22-24 SOUTH STREET, TARRING DEVELOPMENT

T.P. OFFICE COPY

NOTES RELATING TO UPGRADING OF SITE AREA AND SECURITY

Further to our application drawings and Design and Access Statement, we would like to offer the following clarification notes relating to the immediate site area and security/upgrading measures being proposed. These to be read in conjunction with previously submitted drawings and enclosed further drawings/images:

1. The site at 18-20 South Street is also owned by the applicant for this development. The site has recently been completed as a development of 5 units plus existing shop. All buildings have been re-built/refurbished and rendered in white to the exterior elevations including walling to the boundaries.
2. The adjoining site, the subject of this application, is owned by Mr P. Le, the applicant, and Mr S. Mallory. We have already been granted planning consent on behalf of Mr Mallory for the conversion of the upper part of 22-24 into three flats to match 18-20 and this is proceeding shortly. As part of that development, the 22-24 site area to the rear will offer rear access to those three flats and will be upgraded with block paving access paths and security lighting etc to tie in with the completed 18-20 development.
3. My client, Mr Le, is proposing to complete the development of this rear site area by converting the warehouses into 2 units and upgrading the remaining area to match, so that the whole site relates together as one entity and to vastly improve an overgrown, dirty and unsecure current alleyway.
   In doing this he aims to improve the access, amenities, aesthetics and security for the occupiers of the residential units and remove the problem of the dilapidated out-buildings which sit within the developed site. This will also remove the commercial use of these buildings, which could be detrimental to the new residents and improve an 'eyesore' area for existing local residents in Beckett Road.
4. As per the new drawings enclosed, we propose to:

   Block pave the remaining access pathway from Beckett Road to match the existing completed development. This path to run right through the site and to the end of the alley.

   Install pathway lighting into the paving for guidance at night.

   Install PIR floods of suitable type for illuminating the alley and pathways around the whole site after dusk

   Install 'welcome' lighting to each doorway and as marked on drawings. Such lighting also to activate at dusk and via motion-sensor.

   Install suitable security camera/s if considered beneficial by Development Control. To act as deterrent against unwanted activities.

   Include planting where possible as part of 'whole site' scheme

WORTHING BOROUGH COUNCIL
23 JUL 2010
CONSENT REFUSED

WORTHING BOROUGH COUNCIL
PLANNING SECTION
RECEIEVD 22 JUN 2010
TO
REF.NO. WB /

Notes in support:
Further to the above, we would like it to be taken into consideration that we have already obtained consent for the 3 flats above 22-24 which will include upgrading of the site and adjoining areas. This development will be further benefited by the development of the remaining out-buildings.

Also, we have recently completed the development of 2 flats above 30-32 (R. Barkers Ltd). These flats were granted consent last year and have an almost identical access route of 20.5m in length, at only 900mm width in the form of an alleyway leading from Guildford Road. This is narrower and more enclosed than the proposed development access. With the works at 22-24, we have an alley of 1250mm width all the way down and are proposing far superior security and lighting facilities, together with aesthetic improvement to the alley, site and area as a whole. We would also like to note that about two thirds of the access passage has an existing fence to the right hand side, which opens it up considerably in terms of light and safety aspects. The actual 'high wall' enclosed section is fairly small.

LIGHTING
The proposed PIR lighting will be motion operated, meaning that all the lights will illuminate individually as anyone uses the pathway. These will then stay on for a set time following cessation of movement. We propose to situate these at strategic points (agreed by condition if required) so as to maintain lighting to all parts of the site when needed (see site plan enclosed). These will all be run from the landlord's supply of electricity for the benefit of the users.

My client is more than happy to facilitate any further suggested improvements as a condition of any consent granted and to liaise closely with Development Control to achieve a safe, pleasant and functional site, as he will be retaining freehold interest in the site for the long term.

In regard to the owners/users of the site we clarify as follows:

Mr S. Mallory and Mr Le between them own the entire site (18-20 and 22-24) As such they are jointly developing the site and will be working closely together to ensure that it works as a whole.
The second out-building to be developed as part of the site, whilst standing behind 26 South Street, is also owned by Mr Le along with a piece of garden. There will therefore be no issues as to obtaining owner consent for any works to the areas involved and upgrading as described can go ahead unhindered as part of the whole project and be easily enforceable by Development Control as part of consent.

Matthew Naish
Deadspace Designs

On behalf of Mr P. Le, Southern Property Solutions Ltd