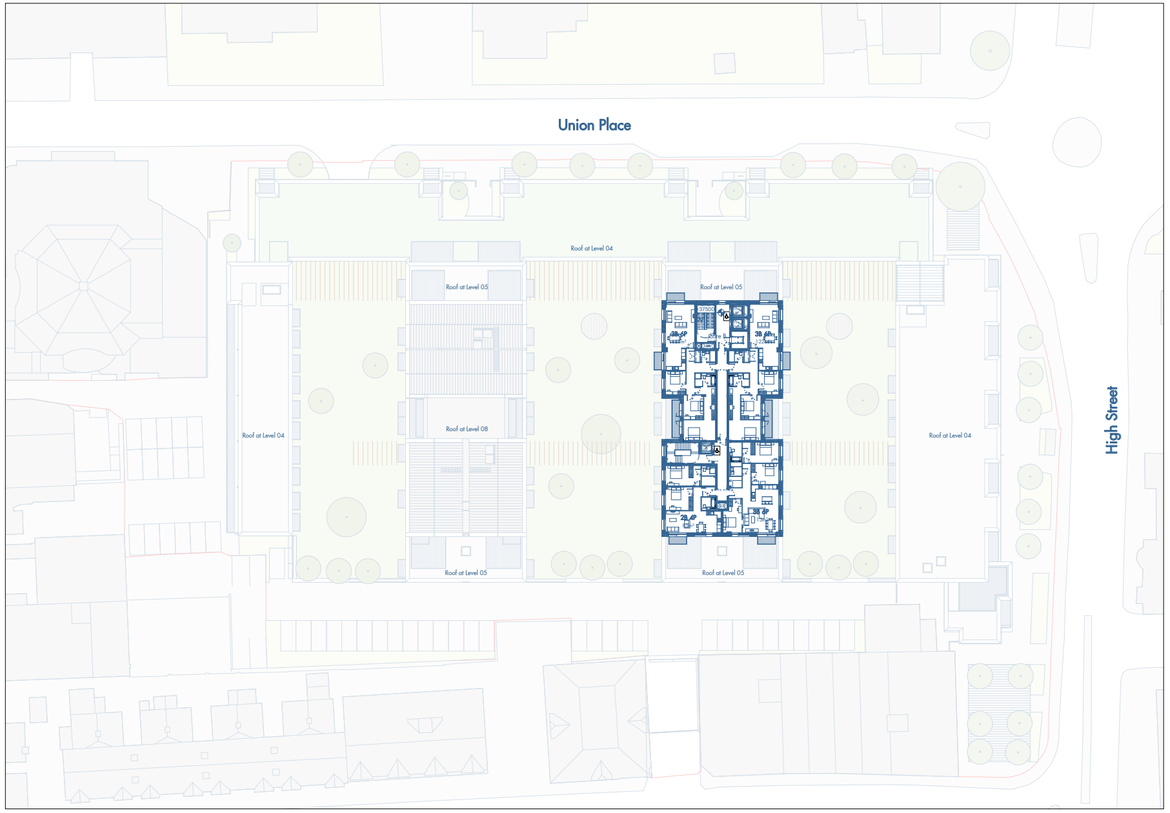


Proposed Amendment

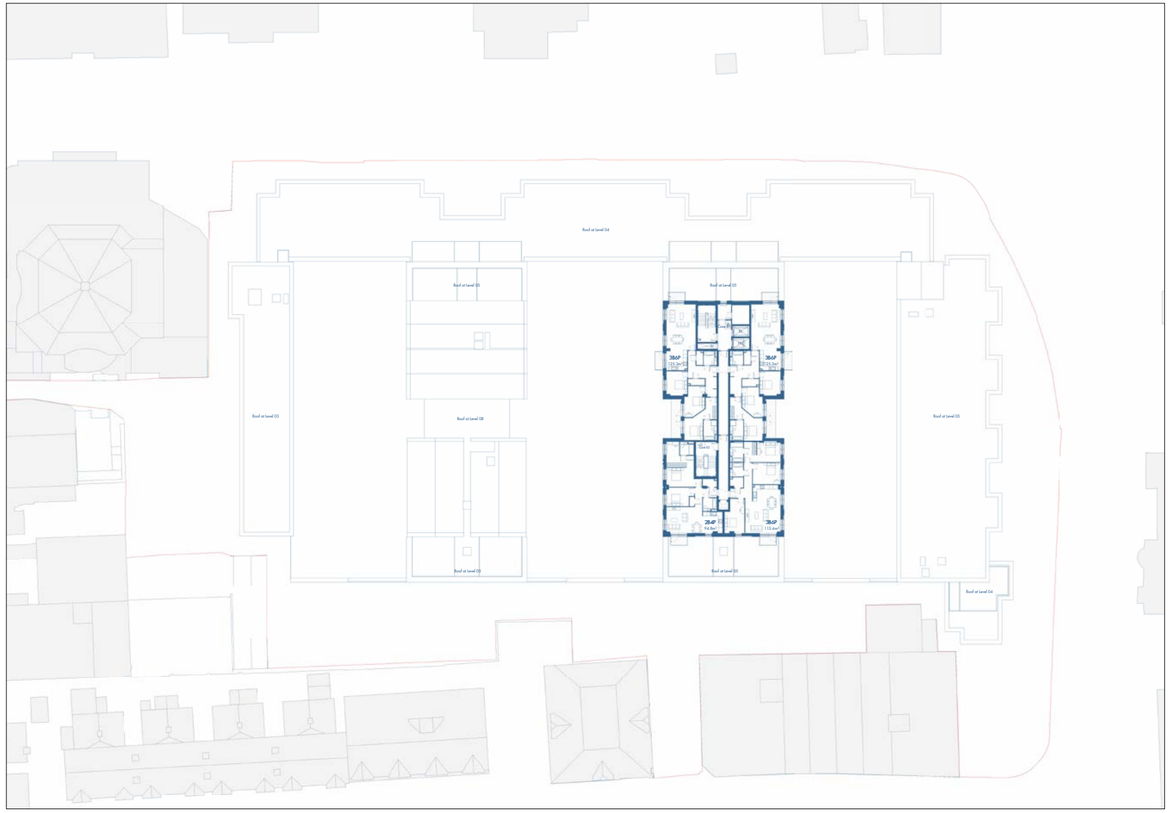
1. Secondary staircases in Buildings B and C have been rotated and moved away from the facade. (See description on First Floor Plan)
2. 1no. lift has been removed from secondary cores B2 and C2. (See description on First Floor Plan)

