**DESIGN AND ACCESS STATEMENT**
James Breckell Architects
Application to vary condition 01 of planning permission AWDM/0973/22

**Planning Application:**

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| Site Address: | 20 High Street, Shoreham by Sea, BN43 5DA |
| Planning Description: | Change of use of first and second floors from retail and ancillary storage (use class E) to self-contained flat (use class C3) (Retaining retail at ground and basement levels) (Enlarged rear dormer) |
| Grid Reference: | TQ215050 |
| Eastings: | 521538 |
| Northings: | 105007 |
| What3Words: | blackbird.blinds.asset |



Photo 1 – front of application site

1.0 **Condition 1 of planning permission AWDM/0973/22 reads:**
*The development hereby permitted shall be carried out in accordance with the following approved plans unless specified otherwise in a subsequent condition imposed on this decision notice.*

*Reference/Drawing Number*
*PROPOSED PLANS & ELEVATIONS EXISTING PLANS & ELEVATIONS WINDOW DETAILS LOCATION & BLOCK PLAN*
*Version 18682-02 F 18682-01 A 18682-03*
*Date Rec 17.07.2024 19.01.2023 19.01.2023*
*18682-Loc A 19.01.2023*

*Reason: For the avoidance of doubt and in the interests of proper planning.*

This planning application is to vary the above condition to substitute the above drawings with the following drawings:

1. Location and block plan - 18682-Loc A
2. Drawing no JB507/prior approval 01 – existing plans and elevations
3. Drawing no JB507/ prior approval 02 – proposed plans and elevations

The reason for varying the conditions is to improve the design. The improvements are:

i. Changing the position of the staircase to the basement for natural light.
ii. Reinstating the pavement light to the front of the shop to allow natural light in.
iii. Access to the residential use from the rear – this frees up more of the retail space for retail use.
iv. Internal alterations to the 1st floor to enable better use of the space.
v. Replacing the existing non-original bay window with a traditionally designed timber frame sash window.
vi. Replacing some windows to the rear.
vii. Increasing the roof extension to maximize the bedroom space.

These improvements are important to the current owners because retails space in the High Street needs to maximize the floor space to make it as attractive as possible to a potential tenant.

Empty shops have a negative effect on the High Street. Viable and attractive shops are positive for the High Street.

Similarly, the residential unit will benefit from having a separate entrance. Increasing the size of the 2nd floor make the bedroom bigger and therefore a more attractive place to live.

## 2.0 Local Planning History:

The following planning permissions were submitted to the LPA by James Breckell Architects and approved by Adur. These permissions demonstrate how residential roof extensions within the town centre can have a positive effect because population within the town centre results in a healthy and positive environment:

AWDM/1127/14 - 4no. studio flats within new mansard roof at 2nd floor level and associated works to 1st floor and replacement enclosed access staircase at 6-8 High Street

AWDM/0168/16 - Replace existing roof with new third storey in the form of a mansard roof with dormers containing 1 x 1-bedroom flat and 1 x studio flat.

AWDM/0534/16 - Formation of one-bedroom flat at second-floor level including second floor extension over existing flat roof at rear and conversion of roof space (with rear dormer and front and rear rooflights).

AWDM/1924/19 - Demolition of existing single storey rear extension and construction of 3.5 storey rear extension to provide extended ground floor retail floorspace, plus 2no. studio flats at first floor level, one flat including rear balcony. Conversion of second floor and roof space of existing building to provide a further 2no. one-bedroom flats with dormer windows to rear, one flat including rear balcony at second floor level. New shopfront to include separate access to proposed flats. Storage for flats to be included at ground floor level. Restoration of front elevation of existing building including new sash windows. (Revisions - revised balcony design and introduction of photovoltaic panels onto roof of rear link addition)



Photo 2 – rear of application site

## 3.0 Amount of Development and Space Standards:

The floor areas for the retail and the residential are increased by a fraction, but broadly speaking, they are the same as the approval and the use is the same.

## 4.0 Refuse and Recycling

The refuse and recycling arrangements will not change from the approved design.

## 5.0 Disabled Access:

Disabled access will remain the same as the approved design for both the retail and residential use. Part M of the Building Regulations – access for disabled access allows for residential developments without lifts (though the principle of this is already approved).

## 6.0 Appearance and Materials:

A key improvement to the appearance of the building is on the front elevation. The existing 1st floor bay window detracts from the character of the conservation area and the town centre because the original window which would have been a timber frame sliding sash window has been replaced with an aluminium window.

Part of this application is to reinstate the bay window as a timber frame window. Sliding sash windows manufactured in a traditional timber pattern are to be fitted.

Joinery workshop drawings can be submitted to the LPA by planning condition.

The front, south facing existing dormer window will also have a timber sash window.

Rear windows where the character of the area is less important, where windows are to be replaced are proposed to be a high quality UPVC sliding sash. The existing sliding sash windows at the rear are to be repaired and repainted and will remain.

## 7.0 Utilities:

All utilities services for electrical power, gas, water supply and drainage have been investigated and can be brought to the proposed development.

## 8.0 Recommended Planning Conditions (upon Planning Permission being granted):

Hours of working.

Detailed design drawings for the sliding sash windows. NB the architect would prefer this to be via planning condition because the joinery workshop that we propose to use for manufacture prepares excellent joinery details, but they will not provide drawings before placing an order so when we get to that stage, detailed design drawings will be forthcoming.

Requirements under health and safety will require us to consider the effects of the works on the High Street and rear access to the building.

## 9. Summary

It is vital to the success of the High Street that every tiny improvement to a building enables its better use to the end user. The various alterations, which are mainly internal, improve the internal workings of the building.

Increasing the size of the dormer will have no effect on the character of the conservation area because it is at the back of the High Street. By comparison, improving the bay window to the front of the building will have a visually dramatic effect on the CA because a bay window of sash windows will be beautifully made and wonderful to look at.

August 2025

Design and Access Statement written by

**James Breckell** BA (Hons) Dip Arch RIBA ARB
Winner of the Shoreham Society Award for Architecture 2015
Distinction in Design Award (Adur District Council) 2016
Sussex Heritage Award for Housing
LABC Award for Housing and Shortlisted for LABC Award 2016