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DESIGN AND ACCESS STATEMENT

Project: 26-27 East Street, Shoreham-by-Sea, West Sussex, BN43 5ZN.

Applicant: Laredon Ltd.

Job No: TA 245



Existing Bank premises on East Street with inappropriate garages to the north protruding beyond the building line with vehicular access.

USE

Redevelopment of 26 East Street, Shoreham to incorporate the following:

1. Conversion of first floor residential premises above existing bank to form 2 x 2 bed and 1 x 1 bed flats (bank to be retained).

2. Demolition of existing garages to the north of the bank fronting East Street and erection of a new single storey shop unit with 2 bed maisonette over.

3. Creation of new public twitten between the above premises into the site.

4. Part demolition of rear section of shop store and flat over to the rear of 7-9 New Road and conversion and alteration to form a 1 / 2 bedroom cottage, existing shopfront to be retained.

5. Part demolition of no 3 New Road together with alterations to form a 2 bed house with new rear garden.

6. Formation of new part ground floor and first floor maisonette over existing vehicular entrance way to be retained, together with new garden.

7. Demolition of 12 existing garages to the rear of 26 & 27 East Street and erection of 4 new 2 bed cottages with a total of 12 new car spaces for the development.

The foregoing will create a total of 8 new residential units together with the retention of 3 units and a new shop unit, together with associated parking, gardens, cycle and bin storage and pedestrian access to East Street, vehicular access to New Road retained.



Rear of bank premises with inappropriate structures and extensions to be removed, asbestos roof to be replaced and tree and soft landscaping to be retained.

AMOUNT

11 Units in Total (8 new plus 3 existing to be altered):

East Street – 4 Units

- 1 new ground floor shop unit with new 2 bedroom maisonette to the rear and above;
- 3 converted first floor flats as 2 x 2 bed and 1 x 1 bed formed from the existing 4 bedroom mansion flat.

New Road – 7 Units

- 1 new 2 bedroom first floor flat over vehicular & public access entrance/exit at ground floor level;

- 1 existing 2 bedroom 2 storey house with alterations including the provision of a private rear garden.
- Existing shop with flat over altered and converted to form a 1/ 2 bedroom cottage with private rear garden.
- 4 new 2 bedroom 2 storey cottages.

UNIT TYPE	NUMBER
Shop	1
2 bedroom house	6
2 bedroom maisonette	1
2 bedroom flat	3
1 bedroom flat	1



Existing access from New Road with shopfront to be retained and non-original later extensions and additions behind to be replaced

LAYOUT

The proposed site layout seeks to retain and enhance the better original buildings within the site fronting both East Street and New Road, whilst demolishing inappropriate and non original structures together with new buildings and additions designed in sympathy with the older properties.

The existing bank premises fronting East Street will remain unaltered except for the first floor internal layout to be converted to form 3 units, largely utilising the existing spaces and structures. The main residential access will remain as existing within East Street. To the north, a new building is proposed accommodating a ground floor shop unit fronting East Street with a setback 2 bed maisonette over aligned sympathetically with both the bank premises and neighbouring premises to the north. Although the new structure attaches to the first floor of the bank premises, the existing passageway is retained at ground floor under to provide a new public pedestrian link into the site. A private garden area together with cycle storage has been provided to the east of this unit. The new passageway will open up into a small public seated area.

The existing shop at number 7-9 New Road together with an older cottage at 3 New Road will both be retained with alterations including demolition of non original structures, facilitating conversion of the shop with accommodation over to form a new cottage and the insertion of a new two bed maisonette over the existing maximised garden areas and amenity space, shop unit fronting New Road adjacent to the twitten and cycle and bin stores. All of these three residential units will have private rear gardens with cycle storage and the access to new road will become ungated and open to the public to form a link through the site with the passageway to East Street.

Within the centre of the site the existing garaging will be demolished and redevelopment will provide four new 2 bedroom cottages with private rear gardens to the west and a total of 12 parking spaces. Existing trees have been retained together with new planting as shown on drawing TA245/023. All residential units have private covered secure cycle parking and following negotiations with the County Council Waste Strategy Manager a new centralised bin and waste store will be created close to the vehicular access in New Road.



Garage court accessed from New Road

SCALE

The proposed alterations, extensions and new structures have all been designed to fully respect the scale of the existing buildings within the site and the area in general, incorporating the following elements:

1. Bank premises remain unaltered when viewed from East Street. When seen from the rear however, the existing parapet to the front will be continued around the north and west elevations as a visual improvement, facilitating the removal of the existing asbestos roof.