Ninth Floor Plan

20158-AAM_AR_07_103



Permitted Scheme

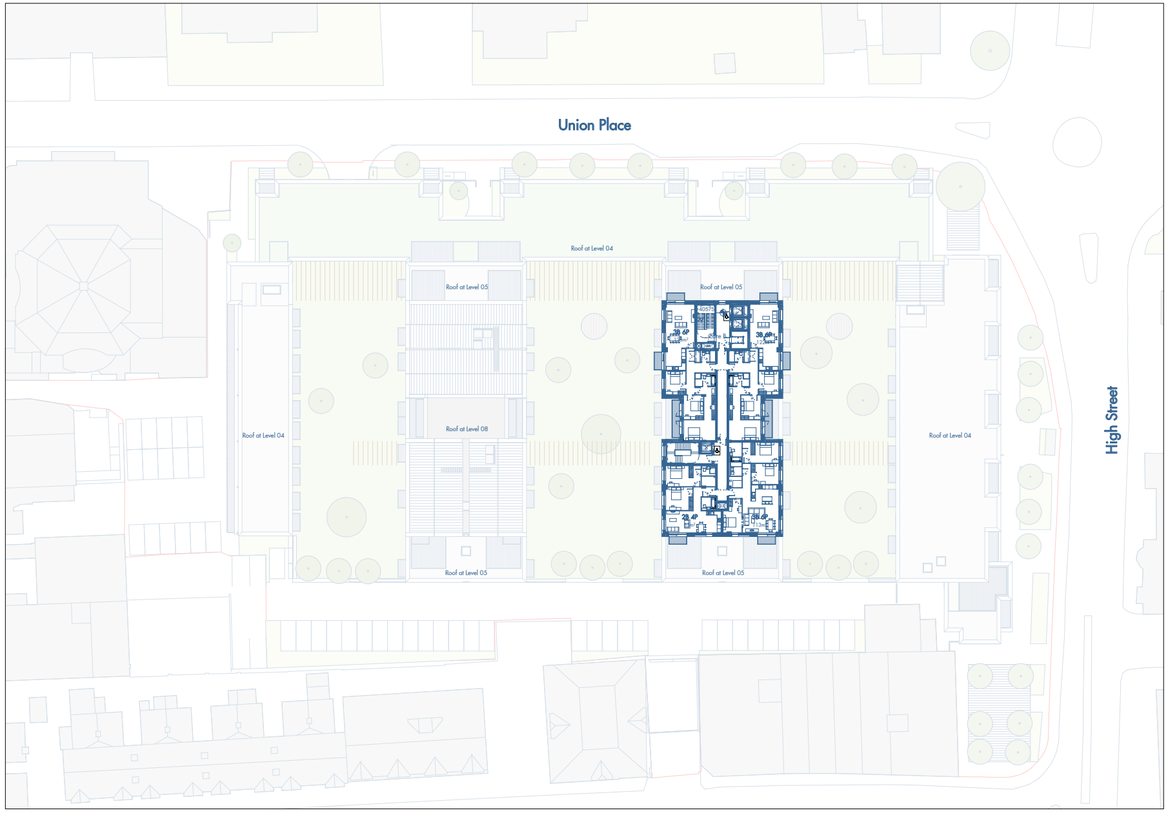


Proposed Amendment

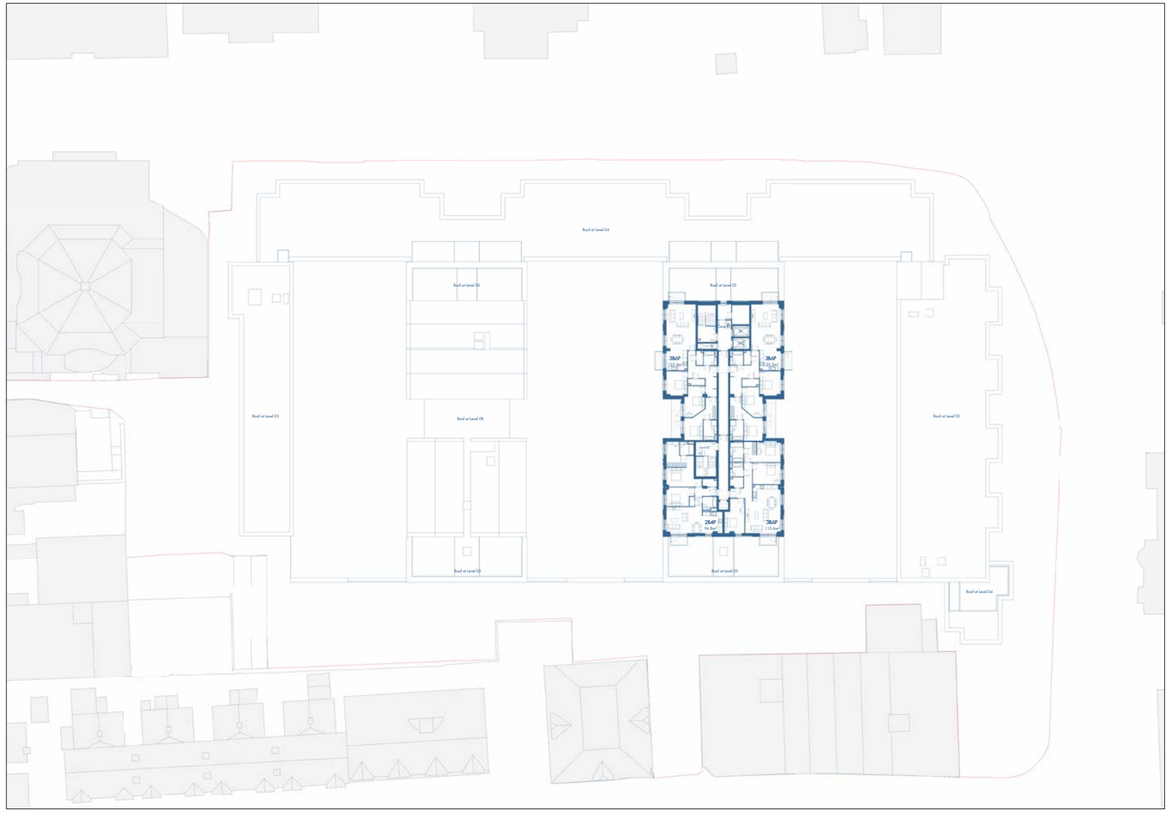
1. Secondary staircases in Buildings B and C have been rotated and moved away from the facade. (See description on First Floor Plan)
2. 1no. lift has been removed from secondary cores B2 and C2. (See description on First Floor Plan)

Tenth Floor Plan

20158-AAM_AR_07_103



Permitted Scheme



Proposed Amendment

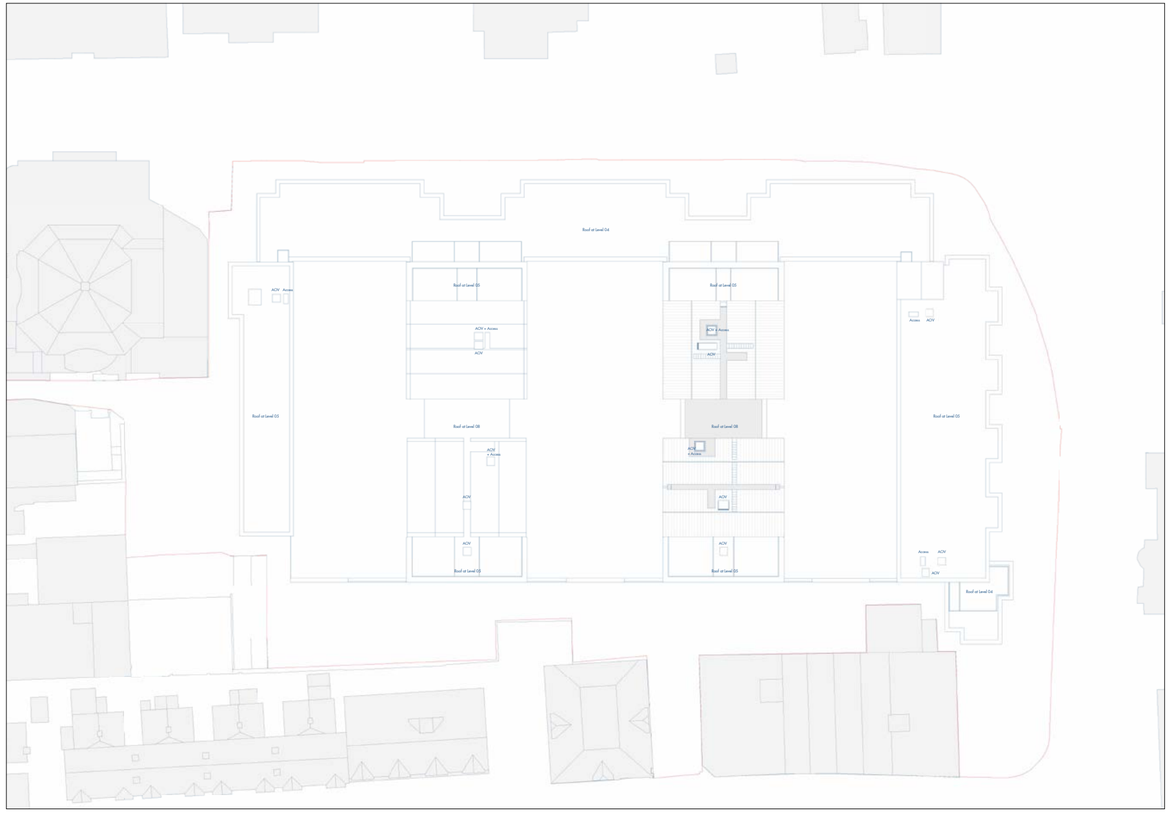
1. Secondary staircases in Buildings B and C have been rotated and moved away from the facade. (See description on First Floor Plan)
2. 1no. lift has been removed from secondary cores B2 and C2. (See description on First Floor Plan)

Roof Plan

20158-AAM_AR_07_103



Permitted Scheme



Proposed Amendment

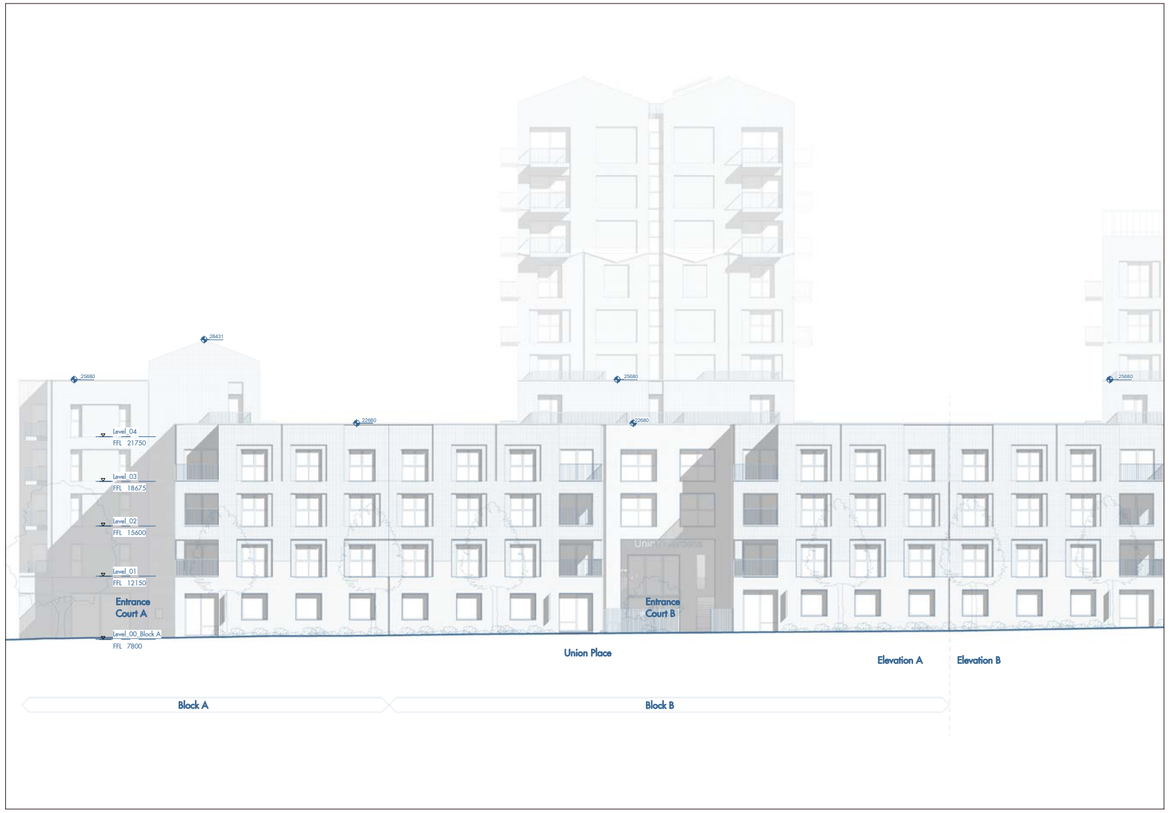
1. Secondary staircases in Buildings B and C have been rotated and moved away from the facade. (See description on First Floor Plan)
2. 1no. lift has been removed from secondary cores B2 and C2. (See description on First Floor Plan)
3. Roof access andsmoke shafts design has been developed in more detail in response to fire and maintenance input and design development.

