

Durrington Bridge House

Worthing, BN12 4SE

Accompanying Design Statement

Permitted Development, August 2024

**brooks
murray**



Introduction

A Introduction

This statement has been prepared to accompany a Permitted Development Application under Class MA for the conversion of offices to flats at Durrington Bridge House, Worthing, BN12 4SE.

The proposal includes;

- Converting the existing 5 floors from offices to 107 flats.
- Provide car parking. Cycle parking and bin store provision under a separate planning application
- Utilising the proposed windows and external changes in application REF: AWDM/0091/24 to facilitate the change of use application

This document explains and justifies the principles and concepts pertaining to the design of the proposed developments and alterations.

The document outlines the existing building's significance and site conditions, assessment of these conditions, design considerations and site proposals, along with a description of the detailed development proposal.

This document should be read in conjunction with the associated drawing package.

Location

B Location

Durrington Bridge House is located in Durrington, a sub district of Worthing and sits to the north of Barrington Road and to the west of Shaftesbury Avenue.

The site bounds Durrington on Sea railway station to the north and Worthing Leisure Centre located beyond. To the south east is the Goring United Reformed Church and the Goring Little Fishes Nursery. To the South is predominantly a mix of two storey detached and semi-detached houses. To the immediate west is the old HMRC office buildings which are currently under development under App REF:AWDM/1979/19 for the demolition of existing buildings on site and re-development of a maximum of 287 dwellings.

The site is not located in a conservation area, nor sits adjacent to any listed building. The site is however 150m south east of the Shaftesbury Avenue Conservation Area. The nearest Listed Building is Field Place, approximately 300m to the north east.

The site lies in Flood Zone 1.



Existing Building

C Existing Building

Durrington Bridge House is a four storey office building (Use Class E, formerly B1a) with an additional plant floor in the eaves of the building and a large surface car park to the south of the building and hard and soft landscaping surrounding.

The main building is oriented on an east-west axis. The principal south facing facade is characterised by regularly spaced small square aluminium windows. The east and west elevation are distinguished by a series of extruded arcs and plant ducts which protrude from the building.

The building is faced in red brick, with courses of buff brick delineating internal storey heights with a sheet metal pitched roof.

The internal atrium has timber square windows regularly spaced in line with the external windows. The atrium is landscaped with a variety of plants and trees which will be maintained as part of any future application.



Existing south/west elevation

Proposal

D Proposed Scheme

A Principle

This application seeks to convert the existing 5 floors into 107 new flats. 71 x 1Bed and 36x 2Bed Flats.

B Design

External changes including additional windows and the removal of the roof over the atrium under application REF: AWDM/0991/24 facilitate the proposed change of use application. The change of use is in keeping with the general character of the building and the surrounding area.

C Scale and Massing

The scale and massing of the building will remain as existing and the streetscape unchanged.

D Living Conditions

All 107 flats will provide good quality living conditions for all future residents. All flats are designed to comply with all the requirements of National Planning Policy as well as the building regulations.

The layouts have been designed to use the internal space as efficiently as possible.

