DESIGN AND ACCESS STATEMENT

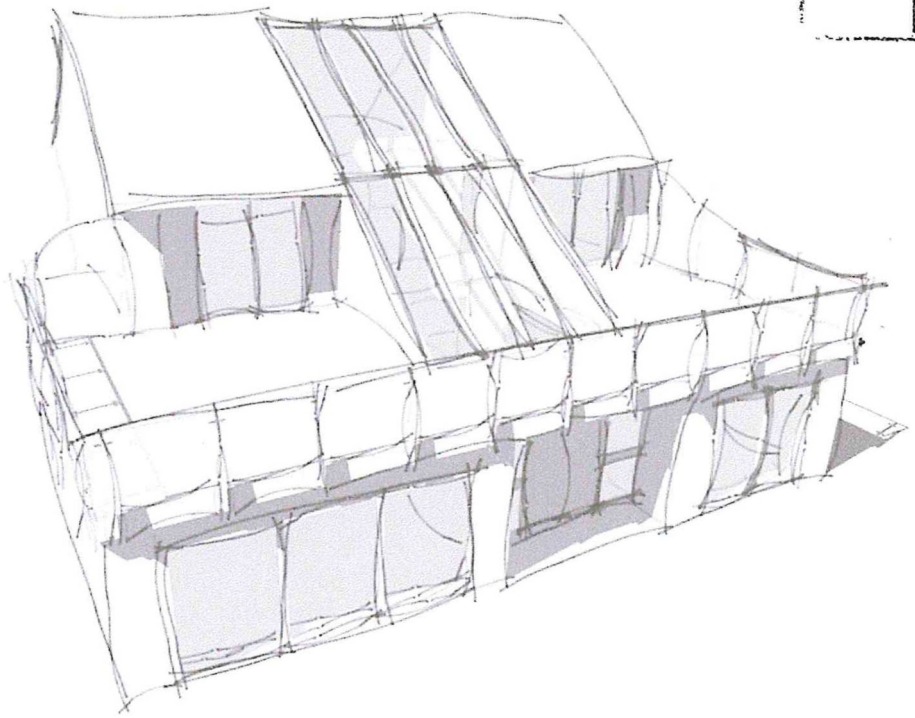
Prepared for

Mr & Mrs Sean Keith

For the proposed roof access, balcony and handrails to the first floor roof terrace at:

Nº 92 Marine Crescent
Goring By Sea
Worthing
West Sussex
BN12 4JH

6th March 2009



BOROUGH OF WORTHING
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WORTHING BOROUGH COUNCIL
- 8 JUN 2009
CONSENT NOT USED

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1. INTRODUCTION

1.1 Introduction

2. PLANNING POLICY

2.1 Policies affecting the development proposal.

3. CONTEXTUAL EVALUATION

3.1 Site Location
3.2 Links
3.3 Amenity

4. SITE ANALYSIS

4.1 Detailed description of Site

5. CONSTRAINTS/OPPORTUNITIES

5.1 Character.

5.2 Neighbourliness.

6. DESIGN CONCEPT

7. MATERIALS

8. CONCLUSION

1 INTRODUCTION

1.1 Introduction

This Statement is submitted in support of an application by Mr & Mrs Sean Keith for planning permission to develop balustrade and handrails to the first floor roof terrace of 92 Marine Crescent for the purpose of private amenity. The property has been extensively modernised in the recent past and has been the subject of 5 planning applications since 2005. The current consented scheme can be seen in **Fig1**. Work carried out to the present date is shown in **Fig 2**.

This application seeks to reinstate the previously established use of the flat roof area, to the south of the property as a roof terrace for the amenity of the occupiers of the property and to reinstate and develop handrails and balustrade to the extended roof terrace to enhance and reaffirm the established character of the area.

The applicant's agent has entered into pre-application discussions with the planning authority and copies of the documents are appended to this Design and Access statement.



Figure 1: Current consented scheme



Figure 2: Work undertaken to date

2. PLANNING POLICY

Planning policy cited in the local planning authority's reasons for refusal from previous planning applications dating from 2005 and also during current pre application negotiations are policies BE1 and H16 of the Worthing Local Plan 2003 and saved policies DEV1 and CH1 of the West Sussex Structure Plan 2001-2016.