B

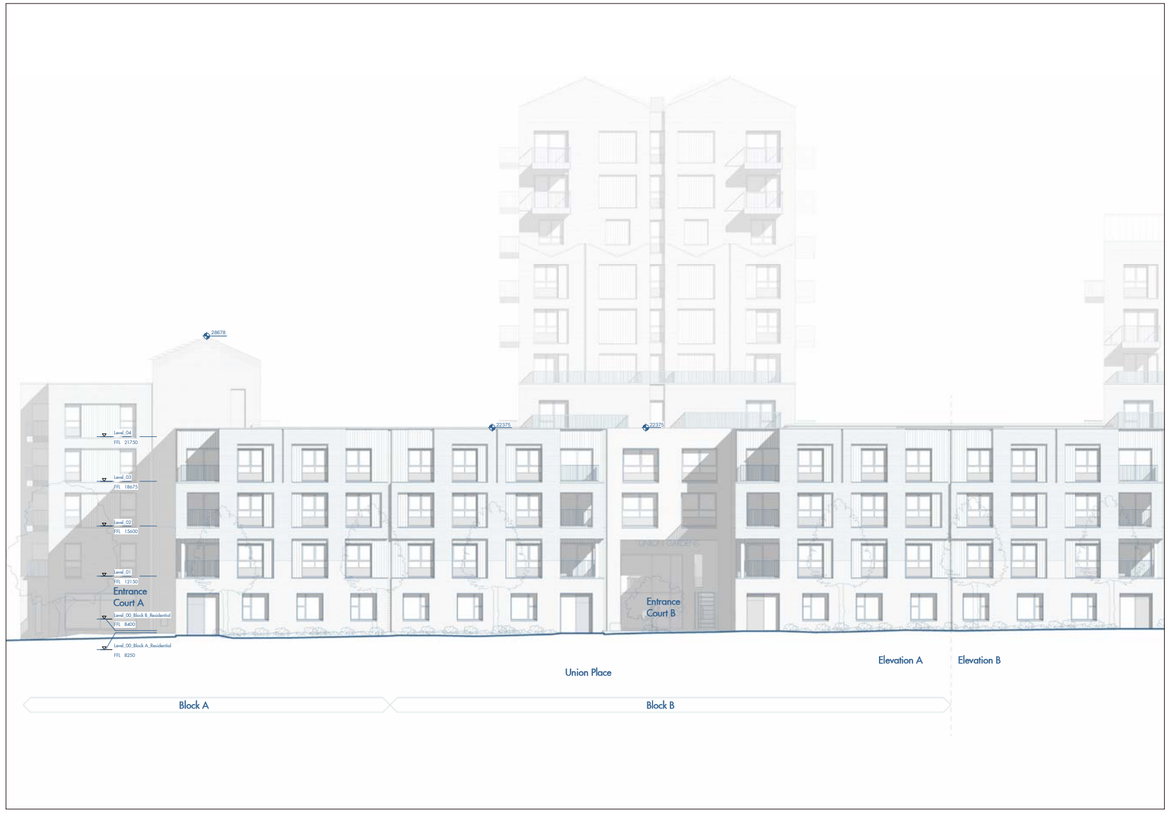
ELEVATIONS

Union Place North Elevation A

20158-AAM_AR_07_200



Permitted Scheme



Proposed Amendment

1. Adjustments to glazing on the ground floor of Building A
2. Adjustments to the glazing of the live-work units facing union place to allow manual opening for ventilation purposes
3. Low-level fences and gates enclosing the courtyards at the the Block B and C entrances have been removed, a new gate immediately in front of the open-air stair has been introduced to improve visibility and residents' security, allowing direct access to the secure main entrances.
4. Triangular concrete panels on top of the butterfly roof-shaped buff walls for the Pavillion Buildings of Blocks B and C have been ammendmed to a more delicate recessed brick pattern at the gable end and corner junctions.
5. Positions of some balconies on Pavillion Buildings of Blocks B and C have been adjusted to avoid proximity to corner columns and overlap with butterfly detail recesses.
6. Railings to corner balconies facing Union Place recessed; corner columns on open balconies changed from square to round, improving daylight and aspect and lightening this elevation.

Union Place North Elevation B

20158-AAM_AR_07_201



Permitted Scheme



Proposed Amendment

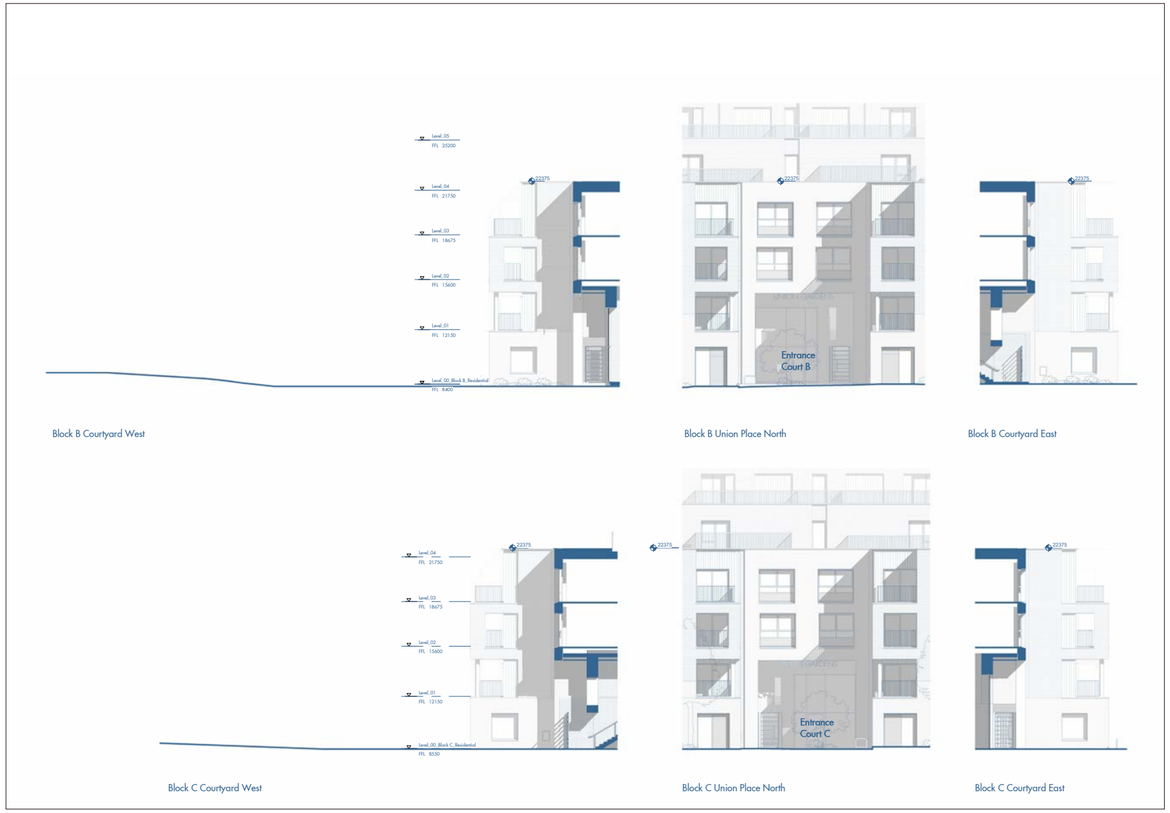
1. Adjustments to the glazing of the live-work units facing union place to allow manual opening for ventilation purposes.
2. Low-level fences and gates at Block B and C entrances have been removed and a new full height gate in front of the open-air stair has been introduced. (See Union Place Elevation A Description)
3. Triangular concrete panels on top of the butterfly roof-shaped buff walls for the Pavillion Buildings of Blocks B and C have been ammendmed to a more delicate recessed brick pattern at the gable end and corner junctions.
4. Positions of some balconies on Pavillion Buildings of Blocks B and C have been adjusted (See Union Place Elevation A Description)
5. Adjustments to Block A main entrance to reflect use of AOV on first floor
6. Railings to corner balconies facing Union Place recessed; corner columns on open balconies changed from square to round, improving daylight and aspect and lightening this elevation.