2. The new infill structure to the north accommodating shop with maisonette over is appropriate in terms of scale with setbacks to front and rear facades respecting the existing older properties to the north and the south. The new building will provide an attractive link with the existing whilst facilitating the pedestrian accessway under.

3. The alterations to the existing houses and shop in New Road together with the new infill flat over the existing accessway are of a sympathetic and appropriate scale within the street scene and more appropriate than the existing structures to be demolished.

4. Similarly, the new central houses are traditional in design and proportion providing an appropriate scale similar to town housing within the area whilst providing a significant visual improvement through the removal of the unsightly single storey garages and tarmacadam forecourts.

LANDSCAPING & MATERIALS

Soft Landscaping

The existing garden area to the rear of the bank premises will be retained, together with the single mature tree. This area will be subdivided to form the new private gardens to the new central cottages, 4 in total.

Although 3 existing gardens to 11, 13 and 15 New Road will be reduced in length, the remaining area will still be adequate to provide reasonable amenity spaces for these cottages. New green spaces will also be created to the rear of 3 New Road, the new shop in East Street and within the parking and pedestrian areas. New trees together with formal planted areas are proposed and shown on drawing TA245/23, species to be determined at a later date.

Hard Landscaping

The site is currently surfaced with tarmacadam and concrete. The majority of the spaces within the site are hardsurfaced in this fashion. As well as providing higher levels of green areas within the development we are proposing that all remaining hard areas are to be finished with pourous paved materials, providing a much more sustainable solution, requiring no surface water drainage as well as a major visual improvement. All paving materials to be determined at a later date.

Materials

All new buildings will be finished with traditional materials to lend and match the existing buildings on site and in the area and include the following:

External walls – painted rendered masonry.
Pitched roofs – plain tiling and/or natural slate.
Flat roofs – standing seam system (lead/zinc or similar)
External joinery throughout – painted timber.
Garden walls – brickwork.
Garden fences – oak close boarded.
External hard surfaces – brick/block paving throughout.



APPEARANCE

The appearance of the site viewed from both East Street and New Road will be greatly enhanced by the removal of non original unsightly and out of scale structures. The new infill buildings have all been designed to respect the scale and traditional form of this part of Shoreham (see drawings TA245/39 & 40).

The new shop in East Street will restore the continuity and rhythm of the street frontage with the residential accommodation over set back encouraging use of the new public accessway between the shop and the bank.

To the New Road frontage, the new infill building accommodating a residential unit over the accessway will similarly restore the rhythm of the street frontage, turning the corner with an angled structure supported by a column defining the pedestrian and vehicular axis. The existing shopfront to number 9 New Road will be retained and become an integral part of the scheme. It currently sits somewhat incongruously with its neighbours due to inappropriate past alterations.

Within the site the new houses have been designed sympathetically and traditionally, forming an attractive and modest terrace providing much needed accommodation without detriment to neighbouring properties and replacing the inappropriate row of garages and unattractive parking court that currently exists. To the rear the existing bank premises will also be improved through the removal of the low eaves detail with unsightly asbestos roofing. The roof will be re-covered and hidden by the construction of a new parapet wall detail to match the front of the building.

All new buildings and structures will be visually linked with paved pedestrian and vehicular accessways featuring bollard style lighting and formal landscaping. To the north of the new houses the pedestrian pathway from East Street will open up into a small public square with seating and planting in architectural containers. All landscaped materials will also be attractive and traditional to ensure that a harmonious and comprehensive redevelopment of the site is achieved.



ACCESS

The site is located in the heart of Shoreham Town Centre close to the main shops and railway station to the north and harbour to the south. East Street itself is a vibrant shopping road with cafes and restaurants as well as shops. Although 12 private car spaces have been provided, all shopping and community facilities as well as public transport is within easy walking distance. The new pedestrian accessways through the site will further encourage the use of sustainable transport together with the provision of secure covered private cycle parking for all units.

Access to all new units including the four central houses, shop with accommodation over and flat over the vehicular access in New Road will all be over a level threshold with minimum 800mm clear openings to doorways and fully in accordance with Disabled Access Requirements. All new staircases will be constructed in accordance with Approved Documents Part M & Part K including maximum 170mm rises, minimum 250mm goings and handrails to both sides, and capable of accommodating future chairlifts if required. Access to existing residential units will be improved where possible.