3.3 Amenity

Marine Crescent is adjacent to Goring Greensward and the seafront and therefore both visual and physical amenity are plentiful, see **Fig4**. Worthing Leisure Centre is also within 1 mile of the application site.

3.4 Infrastructure

There are several retail areas within a reasonable catchment of the development site these include shops to the north of the site along Alinora Crescent, with more further north at the junction of Ilex Way and the A259. The main Goring retail centre lies to the north east of the site at a distance of approximately 1 mile and Worthing town centre is within 2 miles of Marine Crescent.

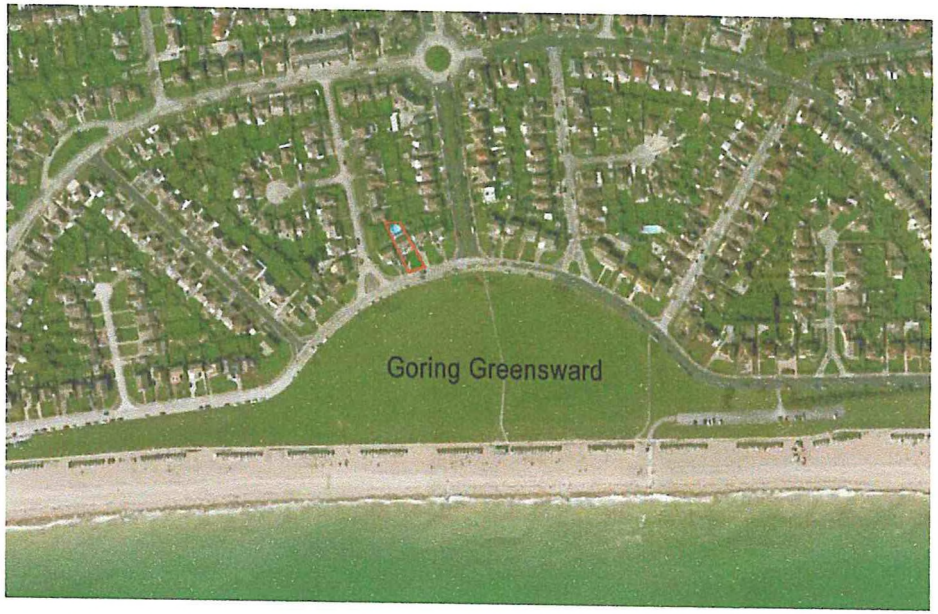

Figure 4: Goring Greensward

4. SITE ANALYSIS

4.1 Detailed description of Site

The site is located at 92 Marine Crescent, Goring by Sea, Worthing, West Sussex BN12 4JH. The property is adjacent to the northern side of Goring Greensward, with the beach and sea beyond.

The property is one of a group of eight dwellings constructed during the 1950s that are all of similar design. These buildings are situated on the bend of Marine Crescent at its junction with Alinora Avenue. There are four properties to the east of the junction and four to the west as can be seen in **Fig5.** The red line with arrowhead is drawn on the axis of Alinora Avenue and the two red boxes encompass the two groups of buildings. These dwellings have been extended and refurbished to a greater or lesser extent over the period of their existence and many of the common details have been lost or diluted. However, the principal features of character remain and these can be identified as the central cat-slide roof and the balustrade and handrails to the roof terraces. Some of the ad hoc additions and alterations can be seen in **Fig6.**

