SUSAN ELSOM **architect** BA(HONS) DIP ARCH(HONS) ARB

DESIGN AND ACCESS, PLANNING AND SUSTAINABILITY STATEMENT

SITE

3 THE BROADWAY, SOUTHWICK

CLIENT

MR & MRS ELSOM

PROJECT

REPLACEMENT OF SHOPFRONT

USE

The current use of the site is as a residential dwelling at 3 The Broadway, Southwick

AMOUNT

The proposal is to replace the existing single glazed shop front with an insulated and double glazed frontage to the road.

LAYOUT

3 The Broadway is a former shop and residential house that now has permission as a single dwelling house. The shop part of the building has approval to be used as part of the dwelling house.
SW/70/01/TP/19421 Removal Of Condition 2 Of SW/59/91 ('Personal' Occupancy Restriction) Approved Fri 30 Nov 2001

The existing single glazed shop window, with louvered slats over the front entrance door, does not give sufficient privacy, safety or energy efficiency as required for a dwelling house. It is proposed to replace this with a highly insulated exterior wall and double glazed windows, to alleviate the solar gain and cold resulting from the current construction.

The former shop area forms the living room to the house, with a kitchen diner to the rear and three double bedrooms and family bathroom to the first floor.

DESIGN AND APPEARANCE

No.3 The Broadway is the first shop front in a row of 5 retail units. The houses to the East and West of the shops are smaller than the central units. There is a symmetry to the whole block that we have endeavoured to retain through the use of non-domestic materials for the proposed replacement frontage.

We have proposed a black corrugated cladding for the main wall of the frontage with black framed, tilt and turn, patio type doors to the living room.

The floor height of the former shop area is to be raised to match the existing ground floor rooms. This will give some degree of privacy to the occupants, given the lack of private space to the front of the building, by raising them above the head height of passers by. The doors will be set back in the wall depth, with a sloping cill detail to prevent rubbish being deposited on the window cills. Opaque glazed balconies will be fixed in front of the patio doors, again to give privacy to the occupants in their living room from passers by in the street.

The overall intention is to retain the rough symmetry of the block by keeping the ground floor design non-domestic in appearance. The use of Corten steel cladding for the shop fascia will continue the rhythm of the existing shop fronts whilst blending with the colours of the brickwork and tile hanging of the first floor and neighbouring houses. In order for the house to become as energy efficient as possible the front wall will be a minimum of 400mm deep and packed with insulation. By raising the living room floor, insulation can be added to the sub floor zone, improving the heat loss from the building generally.