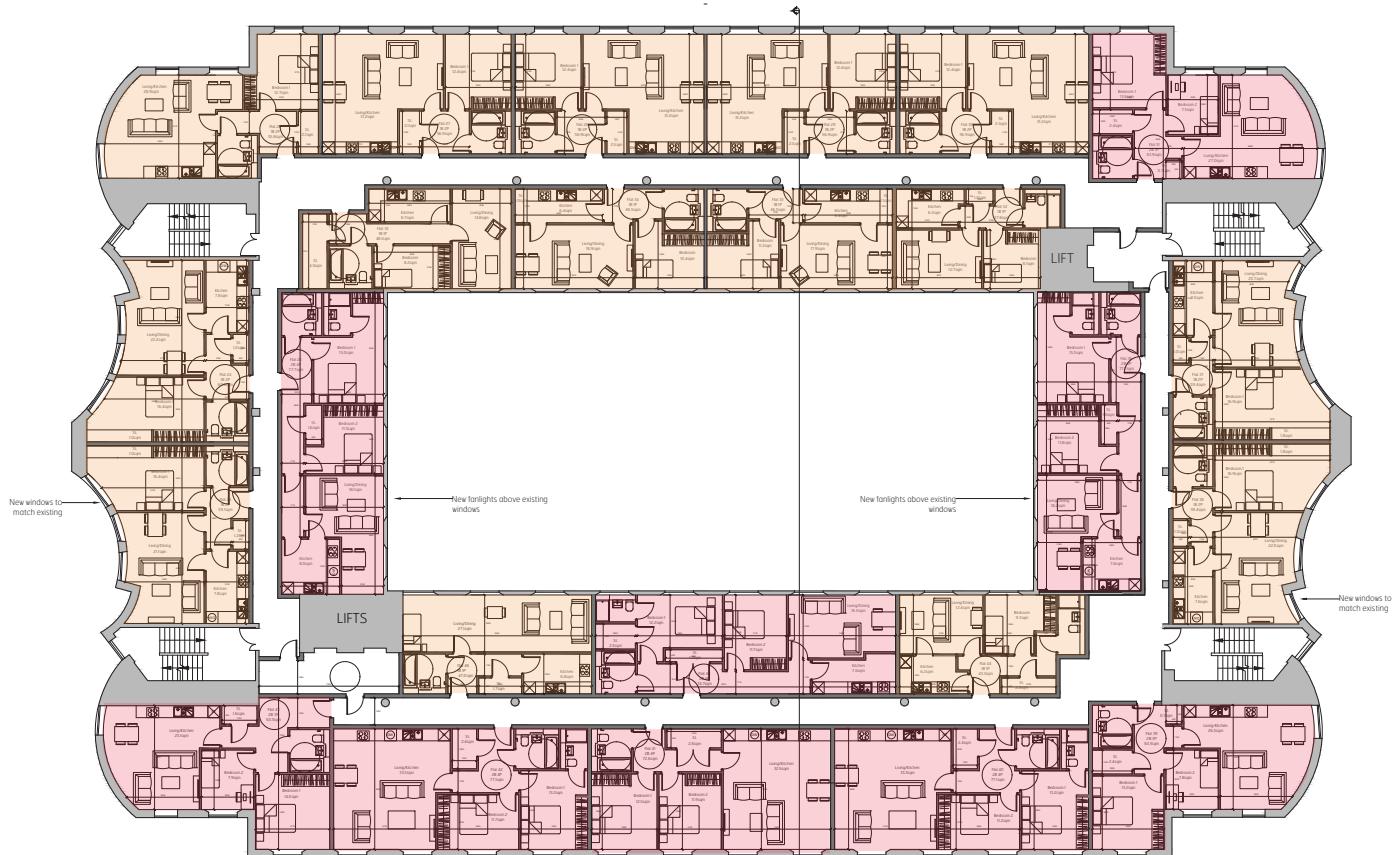
All units:

- Provide self-contained accommodation with generous floor areas, complying with the Nationally Described Space Standards.
- Have access to natural daylight and ventilation. A daylight and sunlight report by Syntegra Consulting has been submitted with this application.
- Have good levels of storage, provided in the form of storage cupboards and built-in wardrobes.

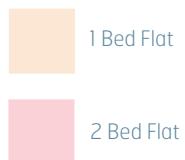
Proposal

E Density and Mix

The proposed development comprises 71 x 1Bed and 36 x 2Bed self contained flats.



Typical Floor Plan



Proposal

E Class MA Compliance

Transport

The site bounds Durrington on Sea railway station to the north. A few minutes walk away on Shaftesbury Ave are bus stops making access to public transport easy and plentiful.