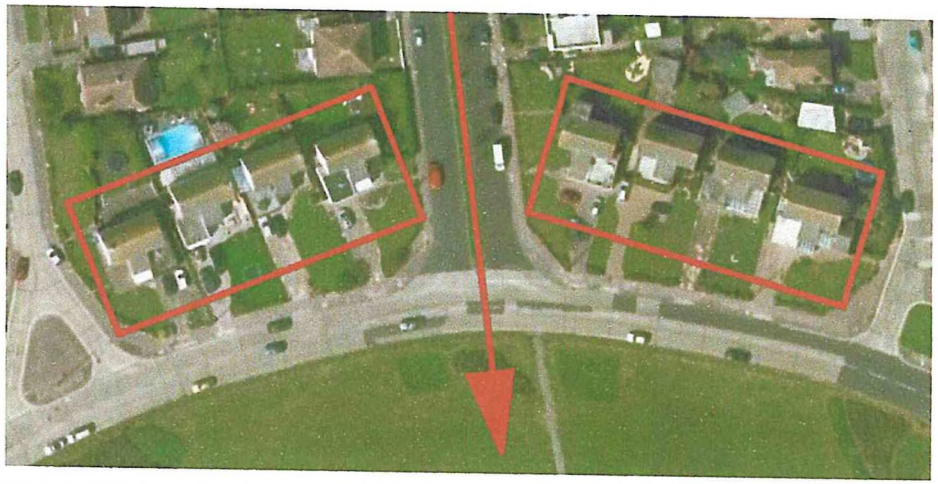

Figure 5: Group of eight dwellings



Figure 6: Ad hoc alterations to dwellings

The southern facades of these properties have open and exposed aspects that take full advantage of the visual amenity afforded by the location see **Fig7.** The boundary to the southern side of these properties is characterised by low level walling and soft landscaping **Fig 8.** It can also be seen from these images that there are few barriers between adjacent dwellings in the two groups.

The spacing and rhythm of the dwellings remains ostensibly unchanged from the original development as does the principal mass and scale of the individual units: with some inappropriate exceptions.



Figure 7: Open frontage to properties



Figure 8: Low level walling

5. CONSTRAINTS/OPPORTUNITIES

5.1 Character.

As has been discussed in the 'Contextual Evaluation' section of this document the application property can be viewed as being one of a group of buildings that exhibit aspects of character that are similar. This similarity can be seen as both a constraint and an opportunity. The related dwellings whilst having similar characteristics have, over time, been extended to accommodate user requirements and needs. This heterogeneous development gives each individual dwelling certain characteristics that distinguish properties one from another. The proposed design is faced with the constraints of primary scale and mass originating from the two storey units with central cat-slide roof, and the first floor roof terrace with handrails and balustrade. The arbitrary development that has taken place within this cohort of dwellings to date is not of a good standard of design and is, in general, incompatible with the general appearance and tenor of the locality and character of the eight original properties see **Fig 9.**The uncertainty of design exhibited by the existing buildings affords the current application the opportunity to implement a design strategy that will respond to the needs of contemporary living and draw



Figure 9: Extensions and alterations

together a cohesive and comprehensive design. This will enable the proposal to achieve a good standard of design that is compatible with its surroundings and enhance the appearance of the locality.

5.2 Neighbourliness.

Matters relating to neighbourliness are also seen to be important as the roof terrace is closer to the adjoining property at 90 Marine Crescent than it had previously been and has been slightly raised. Issues of overlooking and overshadowing or indeed overbearing development are potential constraints that require careful consideration.

The design response must fully consider both the constraints and opportunities presented by the contextual factors identified above.

6. DESIGN CONCEPT

The design opportunities for this proposal are influenced by those factors previously described within this document.

The comprehensive design strategy for the property at 92 Marine Crescent is well advanced with much if the construction works complete. This application seeks to finalise details of design in relation to the handrail and balustrade of the roof terrace and matters of access onto the said terrace See **Fig 10.**

The original design strategy for the refurbishment and extension of the property was to develop the house to meet the evolving needs of the householders, to create a comprehensive and unifying design that would enhance the existing character of the area and would maximise the potential benefits of the location in relation to the form and plan of the accommodation. In broad terms this has been achieved within previous consents. The principal living accommodation is located on the ground floor with the lounge, kitchen and dining areas occupying much of the ground floor area. The remainder of the ground floor is taken up with a double garage and other ancillary accommodation. The first floor is comprised of three bedrooms that are accessed off a central landing within a

