DESIGN AND ACCESS STATEMENT



For

Proposed Residential Development at
163 Windmill Parade, Old Shoreham Road,
Southwick, BN42 4QB

Drawing No. 1388/P020A

Rev. A. 11.11.20 Richard Maile's amendments.

Prepared

ADCS LTD
30 Foxley Lane,
Worthing, West Sussex BN13 3AD
Tel: 01903 260701
Email: adcs@sky.com

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163 Windmill Parade, Southwick, West Sussex, BN42 4QB

1.0 Site and Surroundings

1.1 The site, which is located in Southwick is 0.0274 ha in area and is situated along Windmill Parade. The site consists of a two-storey terrace with a restaurant at ground floor level, a single storey rear extension for the restaurant and a rear kitchen. The upper floor comprises a self-contained apartment accessed from the front via a separate entrance off Windmill Parade. There is also a single storey garage and store to the rear accessed off Overhill.

1.2 The properties along Windmill Parade are mixed use, with mostly retail and restaurant takeaways at ground floor level and residential use above. The properties, which are mainly terraced, are situated off the back edge of footpath to the frontage in an urban environment.

1.3 The properties along Windmill Parade are mainly of rendered facades with shopfronts at ground floor level, residential windows at first floor with plain tile pitched roofs. Some roof dormers exist to a number of units.

1.4 Being situated along Windmill Parade the property is in a highly sustainable location with the shops, post office and places of employment all within few metres of the site.

2.0 Design Principles

2.1 Objectives

The objectives that were aspired to in the preparation of the design were:

- The need to maintain the character of the area in which the site is set and the identity of the neighbourhood.
- The need to integrate the scheme into the existing street scene.
- To enhance the existing built form.
- To produce a development which is in keeping with the residential buildings in the immediate area whilst not detracting from the commercial nature of Windmill Parade. This will be achieved by retaining a Sui Generis Hot Food Takeaway use within the prominent area to the side of the ground floor, which is located at the junction of Windmill Parade with Overhill.

2.2 Building and site use

2.2.1 The development will be for an additional two residential units which will be provided for private rent.

2.2.2 To cater for the ever changing needs of residents the units have been designed with an internal layout which gives flexibility of space with rooms that can be planned for the needs and lifestyle of their occupants.

2.3 Amount

2.3.1 This Application seeks the change of use of the single storey flank section of the existing ground floor restaurant to Sui Generis Hot Food Takeaway, together with the conversion of the larger restaurant area within the main building into 2 No. self-contained apartments. It is also proposed to convert the existing rear store into a cycle store.
The site area is 0.0274 ha.

2.4 Layout

2.4.1 The proposed residential units have been designed to comply with part M of the Building Regulations providing easy access and use of the buildings. Circulation areas both horizontal have been given due consideration and fully embrace the requirements of the building regulations for the benefit of the end users.

2.4.2 Internal space standards are in accordance with Policy DDM2 (and Technical Housing Standards-nationally described space standard March 2015).

2.5 Planning

a) National Planning Policy Framework

2.5.1 National Planning guidance relating to new housing is: Housing which, amongst other matters, requires Local Planning Authorities to consider favourably new housing on previously developed sites situated within built up areas. Paragraph 68 of the Framework specifically refers to the important contribution that small sites such as this can make to meeting the housing requirement of an area. The planning application site fulfils this criteria, being located within the built up area of Southwick. In these circumstances it is submitted that there is a presumption in favour of residential development in accordance with Government guidance.

2.5.2 There is also a requirement to use land effectively and efficiently. This site provides an ideal opportunity to provide an additional 2 No. new dwellings without harm to the established character of the area.

b) Adur Local Plan 2017

2.5.3 The current scheme would comply with all relevant policies of the adopted Local Plan.

2.5.4 This site comprises previously developed land in a highly sustainable location within the built-up area of Southwick. As such, the principle of development can be supported and the presumption in favour of development applies.

2.5.5 The two new residential units will be wholly contained within the main ground floor restaurant area, while the Sui Generis Hot Food Takeaway use is to be located within the single storey flank element of the restaurant, which also contains the existing restaurant kitchen. Accordingly, development as proposed would not have any adverse impact upon the amenity of neighbouring occupiers; neither would it be harmful to the character or appearance of the surrounding area.

2.5.6 There is a current shortfall in the provision of housing within the Borough as a whole. This scheme would provide an additional two units of residential accommodation that would make a valuable, albeit modest, contribution to the available housing stock. It is also the case that the proposed residential units will provide a good standard of accommodation for future occupiers.

2.6 Scale

2.6.1 The properties in Windmill Parade when combined form a visual terrace that has a fine grain. Not only should the built character of the area be considered when assessing a site but also its setting in the surrounding area.

2.6.2 In creating environmental structure it has been necessary to look at all aspects of the site and the three dimensional location in which it is set. The built form and rhythm of the wider area will need to be reflected here presenting a strong street frontage that will make a statement in the street scene with its design whilst matching the materials with the existing buildings.

2.7 Appearance

2.7.1 The appearance of Windmill Parade is established and has materialised over a long period of time. The proposed scheme will regenerate this site as a principally residential development by making best use of the existing structure.

2.7.2 The use of good design is encouraged at all levels within the planning policy framework.

2.7.3 The proposed material types are shown on the elevations to give an indication of how the building could look. The use of render to the elevations will match the existing render facade buildings. PVCu side casement windows will be more in keeping with the local street scene in Windmill Parade.

2.7.4 Sustainable construction will be a main feature for this new development with high levels of insulation within the fabric of the building with low E glass to the windows and rainwater harvesting being provided. A commitment to reducing Carbon Dioxide.

2.7.4 There are no long views into or out of the site although the arrangement of the building will provide enclosure to the development. The proposed development will be visible in the street scene, when set in context with the existing area it will blend with the adjacent buildings.

2.8 Continuity and Enclosure

2.8.1 The site at ground level will not be altered to the frontage.

2.8.2 The scale of the proposed building relates directly to the scale, mass and established building line which provides continuity in the street scene.

2.9 Landscaping

No new landscaping is proposed as part of this new development. However, some new hardstanding will be provided to the rear.

3.0 Access

3.1 The development has no through routes or pedestrian links. It will be self-contained but its location will facilitate access to the local shops and amenities. The pedestrian access to the site utilises existing points of access in Windmill Parade. A new security gate with a key fob for the cycle store is proposed.

3.2 During daytime hours there are a number of buses in both directions pass the site nearby along the Old Shoreham Road.

3.4 A bin storage area to the rear will be provided for 6 No. 240 litre wheelie bins which can easily be accessed for collection from Overhill. See drawing 1388/P011C for details.

3.5 A secure cycle store to the rear will be provided for 3 No. cycles. See drawing 1388/P011C for details.

3.6 The site is located in close proximity to local amenities one would expect from such a parade, such as convenience stores, public houses, hairdressers etc.

3.7 There are several schools in the vicinity of the site, both primary and secondary.

3.8 Therefore the site location is one that would accord with current Central Government guidance with regard to residential developments and can be considered highly sustainable.

ADCS Ltd
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