Union Place Entrance Courtyard Elevations

20158-AAM_AR_07_202



Permitted Scheme

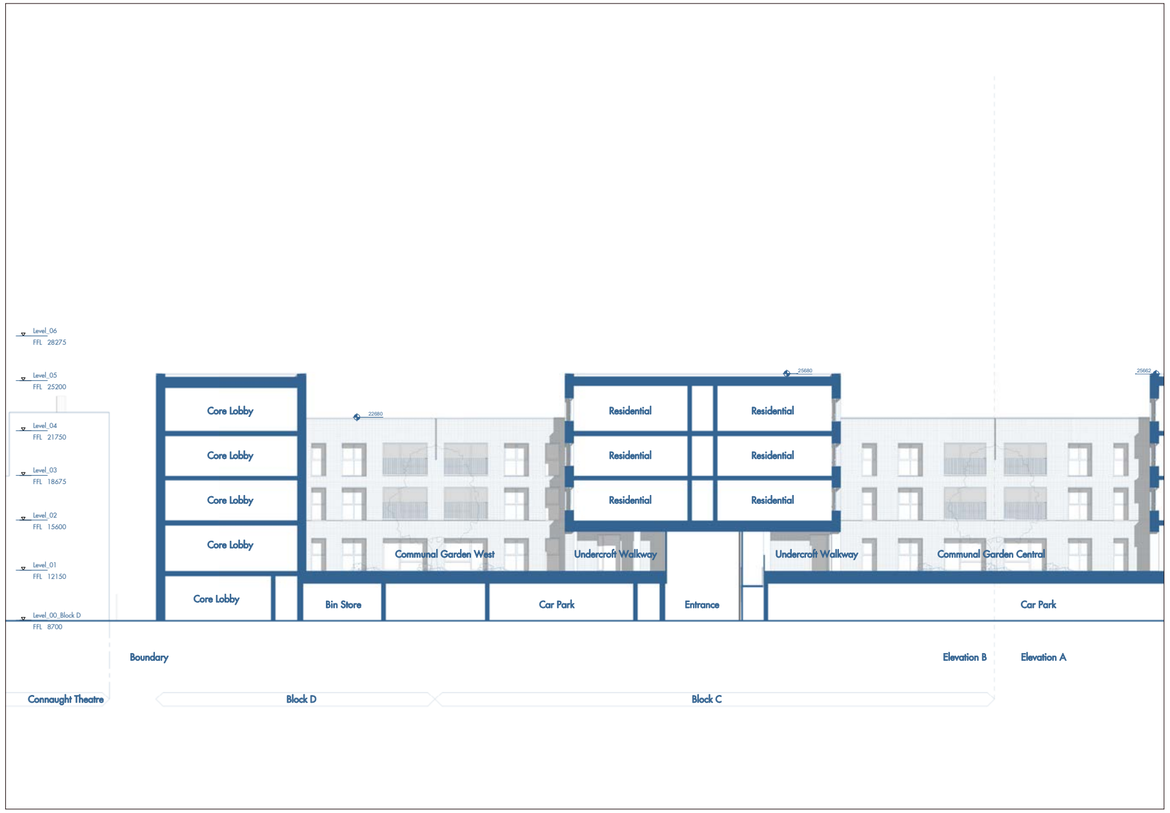


Proposed Amendment

1. Low-level fences and gates at Block B and C entrances have been removed and a new full height gate in front of the open-air stair has been introduced. (See Union Place Elevation A Description)
2. Positions of some balconies on Pavillion Buildings of Blocks B and C have been adjusted (See Union Place Elevation A Description)
3. Railings to corner balconies facing Union Place recessed; corner columns on open balconies changed from square to round, improving daylight and aspect and lightening this elevation.

Union Place South Elevation A

20158-AAM_AR_07_203



Permitted Scheme

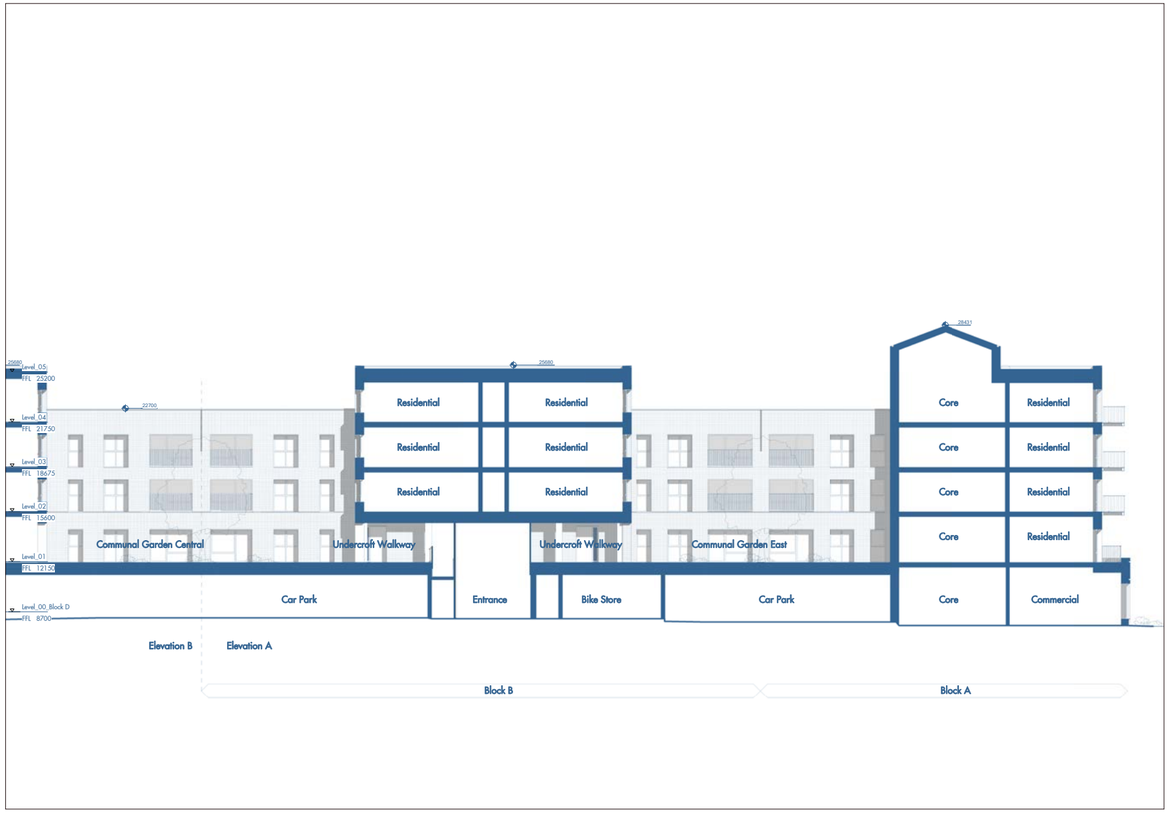


Proposed Amendment

1. Recess between Blocks B and C has been made full height to conceal construction movement joint
2. Windows added to rear of apartments facing Undercroft Walkway

Union Place South Elevation B

20158-AAM_AR_07_204



Permitted Scheme



Proposed Amendment

1. Recess between Blocks B and C has been made full height to hide new brick movement joint
2. Windows added to rear of apartments facing Undercroft Walkway

Block A East Elevation (Street)