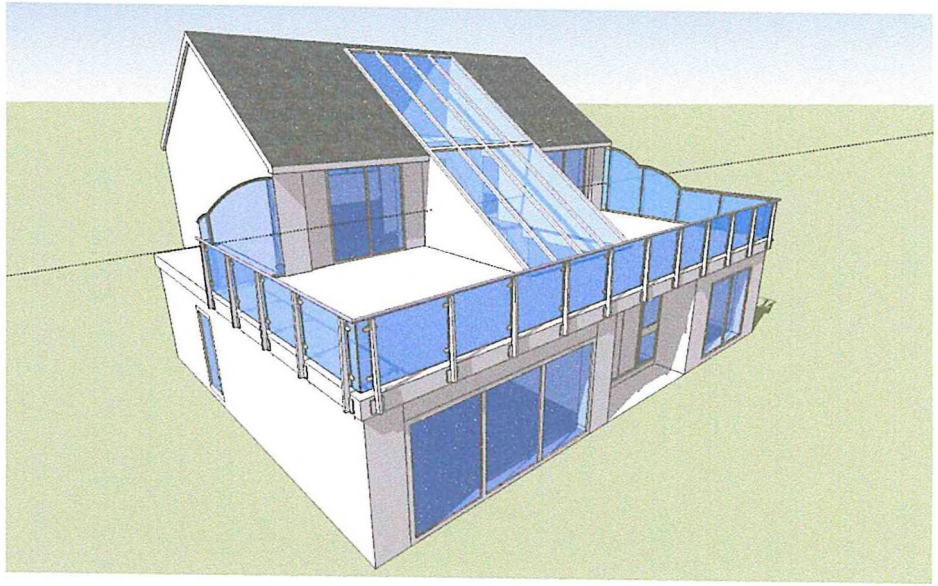

Figure 10: Handrail and balustrade

glazed atrium space, which is defined by the cat-slide roof. Access onto the roof terrace to the south of the property is only available from 1 of the two bedrooms located to the southern elevation of the building. The third bedroom is of north facing aspect.

Given that the principal features of character of the eight properties identified in this document are marked as being the central cat-slide roof and the balustrade and handrails to the roof terraces, it is considered that these elements should be significant features of the

design solution. It is also worthy of note that the LPA have defined the character of these properties in a similar manner.

Use of the flat roof area as a balcony / roof terrace for the amenity of the property is an established use of the space to the south western area of the cat-slide roof. Given the horizontal emphasis to the southern elevation of the ground floor elements, including the recent extension see **Fig11**, it would be incongruous not to continue the handrail and balustrade across the full frontage of the property and would detract from the visual composition.

Clearly the flat roof area to the south eastern corner of the building brings the proposed roof terrace into closer proximity with the adjoining dwelling at 90 Marine Crescent. However, by the utilisation of glazed-translucent-screening as detailed on the application drawings and also as shown in **Fig12**, issues relating to overlooking are substantially diminished.



