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DESIGN AND ACCESS STATEMENT



For

Proposed Flat Conversion Works
at
10 Station Parade, Worthing

Drawing No. 1220/P05A

Prepared

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10 STATION PARADE, WORTHING

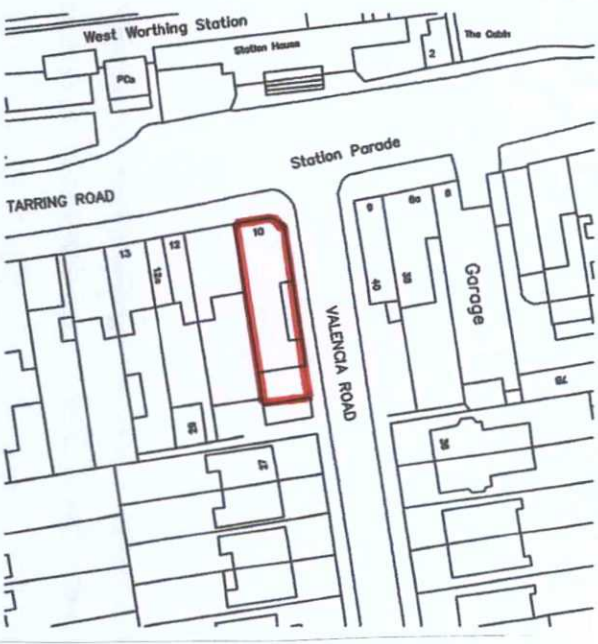
1.0 Site and Surroundings

1.1 The site, which is 245 square metres in area, is located in West Worthing along Station Parade and the corner of Valencia Road. The site consists of a vacant single storey commercial building which was previously used as Funeral Directors until June 2009.

1.2 Station Parade is not within a Conservation Area. The properties in Station Parade are mainly commercial/retail at ground floor level with residential accommodation above. Most of the properties were built in the 1930s.

1.3 The properties are mainly of brick construction with duel pitched roofs.

1.4 Station Parade is situated within West Worthing which is served by a large number of shops.



Location Plan

2.0 Design Principles

2.1 Objectives

The objectives that were aspired to in the preparation of the design were:

- The need to maintain the character of the area in which the site is set and the identity of the neighbourhood.
- The need to integrate the scheme into the street scene.
- The need to provide a number of self contained residential units
- To create an extension which preserves and enhances the main buildings character and appearance

2.2 Building and site use

2.2.1 The development will be for residential units which will be provided for private sale.

2.2.2. Being located on Station Parade the property is in a highly sustainable location with the shops, post office and places of employment all within a few metres of the site.

2.2.3 To cater for the ever changing needs of residents the units have been designed with an internal layout which gives flexibility of space with rooms that can be planned for the needs and lifestyle of their occupants.

2.3 Amount

2.3.1 The Application seeks to provide 5 No. apartments arranged over two floors to provide a total of 5No. self contained flats and to retain an area to the ground floor fronting Station Parade for commercial use. Application seeks to provide 3No. one bedroom apartments to the ground floor accessed from Valencia Road. The application is also for a first floor extension over the existing ground floor office which will provide accommodation for 2 No. studio apartments. The dimensions of the first floor extension are 7.8 metres across the site x 10.74 metres to the south and approximately 1.5m in height to create two additional apartments. The site area is 245 sq.m.

2.3.2 Station Parade frontage opposite the site presents West Worthing railway station.

2.3.4 There is a victorian character or style to the surrounding area with varying forms of development having taken place over a long period of time.

2.4 Layout

2.4.1 The proposed residential units have been designed to comply with part M of the Building Regulations providing easy access and use of the buildings. Circulation areas both horizontal and vertical have been given due consideration and fully embrace the requirements of the building regulations for the benefit of the end users.

2.4.2 The site is extremely sustainable as there are shops, post office, employment opportunities and transport links all within a few metres of the site allowing the orientation of the building to be guided by the sounding development as all the facilities are readily accessible from the building.

2.5 Scale

2.5.1 The properties in Station Parade when combined form a visual terrace that has a fine grain. Not only should the built character of the area be considered when assessing a site but also it's setting in the surrounding area.