20158-AAM_AR_07_205



Permitted Scheme

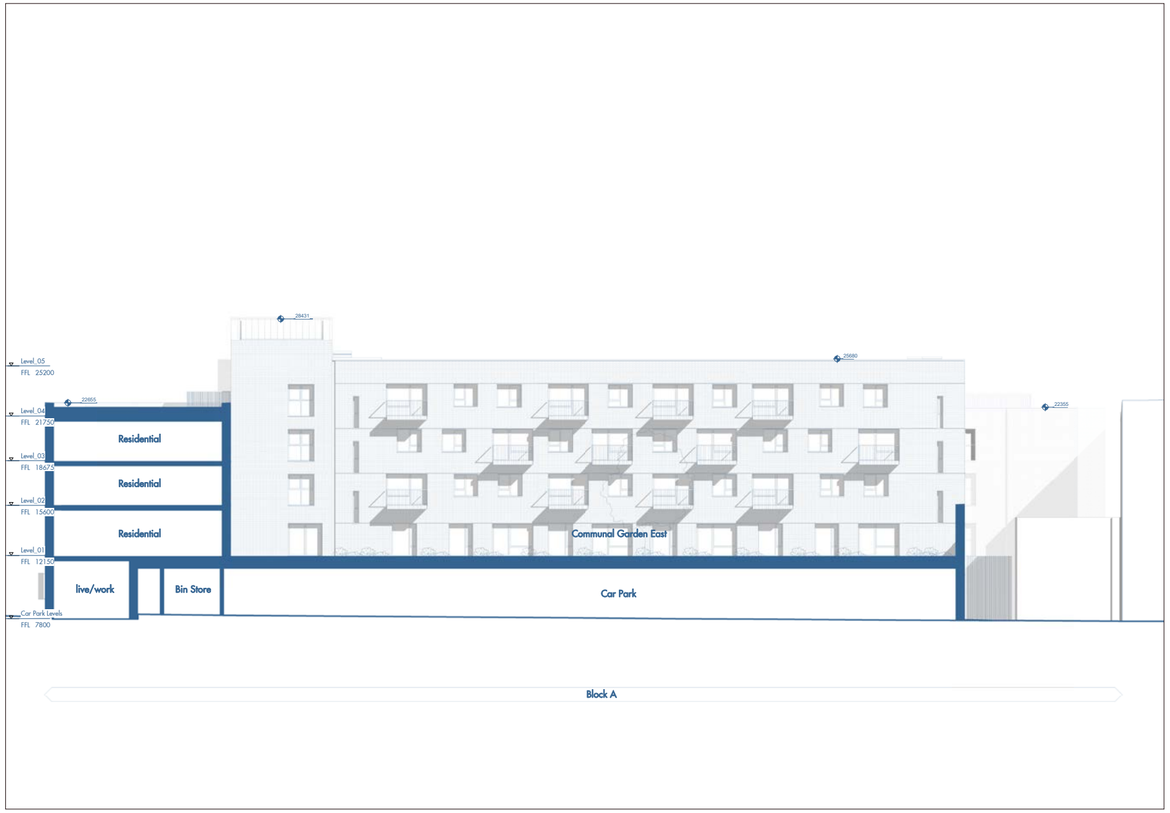


Proposed Amendment

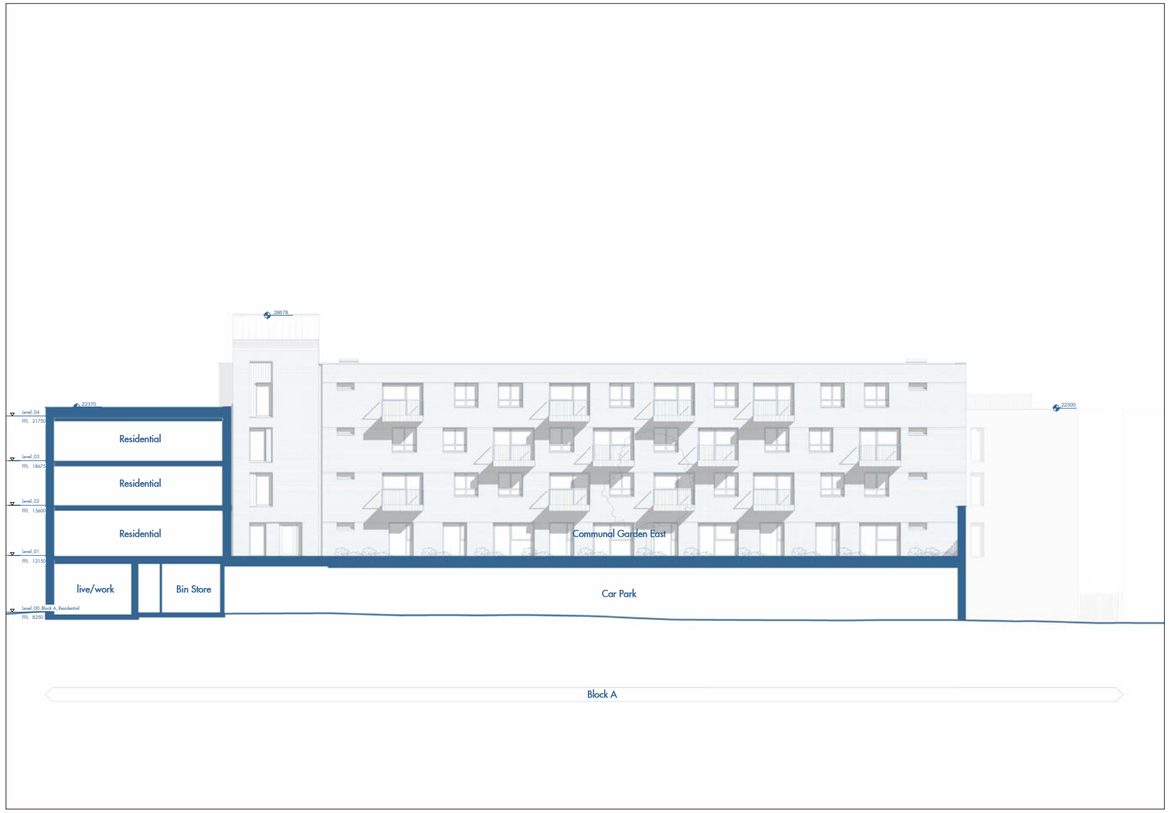
1. Building A Commercial High Street facing windows have been altered to allow manual opening for ventilation purposes.
2. Adjustments to Block A main entrance
3. Adjusment to brick detailing on High Street elevation and GF of South-west corner.

Block A West Elevation (Garden)

20158-AAM_AR_07_206



Permitted Scheme

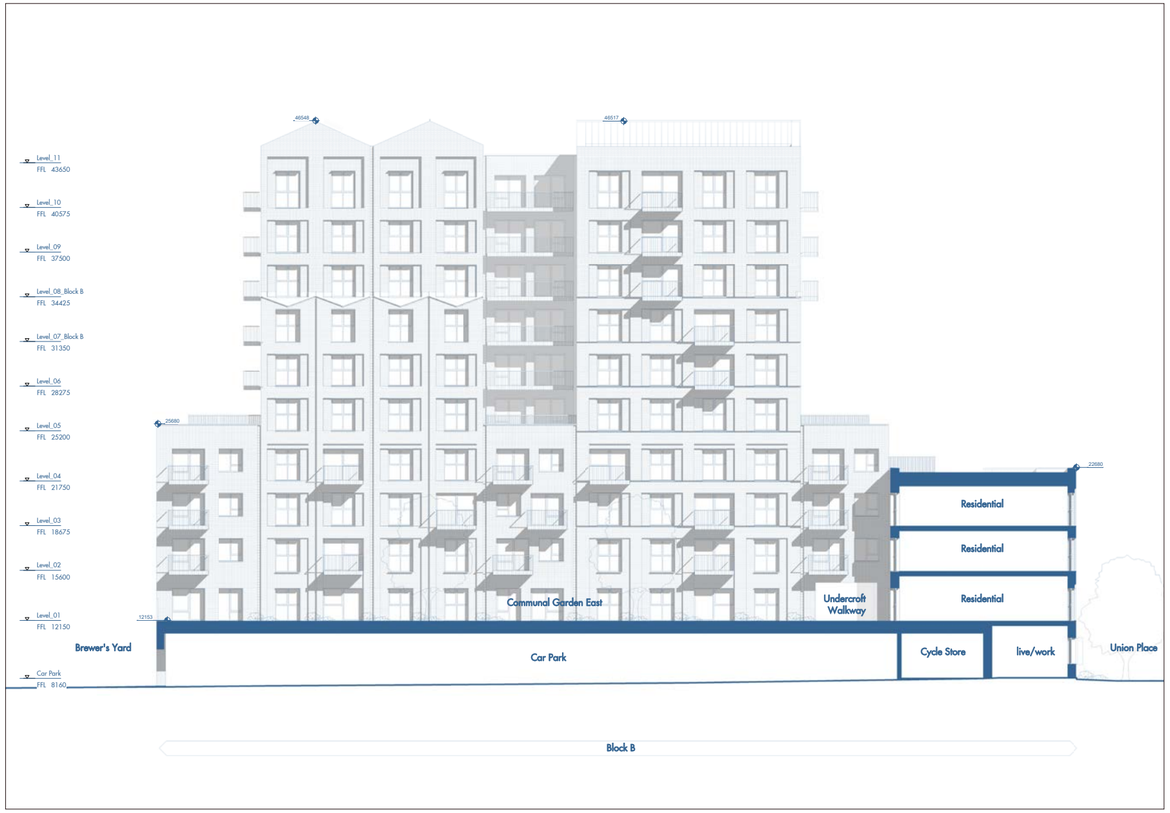


Proposed Amendment

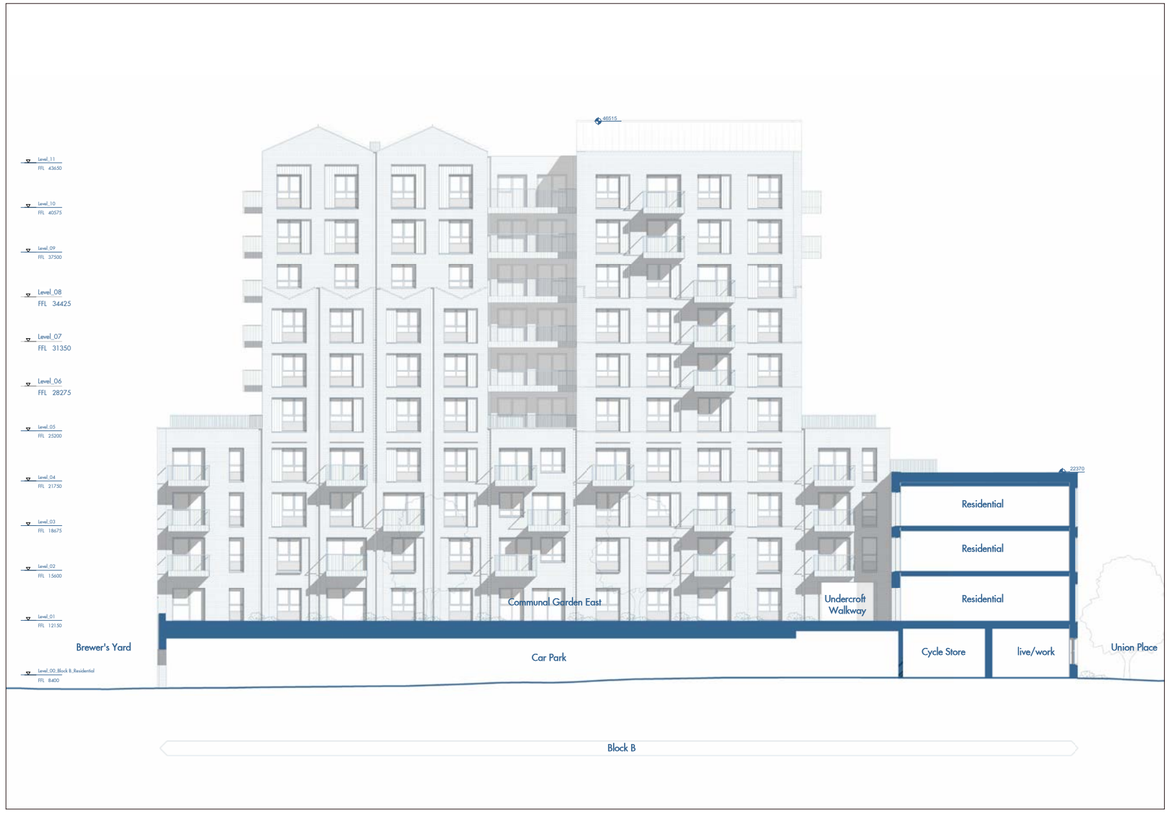
1. Block A and D Core windows have been adjusted to reflect the reconfigured internal rearrangement of Core A and reduced in width to be used as full height AOVs. Brick recesses have been added to maintain wide opening proportion.
2. Block A Primary and Secondary Staircase windows have been adjusted.

