Ref: 23026A – Premium House – Planning Application

Premium House, Worthing, BN11 2BJ

Planning Application - Design and Access Statement – External Changes

Revision 23/01/2024

Revision 07/03/2024

Proposal

External alterations, including addition of external wall insulation with a through render finish and replacement windows to first floor and above. Additional bin and cycle storage areas to be provided within the existing car park.

The Existing Site

Premium House is located in East Worthing, the Selden Ward, close to the coast on the corner of Brighton road and The Esplanade. The area is predominantly residential in character, with a small row of shops fronting Brighton road to the west. To the East is the art-deco Clarance Court. The site is predominantly hard surfaces for car parking, but it encompasses commercial uses (Car wash and garage), office space, residences and there is a small garden for the use of the Esplanade Court, in the south east corner of the site. Esplanade Court is the conjoined twin to the south of Premium House, with some existing shared aspects of egress and services.

The Existing Building

Premium House is a concrete framed mid-late-20th C, 5 story structure, with fenestration in horizontal strips alternating with brickwork. At the upper level windows are spaced out individually with brickwork separating. At ground floor level an under-croft has been formed, which is currently used as a car wash area, and the front row of 4 concrete columns are visible. The ground floor area that is associated with Premium House serves as the entrance foyer and offices to the upper levels. North facing windows here look onto the car wash. There is a lift and a stairway which has a separate external door at ground floor level. The site includes the majority of the car parking areas to the southern portion of the site.

Design Proposals

This application seeks to:

- Alter the external elevations (East, North, West) by way of adding external wall insulation with a through render finish, white painted to match Esplanade Court. To improve the thermal performance of the building.
- Replacement glazing all 'ribbon windows' to first floor and above, some being solid panel.
- Additional sheltered cycle parking.
- Additional bin store areas in an underused area of the car park.

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Planning Policies

- Worthing Local Plan 2023: SP2, DM5, DM11, DM15, DM16, DM17
- Previously, Worthing Core Strategy: 3, 4, 15, 16 – in particular built environment and efficiency.

Impacts on Neighbours

The proposals have limited impact on neighbours.

Sustainability

The proposals will generally upgrade the energy performance of the building and assist in achieving an EPC rating of C or above through fabric improvements. The u-value of the external walls will be improved from 1.07W/m^2K (existing) to, 0.17W/m^2K (proposed) which would be compliant with Part L targets.

Landscape, Ecology and Drainage

No alterations from existing scenario.

Amenity Space

No alterations from existing scenario.

Refuse Storage

The existing building has refuse storage in the east of the car park, an additional area for refuse storage will be provided with the aim of ensuring ample bin provision.

Parking

Additional bicycle parking with be provided, 8 spaces. A shelter will be provided and stands will be in accordance with the 'west sussex cycling design guide'.

Conclusions

The applicant wishes to implement these changes to improve the sustainability credentials and thermal performance of the building. Addition of fabric improvements and extra bicycle parking are in accordance with planning policy. There is minimal impact on neighbours or existing amenity.

Stickland Wright
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