Figure 11: Ground floor horizontal emphasis

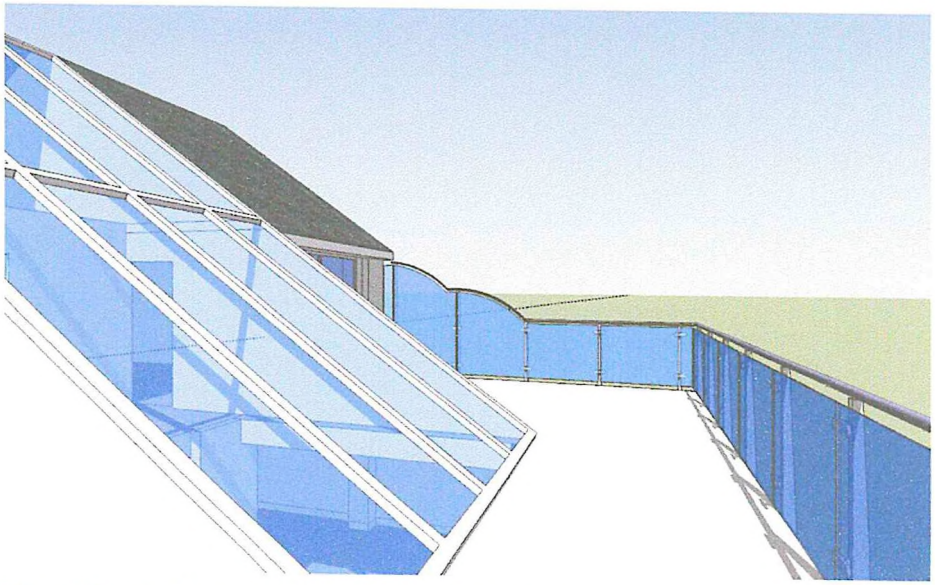

Figure 12: translucent screening to 90 Marine Crescent

The distance between 90 and 92 Marine Crescent is in excess of 3000mm **Fig13**, and this is considered to be adequate in conjunction with the screening measures proposed as shown in figure 13. The design solution proposed for the handrail and balustrade will not result in an unacceptable level of overlooking and the proposal will not be overbearing or overshadow the adjoining property. The style and materials of the proposed handrail and balustrade have been selected as a sustainable alternative to the original painted-mild-steel railings that are subject to corrosive environmental elements.

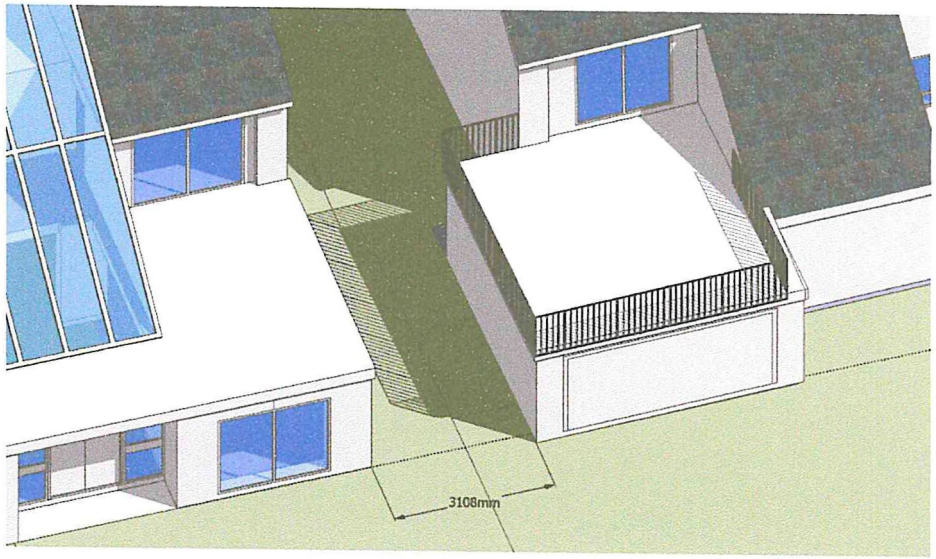

Figure 13: Distance between 90 and 92 Marine crescent

7. MATERIALS

It is implicit from the design rationale that this proposal is for a contemporary style of refurbishment with a strong emphasis on detail and materials to enhance the sense of scale and character. Given the eclectic mix of materials, styles and ad hoc development that have taken place to the eight units grouped by character it is proposed to use contemporaneous sustainable, low maintenance, materials.

The materials will comprise galvanised mild steel stanchions and handrails with glazed infill panels.

The design aesthetic and materials chosen have been carefully considered and chosen to lift and complement the character of the area.

8. CONCLUSION

This Design and Access Statement has sought to illustrate the processes that have taken place in the development of this project, and which have led to this current application.

Section 1, 'Introduction' gave a brief description of the proposed works and looked at the current stage of development and construction undertaken in relation to the overall design strategy. Note was also made of the relevant pre application negotiations.

Planning policies cited in previous planning applications were detailed, in section 2.

'Contextual Evaluation', section 3, considered the factors of context that would have a direct bearing on the proposed development at 92 Marine Crescent. There is also a description of the site in relation to the supporting infrastructure, road and rail.

A detailed site analysis was undertaken in section 4 that considered issues relating to the proposed development. The eight dwellings of similar character were identified and their relationship explored. Boundaries and the open aspect nature of the dwellings were also discussed in this section.

Section 5 'Constraints and Opportunities' considered factors of character and neighbourliness.

The Design and Access Statement concludes with an analysis of the palette of materials and components proposed for inclusion in the development were discussed in section 6.