Block B East Elevation (Garden)

20158-AAM_AR_07_207



Permitted Scheme

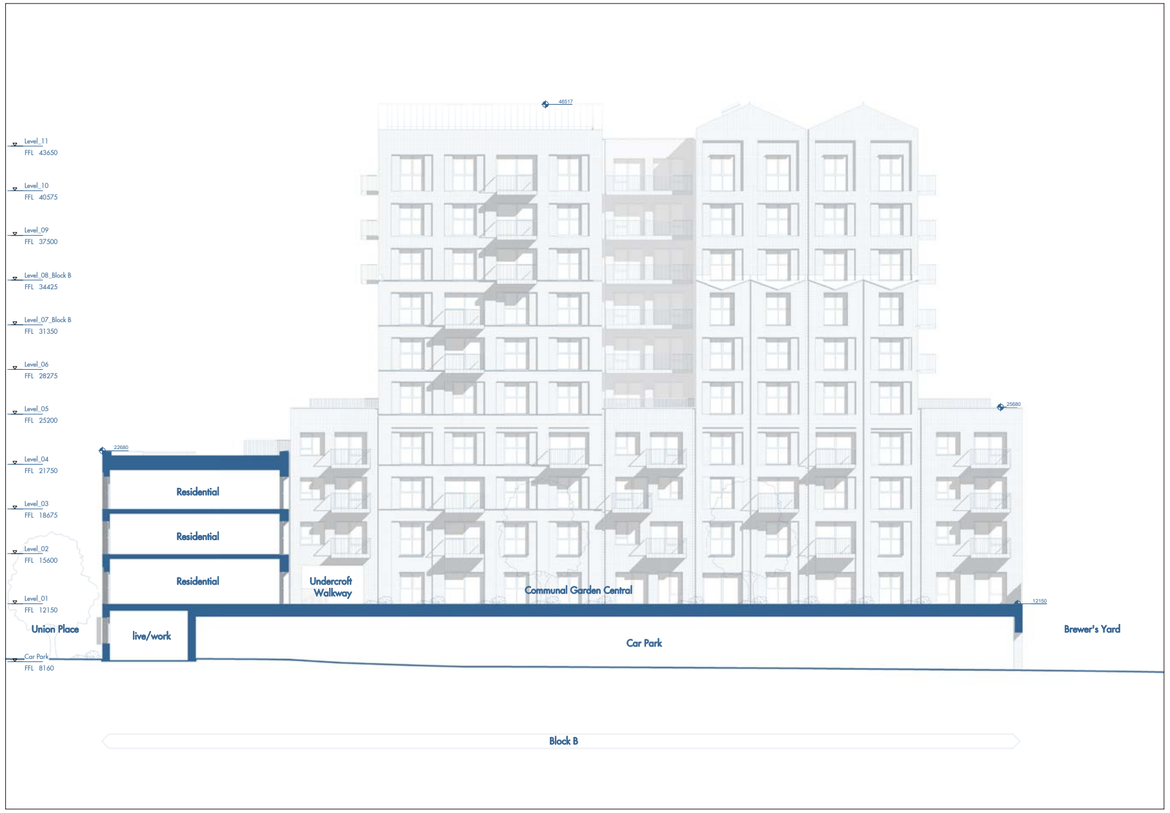


Proposed Amendment

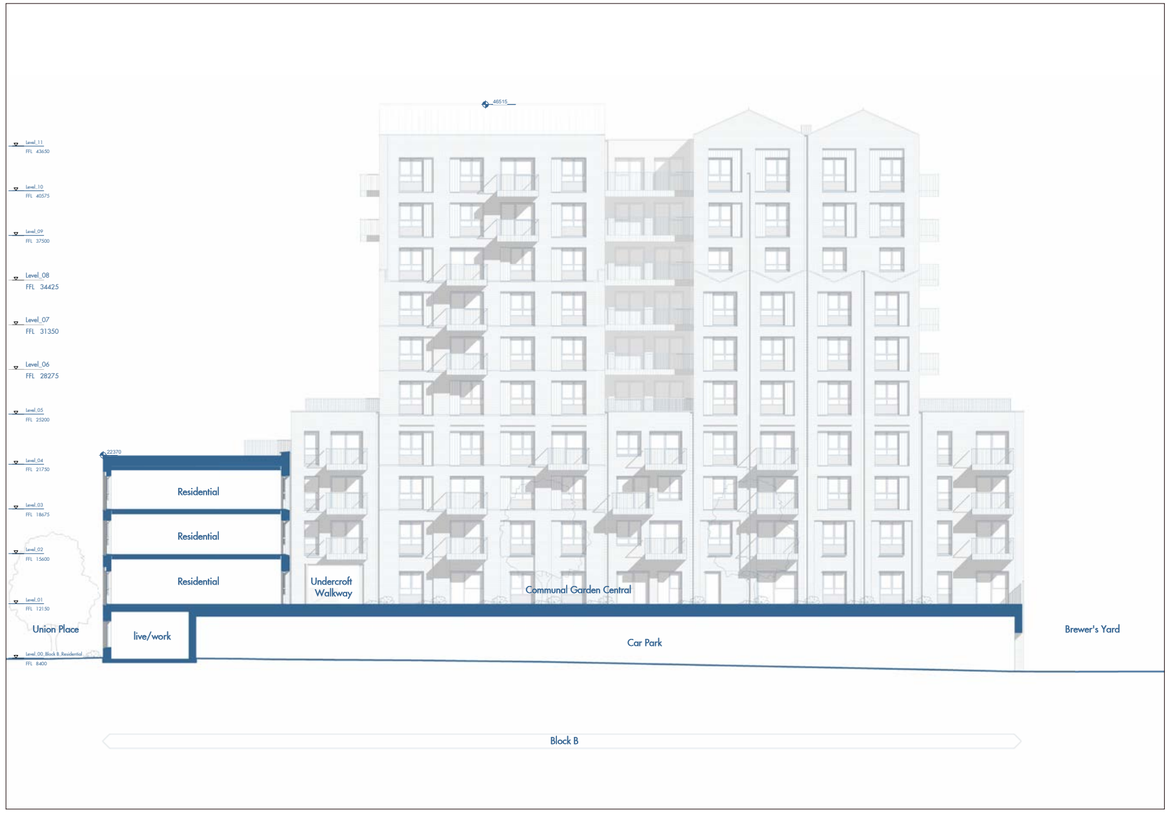
1. Triangular concrete panels on top of the butterfly roof-shaped buff walls for the Pavillion Buildings of Blocks B and C have been ammendmed to a more delicate recessed brick pattern at the gable end and corner junctions.
2. Positions of some balconies on Pavillion Buildings of Blocks B and C have been adjusted (See Union Place Elevation A Description)
3. Windows for the mid-rise buildings flanking the pavillion buildings for blocks B and C have been adjusted to avoid proximity to column and to provide more generous living room spaces

Block B West Elevation (Garden)

