Design and Access Statement

March 2015

Introduction

The Junction, East Street, Shoreham is a building located at the junction of East Street and the High Street. It is a modest 2 storey building with a large, steeply pitched and un-used roof. The roof is designed to present an elevation to the high street with a steeply pitched gable end which has some reference of a boats main sail.

For several years it has been used at 1st floor as a Solicitors Office. On the ground floor is a retail unit which is occupied by the Real Patisserie.

Amount of Development

The amount of development will not result in an increase in the volume of the building. By converting the 1st floor the development would result in the creation of 4 studio apartments.

Layout:

The layout is formed to give best proportions for the studio apartments.

Refuse/ Recycling Collection:

Within the development, it is proposed to located on the ground floor externally 2 new wheelie bins that have a capacity of 1100 litres each; 1 for recycling and 1 for refuse. This means that on a weekly basis each Studio has a combined storage capacity of 275ltrs of recycling and 275ltrs of refuse storage. This is ample for a single person on a weekly basis.

Scale:

There is no change to the scale of the building because there is no increase in the buildings volume.

Landscaping:

There is no landscaping proposals as part of this application.

Appearance:

There are no changes proposed to the buildings appearance.

ADUR & WORTHING
PLANNING SERVICES
PLAN | DOTICG | 0006 | 15
DATE VALID | 31 MAR 2015

Planning History:

Similar developments within the Town Centre area include:

Ref No: Notice/0004/14: Application for prior approval for change of use of offices on the first floor of No's 6 – 8 High Street to 4 residential units.

Ref No: Notice/0005/14: Application for permitted development for prior approval of a proposed change of use of first floor offices to two residential units.

It is not unusual for this type of development to be approved under permitted development and will result in a useful and high quality addition to the local areas housing stock.

Use:

The current use of the 1st floor is Office Use (B1a). The proposed change of use is to Residential Use (C3).

Access:

Access arrangements will not change as part of this application.

Summary:

This application is a modest, useful and high quality addition to the residential housing stock. The Studio apartments will be an attractive place to live for singletons and we welcome Local Authority support.

JAMES BRECKELL BA (hons) Dip Arch RIBA, ARB
Voluntary RIBA representative to Brighton and Hove City Council