2.5.2 In creating environmental structure it has been necessary to look at all aspects of the site and the three dimensional location in which it is set. The built form and rhythm of the wider area will need to be reflected here presenting a strong street frontage that will make a statement in the street scene with its design whilst matching the materials with the existing buildings.

2.6 Appearance

2.6.1 The appearance of Station Parade and Valencia Road is established and has materialised over a long period of time. The proposed scheme will regenerate this corner site as a residential development and also maintaining an element of commercial office space to the frontage facing Station Parade, making best use of this site.

2.6.2 The use of good design is encouraged at all levels within the planning policy framework.

2.6.3 This is emphasised in PPS1, which requires local planning authorities to carefully consider the design implications of development proposals and within their planning policies. It states in paragraph 33 :

'Good design ensures attractive usable, durable and adaptable places and is a key element in achieving sustainable development. Good design is indivisible from good planning.'

PPS1 seeks to ensure that new developments:

◊ are sustainable, durable and adaptable (including taking account of natural hazards such as flooding) and make efficient and prudent use of resources;

- ◊ optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;

- ◊ respond to their local context and create or reinforce local distinctiveness;
- ◊ create safe and accessible environments where crime and disorder or fear of crime does not undermine quality of life or community cohesion;

- ◊ address the needs of all in society and are accessible, usable and easy to understand by them; and

- ◊ are visually attractive as a result of good architecture and appropriate landscaping. '(Para 36)

2.6.4 The proposed material types are shown on the elevations to give an indication of how the building could look. The use of new rendered walls to the side elevation fronting Valencia Road will match in with the existing elements of the building. The sliding sash windows will be more in keeping with the local street scene in Valencia Road. The sliding sash windows to the ground floor apartments only facing Valencia Road will have obscure glazing to the lower panes for privacy. The first floor extension will also be built in new render walls with pilasters and cornices to match existing.

2.6.5 There are no long views into or out of the site although the arrangement of the building will provide enclosure to the development. The proposed development will be visible in the street scene, when set in context with the existing area it will blend with the adjoining buildings.

2.7 Continuity and Enclosure

2.7.1 The site at ground level will not be altered to the frontage.

"Development either contributes to making the urban fabric coherent or undermines it. Urban design is often a matter of adopting good manners, recognising that every building is part of a greater whole. Too many places have been blighted by development which, even if its design has merits seen in isolation, ignores its local urban structure and creates bits of left over space that contribute nothing to the living village, town or city." (By Design Page 21)

2.7.2 The scale of the proposed building relates directly to the scale, mass and established building line which provides continuity in the street scene.

2.8 Landscaping

No landscaping has been provided for this site by virtue that the proposed building coverage is 100% except for a small area to the rear which will be hard landscaped for bin and cycle storage.

3.0 Access

3.1 The development has no through routes or pedestrian links. It will be self-contained but its location will facilitate access to the local shops and amenities. The access to the site utilises existing point of access at the corner of Station Parade and Valencia Road for the ground floor commercial space. However new points of access have been provided off Valencia Road to provide access to the new apartments.

3.2 The application seeks to remove the two existing car parking spaces to the rear accessed off Valencia Road. Station Parade and Valencia Road is in a controlled parking zone therefore residents who do not have an allocated parking space can apply for a parking permit.

3.2 The closest railway station to the site is West Worthing, located across the road from Station Parade. This station provides a service between London Victoria, Gatwick and Brighton. This service has a frequency of two trains per hour during the morning and evening peaks and also throughout the rest of the day.

3.3 During daytime hours there are a number of buses in both directions pass the site nearby on Station Parade.

3.4 The site is located in close proximity to West Worthing parade of shops, which has the local amenities one would expect from such a town centre, such as convenience stores, fast food outlets, public houses, hairdressers etc.

3.5 There are several schools in the vicinity of the site, both primary and secondary. The site is also situated in the locality of Worthing Hospital.

3.6 In line with current Government policies the use of modes of transport other than the car has been an aspiration of this development. The immediate access to public transport links make this a realistic aim and the inclusion in the design of an integral cycle store to the building and easily assessable provides every opportunity to realise this objective.

3.7 Therefore the site location is one that would accord with current Central Government guidance with regard to residential developments and can be considered highly sustainable.

ADCS Ltd
December 2010