20158-AAM_AR_07_208



Permitted Scheme

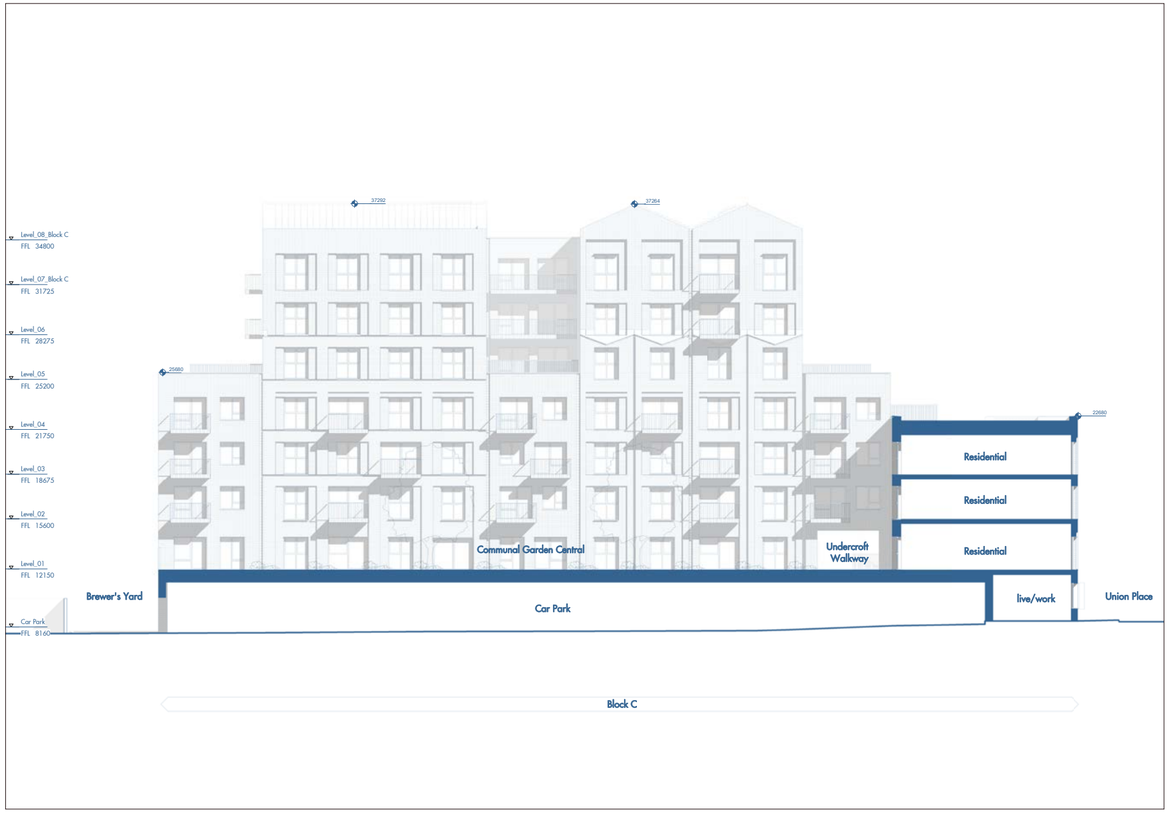


Proposed Amendment

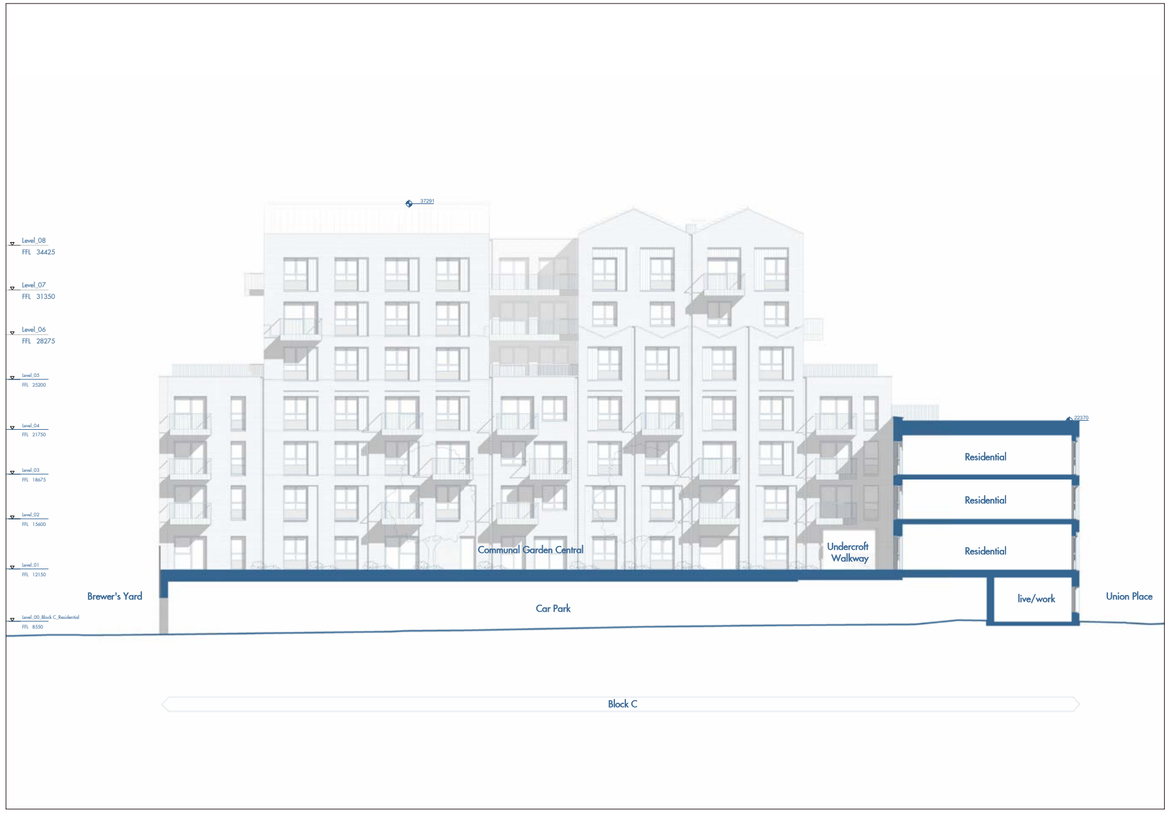
1. Triangular concrete panels on top of the butterfly roof-shaped buff walls for the Pavillion Buildings of Blocks B and C have been ammendmed to a more delicate recessed brick pattern at the gable end and corner junctions.
2. Positions of some balconies on Pavillion Buildings of Blocks B and C have been adjusted (See Union Place Elevation A Description)
3. Windows for the mid-rise buildings adjusted (See Block B East Elevation Description)
4. Block B and C secondary staircaise final exit escape doors adjusted to suit internal reconfiguration

Block C East Elevation (Garden)

20158-AAM_AR_07_209



Permitted Scheme



Proposed Amendment

1. Triangular concrete panels on top of the butterfly roof-shaped buff walls for the Pavillion Buildings of Blocks B and C have been ammendmed to a more delicate recessed brick pattern at the gable end and corner junctions.
2. Positions of some balconies on Pavillion Buildings of Blocks B and C have been adjusted (See Union Place Elevation A Description)
3. Windows for the mid-rise buildings adjusted (See Block B East Elevation Description)
4. Block B and C secondary staircaise final exit escape doors adjusted to suit internal reconfiguration

Block C West Elevation (Garden)

20158-AAM_AR_07_210



Permitted Scheme

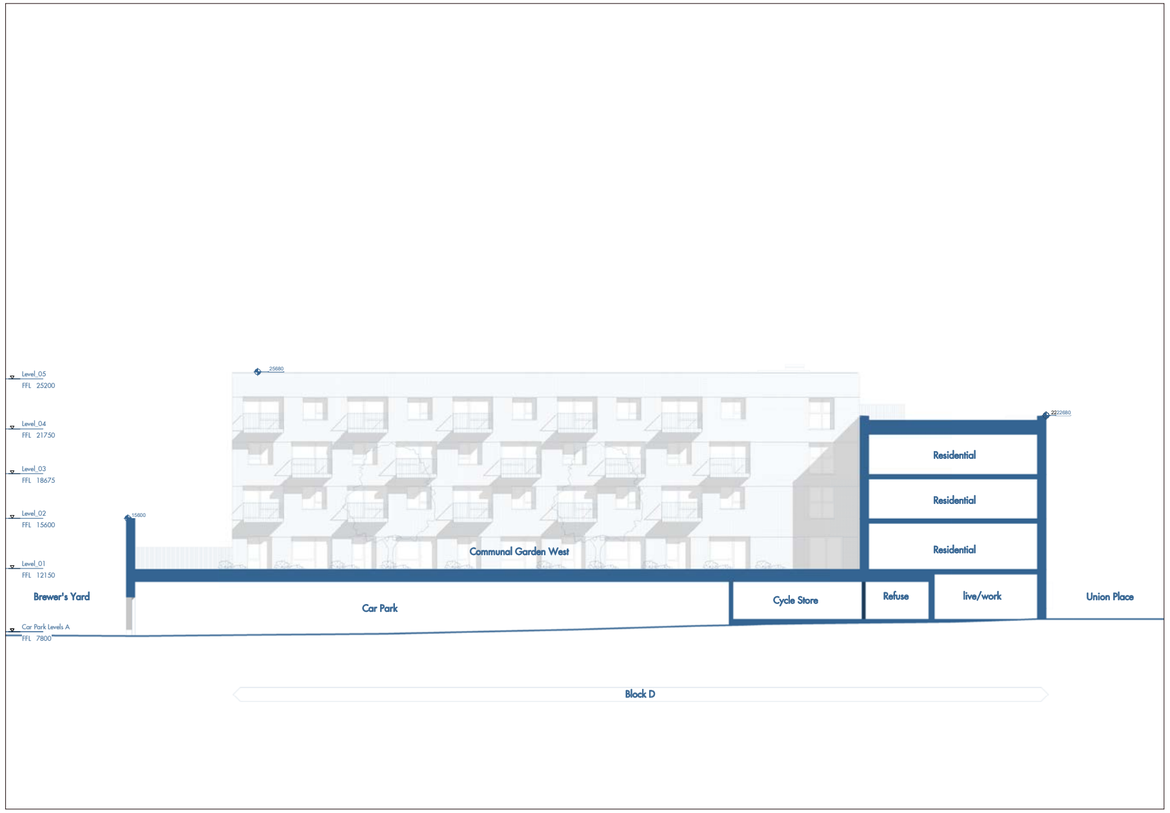


Proposed Amendment

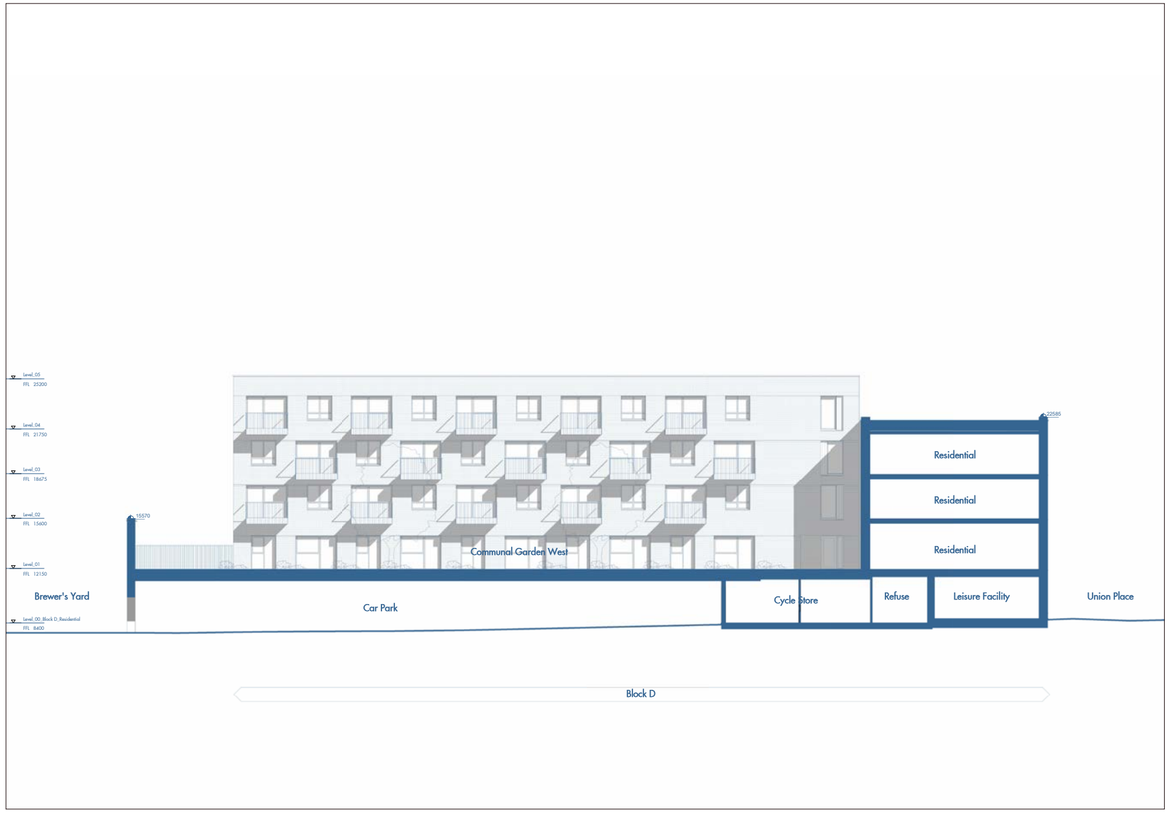
1. Triangular concrete panels on top of the butterfly roof-shaped buff walls for the Pavillion Buildings of Blocks B and C have been removed and replaced with recessed brick pattern at the gable end and corner junctions.
2. Positions of some balconies on Pavillion Buildings of Blocks B and C have been adjusted (See Union Place Elevation A Description)
3. Windows for the mid-rise buildings adjusted (See Block B East Elevation Description)

