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DESIGN AND ACCESS STATEMENT

Planning Application for

BOROUGH OF WORTHING
DEPOSITED
T... ...P. No.
WB/ / .

The Erection Of An Upper Floor Rear Extension, Internal Modifications & Conversion To Form Ground Floor Hair Salon, & 2 Upper Floor Self-Contained Flats

At

8 Montague Street,
West Sussex,
Worthing,
BN1 3FF

WORTHING BOROUGH COUNCIL
1 0 DEC 2007
CONSENT GRANTED
SUBJECT TO CONDITIONS

Prepared by:

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15th October 2007

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Introduction

The Statement has been prepared to support and explain the planning application for this site. The building is located on the pedestrianised high street and is partially in a derelict state. It has severe internal damage due to damp and water penetration as well as lack of proper maintenance.



Front Elevation of building



Rear Elevation



Internal damage to the building

The application proposes both internal and external alterations together with upper floor rear extensions to create a ground floor hair salon and two upper floor self-contained flats. This mixed-use regeneration proposal will provided employment opportunities on the high street, as well as provide affordable living accommodation within the town centre, close to public transport and local amenities.

Application Status and Drawings

The application is supported by the following drawings prepared by RIBO Associates Limited, Architects & Urban Designers.

Sheet No.	Description
1	Ordinance Survey Site Location Plan
2	Existing Ground Floor Plan
3	Existing First Floor Plan
4	Existing Second Floor Plan
5	Existing Front & Sectional Elevation A-A
6	Existing Sectional Rear Elevation & Section B-B
7	Existing Section C-C
8	Existing Roof Plan
9	Proposed Ground Floor Plan
10	Proposed First Floor Plan
11	Proposed Second Floor Plan
12	Proposed Front & Rear Elevation
13	Proposed Sections
14	Proposed Roof Plan

Use

The proposal is for a mixed use development to include shop (Hair Salon) and residential units (flats). The site is currently locked up but was previously used as a shop and storage on the ground floor with integral residential accommodation on the upper floor facing the high store.

The proposal will now provide a new ground floor shop to comprise a hair salon with integral office space; a first floor three-bedroom flat, and, a second floor two-bedroom flat, all with access at ground floor level separated from the shop. The immediate area is a lively mix of residential, commerce and leisure uses and would in our view benefit from the provision of new employment as well as good quality housing.

Amount

Government guidance and the local Plan seek higher densities and full use of urban land. "to encourage higher densities in areas well served by public transport", and "to ensure that housing land is used efficiently".

The proposals would result in 2 flats and a shop. The area immediately surrounding the site is developed to a high density and the proposals are in a harmony with the existing scale of development.

Layout

The layout of the proposals responds to the geometry and physical constraints of the site. The shop has a recessed double entrance door, which will generally be kept. The existing 'L' shape configuration will be kept in an open concept format, together with kitchen and sanitary facilities appropriately located. A part of the shop has been cut off to facilitate the communal access from street level to the flats above.

The internal areas of the first floor flat are arranged so that the bedrooms overlook the street via the existing rooms to the front. The bathroom, kitchen and living areas are located towards the rear.

The living / dining / kitchen area to the first floor flat is arranged in an open plan concept, with high ceiling and Velux windows. There is access from the living / dining area to a side patio, having full height windows and patio doors, and creates the possibility of a small but attractive urban space. The landscaping of this space would be simple with attractive hard landscaping materials such as patio slabs and gravel together with planting in containers.

The internal areas of the second floor flat are arranged so the bedrooms and bathroom are stacked over those below, for soundproofing and for easy servicing.

Scale

The existing development consists of three storeys fronting the street. This is typical of most of the buildings in the vicinity of the site. The proposed development will retain all the existing features with no changes to the overall height the front of the building. As such it will not have any impact on the character and scale of the street.

The extension and modification to the rear section will bring it in keeping with that of the adjoining buildings and so the impact of the proposals on the area would be very modest.

Appearance

The site is located in a conservation area. The proposed changes to the front will consist of the new access to the upper floor flats and a new shop front to include signage. This will be in keeping with the council's guidelines. The existing front façade is in need of repairs and as such the walls will be re-rendered and painted. The existing single-glazed windows do not conform to current building regulations requirement for residential use, and will therefore be replaced in double glazed materials to match existing. The existing roof will be rebuilt but is not visible from street level because of the parapet wall.

As such, apart from the modernisation and refurbishment works, the established street scene will be maintained as there will be no change to the overall appearance of the building.

The rear 'L' shaped section currently has a flat roof with single aspect lighting, while the two adjoining buildings have pitched gable roof construction. The flat roof will be removed and a gable roof constructed to match that of the adjoining premises. The new roof will also have roof lights that bring light into the interior spaces.

These improvements will not therefore significantly affect or alter the appearance of the building from the rear. It is envisaged that the rear wall section of the premises along the service will be over-clad with Rockpanel providing the opportunity for substantially increased insulation to reduce energy consumption and to minimise associated carbon emissions.

A final decision on brick specification, colours and other materials will be made at a later date, and samples of all materials will be submitted to the LPA in accordance with the usual conditions.

Care has been taken with the elevational treatment and window positions in the flats to avoid overlooking and to ensure adequate daylight and appropriate orientation of the rooms.

Landscaping

Based on the nature of the scheme which fronts on to the high street and shares the common alleyway, there is no scope for landscaping at ground level. However, the patio at first floor level will have buff coloured patio slabs, together with gravel and carefully specified planting in containers.

Access and Parking

The site is basically flat and thus enables level threshold access to be provided at the front doors to the shop and common hallway to the flats with a minimum of ramping from the pavement. The adjoining alleyway currently provides emergency and service access to the rear of the shop as well as adjoining shops.

The site fronts onto the pedestrianised high street and such there is no allowance for parking facilities. The shop and both flats are designed to comply with requirement of the Building Regulations in respect of disabled access.

Conclusions

We believe that this site is suitable and appropriate for development in the form shown. The layout and access arrangements are appropriate and the proposal will not prejudice the character of the area.

The scale, proportions, elevational treatment, and design detail have all been handled with care and sensitivity, and the scheme is attractive and coherently designed.

Space standards are adequate, building relationship is acceptable and access is appropriate for this accessible location.