Proposed new live work unit at Unit 1, Harbour House, Harbour Way, Shoreham
6th May 2013

Design and Assess Statement

1. **Amount**

The existing building, Harbour House consists of a number of live work units and a single office unit at the west end of the building. This is the only unit that has not accommodation over.

Unit 1 is ground floor offices consists of offices, store room and kitchen/toilet facilities. There is rear yard at the back of the unit. This is indicated on drawing 101.

Unit 2 the live work unit has similar office on the ground floor with the living accommodation on the first floor. This consists of two small double bedrooms at the rear of the property, an internal bathroom and a living and dining room at the front of the property with attached kitchen area. Units 1 has access to Unit 2 on the ground floor. This is also indicated on drawing 101

The proposal is to provide similar living accommodation for Unit 1 to the adjacent Unit 2 i.e. two new small double bedrooms at the rear of the property, a bathroom and a living and dining room at the front of the property with attached kitchen area. Unit 2 is set as a live work unit and this would be the proposal for unit 1. The proposed plan is indicated on drawing 102.

The new access to the first floor accommodation is provided via a new front door in the south elevation similar to the existing adjacent properties. A new staircase will be provided which will be partitioned off to the office. The proposed plan is indicated on drawing 102.

The existing entrance to the ground floor is proposed to be enhanced as detailed below. No further adaptations to the offices are planned. The proposed plan is indicated on drawing 102.

2. **Layout**

The existing layout is indicated on drawing 101 and described above. The proposal is indicated on drawing 102.

3. **Scale**

The new first floor accommodation is completely within the current roof line of the existing building and therefore the scale of the property will not change in relation to its context.

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4. Landscape

The external area to the south of the unit is currently grassed. This will be adapted to provide a new drive and access to the new front door for the first floor accommodation. This is to match the existing unit 2 live work unit adjacent. The finish will be block paviors to match the existing units.

5. Appearance

The existing external materials are sand and cement rendered walls painted white with parapets hiding the flat roof. The proposed wall finishes are to match the existing. Rendered horizontal and vertical articulation will be constructed to match the existing.

The existing windows and doors are white plastic and are in the style of the 1930s. The new windows will match the existing.

The new front door to the first floor accommodation will be formed as the adjacent properties by adapting the existing window opening and forming a new door. The style will match the existing.

The existing entrance to the ground floor accommodation will be enhance by adapting the existing single door and the adjacent window to provide new double doors in the 1930s style with a new canopy over. The projection of the canopy is proposed to be 600mm.

6. Access and movement

The new adaptations to the ground floor accommodation entrance will help to provide a more visible and safer arrival for pedestrians to the ground floor and will be DDA compliant.

The new path to the front door together with the new drive to the first floor accommodation will provide a safe and visible means of entry.