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Design & Access Statement

Emerald Quay Leisure Centre,

Shoreham-by-Sea, West Sussex

Revision 01 *resubmission of previously approved scheme (AWDM/0695/22)



1 Introduction

SB Architectural Design, on behalf of Adur Property Management Ltd for Emerald Quay Freeholders Limited (freehold owners of the Emerald Quay development), resubmits this Design & Access Statement in support of a planning application for alterations to provide a new disabled-access lift serving the existing leisure centre.

This submission is a like-for-like resubmission of the previously approved scheme (AWDM/0695/22), which has lapsed due to the passage of time. No changes are proposed to the approved design, siting, scale, or materials. This statement should be read in conjunction with the following documents:

- Application Forms
- Location Plan
- Existing and Proposed Floor Plans
- Existing and Proposed Elevations



Outline of the Emerald Quay Leisure Centre (white) in context of surrounding area.

2 Site Context & Layout

The leisure centre site is located at the heart of the Emerald Quay development in Shoreham, accessed by Harbour Way through the Shoreham Beach area via the A259. The building serves an important role as communal recreation and social space for the area; currently the 1st floor is accessible only to able-bodied persons.

The leisure centre under leasehold comprises a total approx. 467m2 gross floor area of which the ground floor (332m2) comprises: a pool room, sauna, gym, toilets and changing facilities, utility and service rooms, staff office. On the 1st floor (135m2): lounge and activity room, bar area, sunroom, kitchen and office. The primary frontage faces pedestrian Emerald Quay with front car park and pedestrian access with adjacent residential buildings located either side of the leisure centre (east, west) and a mooring to the north.

As mentioned above, lift access is much required to serve the 1st floor whereby access is only possible via stairs from the entrance lobby. Following a feasibility study on lift access placement, it was decided that an extension to the south elevation would be most viable. To the north, there is limited pedestrian access due to the proximity of the mooring and additionally placement here creates undesirable layout internally at the 1st floor. An internal lift adjacent to the stairs in the existing lobby was the first option considered at project commencement, however on further study this was not feasible due to impact on stairs access and internal layout.

It is proposed that the extents of the site (under freehold) be increased to serve the minor increase of footprint required for the new lift access and associated hardscaping. Neither of which are to encroach or impede on existing pedestrian access, rather improve them, nor the existing highways.



Conceptual 3D of proposed development.

3 Scale & Appearance

The proposed development consists of a new disabled lift and powered entrance door/s housed within a new curtain wall system to be in keeping with the style of the Emerald Quay development (RAL 8016). The extension will span from ground floor to 1st floor and to be tied-in with current gabled roof form. The proposed footprint measures 4.8m2 on each of the two floors (some of which is within existing 1st floor overhang). In terms of scale the proposals match that of the existing overhanging canopy on the south elevation and therefore, remains subsidiary in form to the overall massing of the existing structure.



Conceptual 3D of proposed development.

5 Landscaping & Sustainability

Modifications are proposed to existing landscaping/hardscaping: Existing hardscaping will be altered to provide suitable ramped access and landing to level threshold powered door via the east of the frontage, of which is currently not provided at any entrance. Partial replacement of landscaping to the west frontage is proposed with new hardscaping leading to an additional entrance door. All proposed

hardscaping is to match that of existing (block pavers). Proposed works are to be constructed of materials sourced locally, with waste to be recycled or disposed of responsibly.

7 Resubmission Note

This application resubmits an approved scheme (AWDM/0695/22) that has lapsed. The proposals are unchanged in design, siting, scale, appearance, and materials. Work has not been carried out. It is therefore respectfully requested that planning permission be re-granted.