CIRCULAR NO. 01/2006

DESIGN AND ACCESS STATEMENT
(INCORPORATING PLANNING STATEMENT)

SITE LOCATION:

33, EAST STREET, SHOREHAM-BY-SEA, WEST SUSSEX, BN43 5ZD

PROPOSAL

Proposed Replacement Windows to Ground Floor Rear Elevation



ADUR & WORTHING PLANNING SERVICES	
PLAN	AWDM/ 1706/14
DATE VALID	13 JAN 2015

INTRODUCTION

This Statement follows the guidance in Circular 01/2006, and also the CABE booklet "Design and Access Statements – How to write, read and use them".

It is based upon the recommended "assessment-involvement-evaluation-design" process, and explains and justifies the proposals as set out in the planning application itself.

1. ASSESSMENT

1.1 Physical: retail premises on ground floor, 2-bed flat on first floor, within Town centre commercial area/Conservation Area. Existing ground floor rear windows in poor condition and require replacement (see photograph on front cover).

1.2 (Note: Windows in first floor rear elevation of the building were replaced with UPVC units in 2013 (Planning Application: AWDM/1362/12 refers)

1.3 Social: no relevant issues.

1.4 Economic: little or no long-term impact; local employment during window replacement works in the short-term.

1.5 Planning Policy: located in an area notated on Adur District Local Plan as within a Conservation Area/ mixed business and shopping; (now see below).

1.6 **PLANNING STATEMENT**: at the National level, the contents of the **"National Planning Policy Framework"** (NPPF), issued March 2012, are relevant.

1.7 Of relevance to the current proposals are the following extracts:

1.8 *"12.Conserving and Enhancing the Historic Environment - para. 134: where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use."*

1.9 Comment: the replacement of the rear windows with very similar, slim-line units will result in very little, if any, noticeable change to the exterior appearance of the building. They will have the advantage of matching the existing UPVC windows at first floor level. Any harm to the heritage asset will thus be minimal in the extreme, especially as views to the rear elevation are limited, and the main frontage views - from within the more publicly-accessible parts of the Conservation Area - are being retained unaltered. More effective window types will also ensure the optimum viable use of the premises.

1.10 *"Pre-Application engagement and front loading – para. 188: early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussions enables better co-ordination between public and private resources and improved outcomes for the community".*

1.11 Comment: the Applicant's application is to match the window units installed under Application AWDM/1362/12 Where there was considerable pre-application correspondence with the Council`s Planning Officer, as a result of which the selection of "slim-line" sash windows for the first and second floors, to minimise visual impact, was agreed.

1.12 *"Determining applications – para.197: in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development".*

1.13 Comment: new, double-glazed windows will improve the thermal efficiency of the building, and minimise heat loss, thereby contributing to an improvement in the sustainability of the property.

1.14 At the local level, the following (saved) policies in the adopted **Adur District Local Plan** are relevant:

1.15 Policy AB4 – this states that: *"new development (including alterations) within Conservation Areas will be required to be of a high standard of design and construction materials such as to preserve or enhance the character and appearance of the particular Conservation Area."*

1.16 Comment: the pre-application discussions referred to above resulted in the selection of slim-line windows which were acceptable to the Planning Officer as preserving the character and appearance of this part of the Conservation Area.

1.17 Policy AB6 – *"where an application for planning permission…is submitted for the alteration…or repair of a building within a Conservation Area, the DPA will seek the retention of original features or, where this is not possible, their reinstatement with appropriate materials and the removal of unsympathetic features."*

1.18 Comment: as stated above, the intention is to match the UPVC windows on the upper floors so as to maintain the character and appearance of the Conservation Area.

1.19 As to the existing rear windows, these are of a poor quality and their replacement with more modern, effective UPVC units will have little or no adverse visual impact upon the visual qualities of this location.

1.20 Also to be taken into account is the **"Shoreham-by-Sea Conservation Area – Character Appraisal and Management Strategy"** , approved 18 March 2008.

1.21 This states that, in terms of the above-mentioned Local Plan policies, the objective is to*: "allow sympathetic new development and redevelopment so that conservation areas remain alive and prosperous, while retaining the special features and character which make them worthy of designation."*

1.21 Also, it is recommended that further guidance should be given on matters such as: *"appropriate materials to use for repairs or replacement of …windows…etc."*

1.22 Comment: in relation to both these statements, the pre-application discussions provided the requisite guidance, thereby securing the retention of special features and the use of new windows of appropriate design and materials.

2. INVOLVEMENT

2.1 Preliminary correspondence with Council Officer, in connection with this aaplication and as referred to above, resulting in the formal application now before the Council.

3. EVALUATION

3.1 Relatively minor proposals, of a replacement/repair nature, with little or no adverse impacts upon any matters of acknowledged importance.

4. DESIGN

4.1 Only minimal external design changes required. No material effect upon existing front elevation to East Street, and no adverse impacts upon character and appearance of the Conservation Area when viewed from the rear.

5. USE/AMOUNT

5.1 Current uses remain unaffected.

6. LAYOUT

6.1 Current layout remains unaffected.

7. SCALE

7.1 External appearance of front of property remains unchanged; proposals for rear elevation in keeping with scale, character and appearance of this part of the Conservation Area..

8. LANDSCAPING

8.1 No landscaping proposals involved.

9. APPEARANCE

9.1 No changes to front elevation, thus building`s appearance in the main street scene will remain as existing. Changes to rear elevation will be imperceptible.

10. ACCESS

(I) Vehicular and Transport Links: all as per existing.

(II) Inclusive Access: existing uses already incorporate compliance with accessibility as appropriate.