Contamination Risk

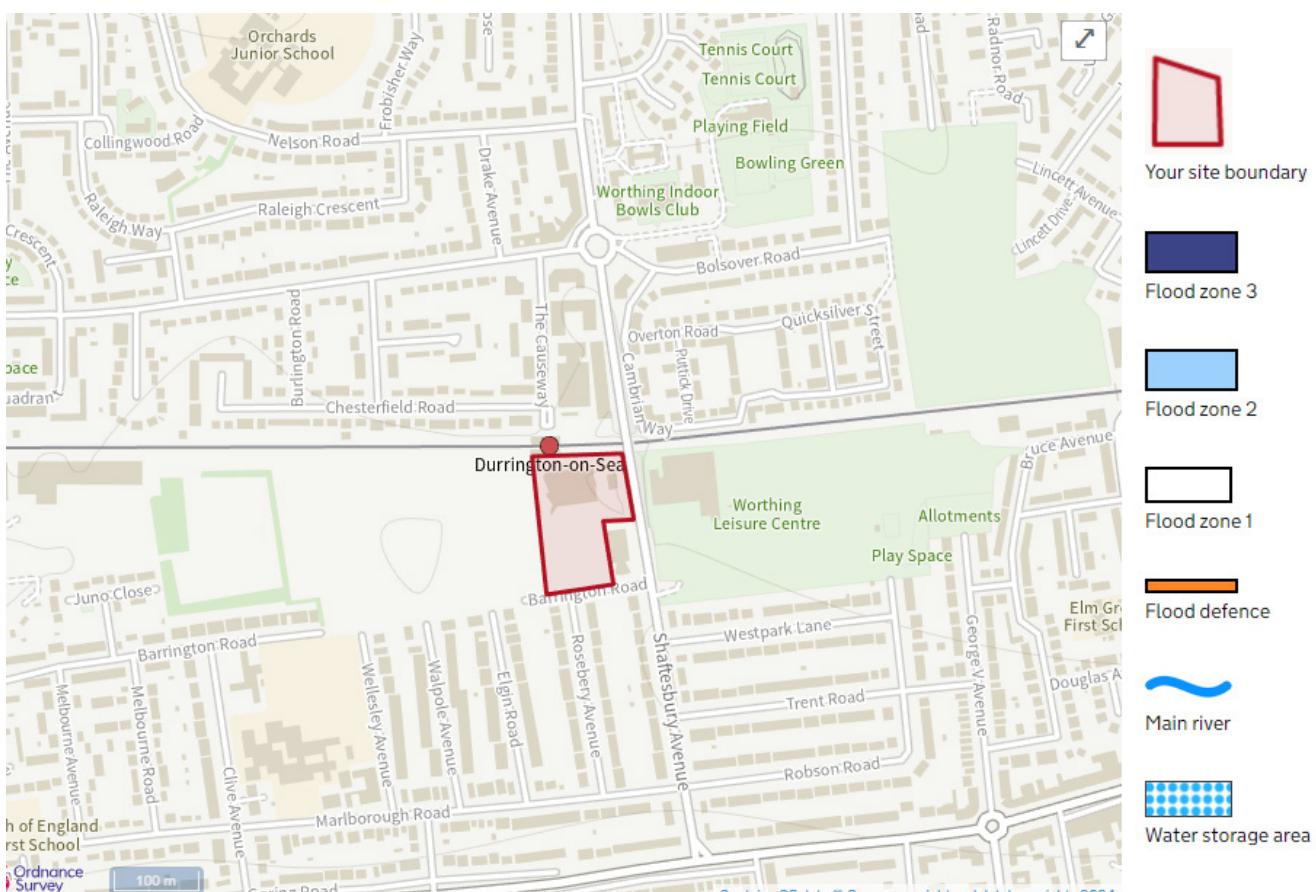
It is considered that there is low contamination risk as the proposal is above ground and it is not proposed to break into the ground or hard standing to facilitate the change of use application.

Flood Risk

The application site is located within in Flood Zone 1, which has a low probability of flooding. As the proposal does not extend the existing buildings footprint, the development is considered to not impact upon flood risk.

Noise

A noise assessment has been prepared by Venta Acoustics which concludes that there are no issues relating to noise on the site.



Proposal

F Access

A General Access

Access to the new flats will be via the existing ground floor main entrance on the southwest corner of the building. Four main stair cores are positioned at the four corners of the building.

B Car Parking

A total of 111 parking spaces are allocated to the new flats. Each flat will have access to car parking spaces in line with Worthing's Parking Standards of 0.9 spaces for a 1 bed and 1.3 spaces for a 2 bed.

C Cycles

The proposal will include providing new and secure cycle storage along the west side of the site. Cycle storage will be in the form of 44x two-tiered cycle spaces and 14 x Sheffield Stands for a total of 116 cycle spaces. These cycle stores will be delivered under a separate forthcoming planning application.

D Refuse and Recycling

One dedicated refuse and recycling store will be proposed on the most southwest corner of the site making it easily accessible for residents and for refuse vehicles to collect on collection day. Another store is proposed internally on the southwest corner of the building. These bin stores will be delivered under a separate forthcoming planning application.

Both the new cycle stores and bin stores are subject to a separate forthcoming planning application.

Please refer to the Transport Statement by Motion submitted with this application for further information on