It has been shown that the current application relates to a fully formed design strategy for a development that achieves a good standard of design. The solution is compatible with its surroundings and will enhance the appearance of local area.

Distances between the properties at 90 and 92 Marine Crescent have been maintained and issues of overlooking have been considered and addressed. It is felt that the level of overlooking is not unacceptable. However, obscure glazing has been incorporated in the design and feature screening panels are proposed to ensure acceptability of this aspect of the proposal.

This planning application is for a fully considered scheme that will enhance the quality of the built environment in this area of Goring by Sea.

Appendix I

Pre application negotiation documents.

Ken Davies
14 Hollingbury Gardens
Findon Valley
Worthing
West Sussex
BN140EF
09 January 2009

Your ref;

Our ref; KD/LPA/1

Dear Sir/Madam,

Re: 92 Marine Crescent, Goring by Sea, Worthing.
Conditioned consent applied to application No WB/08/0451/FULL.

Further to my meeting with the LPA Duty Officer yesterday regarding the above, I am writing to ask for your formal comments regarding a forthcoming application to lift condition 2 of the Decision Notice dated 16th June 2008.

I am enclosing the following documents for your information.

1. Plan (Sk1) — Plan showing relationship between 92 and 90 Marine Crescent.
2. Photomontage 1 — View from junction of Alinora Avenue and Marine Crescent.
3. Photomontage 2 — View from Marine Crescent opposite St John's Avenue.
4. Photograph. 1 — View from extant roof terrace of 92 Marine Crescent towards roof terrace of 90 Marine Crescent.

N.B. The photomontage images have been prepared using 3D CAD software with a photo-match facility and have a high degree of accuracy in terms of scale and perspective.

The reason for the condition noted in paragraph 1 above is stated as being "To safeguard the amenities of the occupiers of adjoining property". In this regard I would like to clarify what the 'amenities impinged upon by the use of the roof area of 92 Marine Crescent as a balcony terrace' are considered to be.

It would appear that the three areas of amenity that could be impinged upon are:

i) Overlooking
ii) Auditory intrusion
iii) Visually overbearing development.

Prior to dealing with the three items noted above it must be cited that there is an established use of the original roof area as a balcony terrace and that the issues pertaining to items i) and ii) above currently exist; the use of flat roofs to the south of properties in this area of Goring is a feature of the character of the area.

With regard to item i) the balcony of 90 Marine Crescent is currently overlooked by the view from the existing roof terrace area to the south-west of 92 Marine Crescent, as can be seen from photograph 1. Whilst it is accepted that the utilisation of the roof area to the south-east of 92 Marine Crescent will have an impact on this issue, with sensitive and appropriate treatment, a screening solution could be found that would mitigate the impact of this matter and also be an integral part of the overall design.

With regard to item ii) and by reference to photograph 1, it can be seen that sound generated on the balcony of number 90 Marine Crescent has little to impede its airborne transmission. In addition, the opening light to the first floor south west corner of 92 Marine Crescent is to remain in the same situation Therefore, when open would allow the ingress of sound arising from the locality as is the situation currently. Once again, a screening solution could be found that would mitigate the impact of this issue.

The matter of overbearing development, item iii), is not an issue at present.

The character of the area has been closely defined by the LPA as relating specifically to No's 80 -94 Marine Crescent. These properties are characterised by central cat-slide roofs and roof terraces at first floor level with handrail protection to said single-storey projecting elements. It is therefore considered appropriate, in terms of design and character, that the roof area in question be fitted with handrails, balustrade and utilised for the amenity of the residents.

I would be pleased to meet to discuss these issues prior to submitting a planning application and look forward to hearing from you.

Yours sincerely

Ken Davies

Appendix II

Planning history

05/1301/FULL

Planning Application Erection of single and two storey extensions to south and west elevations and raise existing garage

06/1033/FULL

Planning Application Erection of two x first floor extensions to south (front) elevation.

08/0176/FULL

Planning Application Erection of single storey extension to side elevation to extend existing utility room. (Retrospective)

08/0251/FULL

Planning Application Provision of balcony handrail and obscure glass panels around flat roof (under construction).

08/0451/FULL

Planning Application Retrospective application for a single storey flat roof extension and alterations to south elevation...