T.P. OFFICE COPY

Application For Change of Use - 219 Tarring Road, Worthing, BN11 4HW (A2)

WORTHING BOROUGH COUNCIL
- 9 MAR 2009
CONSENT GRANTED
SUBJECT TO CONDITIONS

BOROUGH OF WORTHING
DEPOSITED 16.01.09
TP. REF. No.
WB/ 09/0042/FUL

Design Statement

Local Context

- Market demand for small independent retail outlets has dwindled as more consumers favour the use of the Internet and centralised, conglomerated sources of supply.

- Governmental, national and local housing plans direct that the amount of affordable residential accommodation be increased substantially.

The property at 219 Tarring Road (ground floor) has Permission for Use as a commercial property and is operating as a retail/services shop with an extensive holding stock storage area. The first floor of the property, 219a Tarring Road, is part of the owner's title, not part of this application and was purpose-built as residential accommodation. The property is in an established secondary/tertiary retail location. The immediate trading locality is a mixed one comprising mostly office users and some independent retailers. Tarring Road is bounded behind commercial units on the north side by the railway line. To the south side are mostly residential streets with a variety of housing types being mainly larger houses converted into flats, smaller cottages etc.

Concept

For the business at 219 Tarring Road to continue to be successful, the trading location needs to change from a shop that trades retail commodity lines to a shop that provides intellectual or bureau services or such services that are less attractively provided via the Internet or supermarket. Changing the trading line/s would release the considerable commercial space presently used for display and storage. The commercial space released would be exchanged for affordable residential accommodation. The design of the residential accommodation seeks to provide a 2 bed roomed house in multiple occupation (HMO) for up to 2 individual workers or students whilst avoiding interference or dilution of rights or privacy for the neighbourhood. In order to provide an acceptable level and balance of individual, communal and storage space, the building would be extended slightly towards the south and the outbuildings replaced.

Amount

The shop area would be reduced from 138.89 square metres to 58.48 square metres. There would be 66.13 square metres allocated as living accommodation with 45.65 square metres of communal space, the living area and kitchen would be 20.50 square metres. One bedroom would be 10.23 square metres, the other bedroom would be 13.37 square metres. Detailed floor space allocation is shown at Document 3.

Layout

The proposed shop would have single access through the existing shop door to Tarring Road. The commercial area would be open plan with partitioning as specified from time

to time by the operator. Staff toilet and store room would form the rear of the area to the transverse party wall.

From the south west corner of the building a 1.6 metre length of the south wall would be extended 1.8 metres towards the service road leaving 2.7 metres to the boundary. The remaining extended south elevation wall would angle to the front door on the north east side of the yard. The outbuildings, currently a WC annex and store room, would be replaced with 3 bin bays and a 4 place up and down roofed, lockable bicycle store. The west elevation wall, for the span of bathroom, bedrooms and living area windows, would be reduced in height to 1.8 metres and the roofing above removed to provide a light and ventilation well. The light well principle would secure the rights to privacy for the occupants and the surrounding residents. Access to the light well floor space would be through a glazed door from the living area. All living accommodation would be within 9 metres of the final exit and fire escape would be via a 60 minute fire protected corridor. The bedroom and bathroom proposed floor plan seeks to arrange efficient allocation and distribution of floor space whilst avoiding the hindrance of the supporting columns.

Scale

The proposed alterations would not change the height or width of the building. The length of the building would be increased in part by 1.8 metres.

Landscaping

The south-side yard would remain as concrete base with a hip high boundary wall on south and west sides. Plant tubs and shrubs would be placed in the yard. The light well ground area would have the stabilised surfacing removed and be resurfaced with gravel. The inside of the boundary wall in the light well would be painted white and potted plant holders would be fixed to the wall.

Appearance

The visual amenity of the south elevation would be greatly improved by the removal of the security grid over the south west window, the removal of the FWP running down from the flat roof framing the access and the removal of the dated, dilapidating outbuildings. The proposed change to the west and south elevations would remove the eyesores, unsightliness and starkness of the current commercial building and would revitalise the fabric of the building with efficient, sympathetic materials and fittings and present as a visually pleasing and welcoming residence.

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Access Statement

Level access to the proposed commercial area would be through the existing shop portal. A store room would hold dry waste for routine collection on Tarring Road. The proposal would place minimal additional burden on Tarring Road mobility or infrastructure.

Level pedestrian and bicycle access to the proposed ground floor residential accommodation would be from the yard off the service road on the south side of the property. Access for waste collection would be from the yard via the service road. Pedestrian access via the external steps and walkway to the existing first floor accommodation would be left unaffected. Utilisation of the proposed access would place no additional burden on vehicular mobility and would result in a minimal increase of the, albeit, more environmentally sustainable pedestrian or bicycle traffic on the service road and in the locality.