streetspace
urban structures

Town & Country Planning
(Development Management Procedure)(England) Order 2010)

Design and Access Statement

Charles Court, Victoria Road, Worthing Central, Worthing, BN11 1XX

Installation of a mobility scooter store

Southern Housing

1. Foreword

This statement is prepared under the requirements of Article 6 of The Town & Country Planning (Development Management Procedure) (England) Order 2010. The requirements have been applied as appropriate to this development proposal, ensuring alignment with relevant national and local planning policies. The proposal has been amended following site considerations, objections, and revised planning principles.

2. Introduction

This planning application is submitted for the installation of a mobility scooter storage unit at Charles Court, Victoria Road, Worthing. The current arrangement of storing mobility scooters within communal areas presents a significant fire risk. This application seeks to mitigate that risk through the provision of a secure, designated storage facility that is both practical and aesthetically sympathetic to its surroundings.

The proposal has been revised to reflect the following key amendments:

- A previously laid concrete base, which was incorrectly positioned, will be broken up and the area reseeded. The new proposed base location aligns with the revised site plan.
- Errors in the originally submitted plans have been corrected, ensuring consistency across all documentation.
- Fire safety measures and drainage provisions have been addressed to comply with national and local guidelines.

3. Planning Policy Considerations

This proposal has been developed in line with national and local planning policies to ensure compliance and sustainability.

National Planning Policy Framework (NPPF)

- **Section 8:** Promoting healthy and safe communities – The proposal contributes to the well-being of residents by providing a secure and accessible mobility scooter store, reducing fire risks associated with internal storage.
- **Section 12:** Achieving well-designed places – The design ensures a visually appealing, practical, and safe solution that integrates well with its surroundings.
- **Section 14:** Meeting the challenge of climate change, flooding, and coastal change – The development incorporates sustainable drainage solutions to manage surface water runoff responsibly.

Adur & Worthing Local Plan 2023

- **Policy DM5:** Character and Design – The store's design respects local character while providing necessary functionality.
- **Policy DM17:** Sustainable Drainage Systems (SuDS) – The proposal includes a soakaway system to manage drainage effectively and prevent localised flooding.
- **Policy DM35:** Accessibility and Inclusive Design – Ensuring that mobility scooter users have a safe and accessible storage facility.

4. Land Use

The proposed site for the mobility scooter store is on existing soft ground, where a new concrete base will be installed. This replaces the previously laid base, which was incorrectly positioned. The relocation ensures minimal impact on adjacent structures, including the church hall.

Surface water from the store's roof will be managed appropriately via the downpipes at the rear of the store, discharging into soft ground. This eliminates concerns regarding potential dampness affecting adjacent buildings.

5. Layout, Scale, Appearance and Access

The revised design ensures that the store is positioned with appropriate clearances from surrounding buildings and trees, addressing previous discrepancies in the plans.

Dimensions:

- Length: 7206mm
- Width: 1918mm
- Height: 2085mm

Design:

- Curved roof profile for a visually appealing and unobtrusive appearance.
- Galvanised steel frame (silver) with steel panel cladding (green finish) and a fireboard MgO core internal liner.
- Full-height, clad doors to match the external finish.
- A revised pathway extension for safe and accessible scooter manoeuvring.

6. Fire Safety Considerations

Concerns regarding fire safety have been addressed in accordance with guidance from the National Fire Chiefs Council (2018) 'Mobility Scooter Guidance for Residential Buildings' and relevant Building Regulations.

- The store is now positioned to ensure a greater separation distance from the church hall while maintaining accessibility for residents. The revised site plan clarifies this.
- Fire-resistant construction has been incorporated, with a 30-minute fire resistant liner in line with best practices.

7. Drainage Considerations

- Guttering is present on the store, ensuring that rainwater is effectively managed.
- Roof water will be directed to the existing soft landscaping via existing downpipes at the rear, preventing any risk of water runoff affecting neighbouring properties.
- The proposal eliminates concerns regarding potential dampness affecting the external wall of the church hall.

8. Addressing Previous Objections

Errors in the Application Form

- The form has been updated to reflect that work had commenced but was incorrect and will be rectified as per revised plans.
- The presence of trees has been assessed, a full tree survey is not deemed necessary as no tree removal is proposed.

Inconsistencies in Plans

- The revised submission ensures consistency across all plans regarding the proposed location.
- The store is positioned in accordance with the corrected site plan, ensuring that it does not overlap with the church hall windows.

Fire Safety Compliance

- The separation distance from the church hall has been increased.
- A fire risk assessment has been conducted, ensuring compliance with national guidelines.

Drainage and Surface Water Management

- Guttering and discharging of rainwater to existing soft landscaping is proposed
- No discharge into the main sewer is required, addressing previous concerns.

9. Conclusion

This revised proposal ensures that the mobility scooter store aligns with national and local planning policies while addressing previous objections. The amendments made enhance fire safety, improve drainage management, and clarify inconsistencies in the original application.

Given these improvements, we respectfully request that planning permission be granted.