Block D East Elevation (Garden)

20158-AAM_AR_07_211



Permitted Scheme

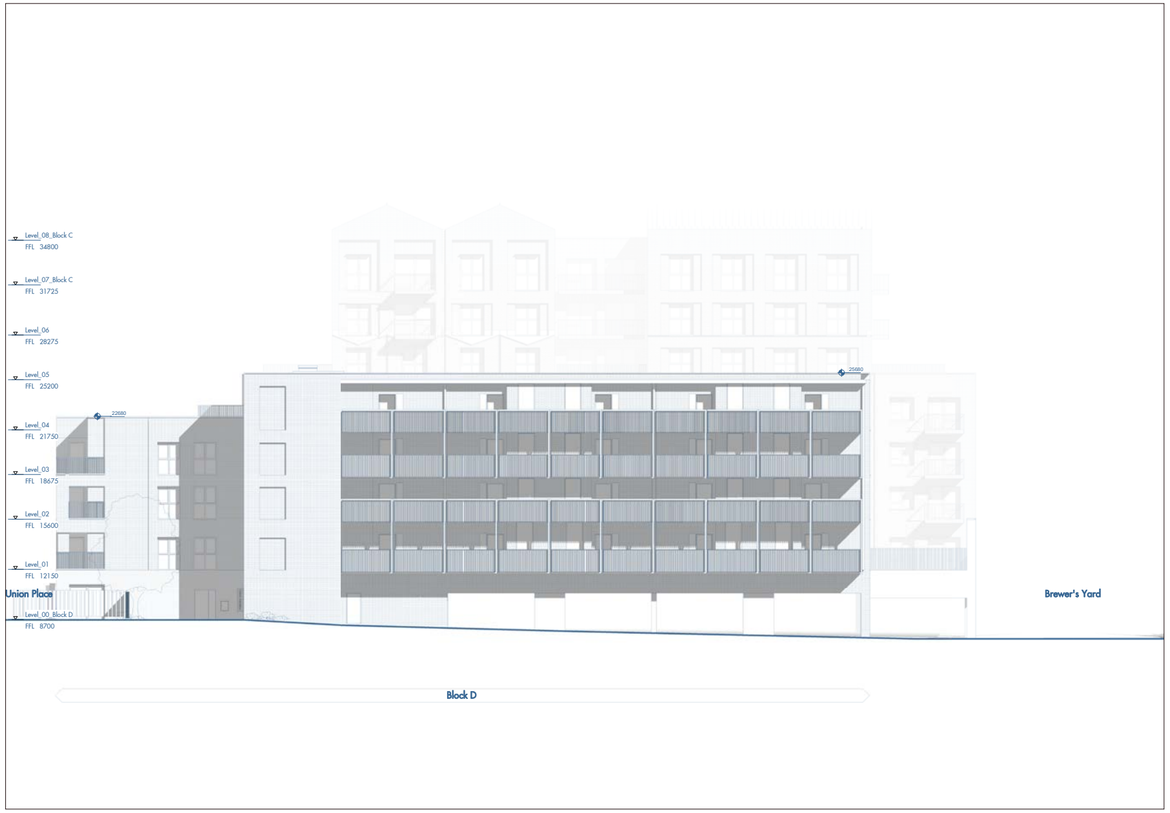


Proposed Amendment

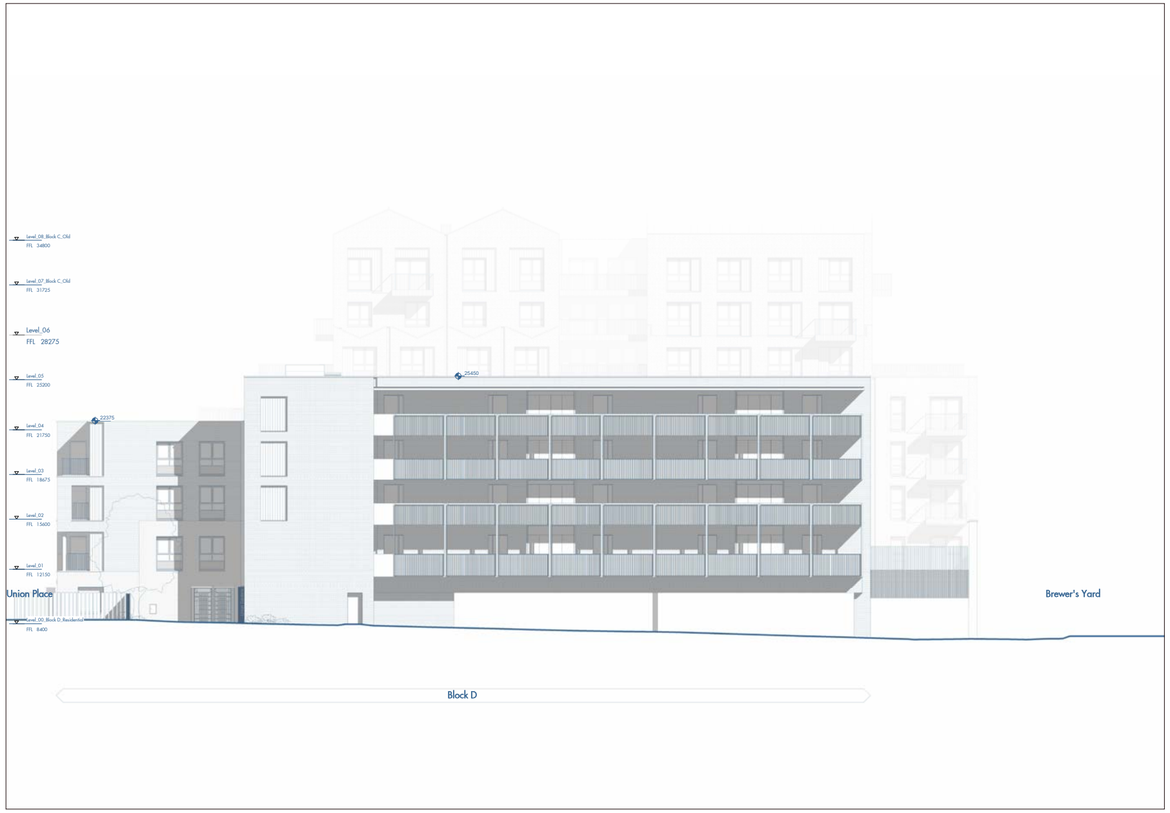
1. Block D Core windows have been adjusted (See Block A West Elevation Description)

Block D West Elevation (Street)

20158-AAM_AR_07_212



Permitted Scheme



Proposed Amendment

1. Block D core has been adjusted to reflect internal rearrangement of core
2. Podium fencing height adjusted to match south-facing Chatsworth Road elevations
3. Riser doors combined into 4-panel riser door for access and maintenance purposes

Chatsworth Road Elevation A (Street)

20158-AAM_AR_07_213



Permitted Scheme



Proposed Amendment

1. Southern facades of Pavillion Buildings have been updated to reflect revised internal rearrangements.
2. Triangular concrete panels on top of the butterfly roof-shaped buff walls for the Pavillion Buildings of Blocks B and C have been ammendmed to a more delicate recessed brick pattern at the gable end and corner junctions.
3. Positions of some balconies on Pavillion Buildings of Blocks B and C have been adjusted (See Union Place Elevation A Description)
4. Blank windows to midrise buildings have been converted into glazed windows with low level obscure glass to improve daylight to living spaces.

Chatsworth Road Elevation B (Street)

20158-AAM_AR_07_214



Permitted Scheme



Proposed Amendment

1. Southern facades of Pavillion Buildings have been updated to reflect revised internal rearrangements.
2. Blank windows to midrise buildings have been converted into glazed windows with low level obscure glass to improve daylight to living spaces
3. 4 no. rear facing slot windows for block D secondary staircase removed, staircase still retains 8no. windows prviding adequate daylight and visbility.
4. Block A Commercial Chatsworth Road facing windows have been altered to allow for mechanical ventilation purposes
5. Substation re-located (See Ground Floor Plan Description)

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