T.P. OFFICE COPY

Office Lets Ltd
FOR THE ROOKERY ESTATES COMPANY

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BOROUGH [illegible] WORTHING
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TP REF NO
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DESIGN AND ACCESS STATEMENT

FOR

8, HIGH STREET, Worthing, BN11 1NU

ASSESSMENT OF PHYSICAL CONTEXT

The existing building is situated on the East side of the High Street, standing between the converted church building now operating as a restaurant and bar, to the North and a bathroom fittings showroom with first and second floor apartments above, to the South. The entrance to Ann Street, off the High Street, is directly opposite the building, with the large High Street/Guildbourne Centre multi-storey car park, to the North of Ann Street. The building is taller than the adjacent properties, with four upper storeys, but is not obtrusive due to the presence of the tall buildings on the West side of the High Street and to the South of Ann Street and the Multi-storey car park. The proposal is to combine the removal of the overbearing and unnecessary canopy, providing a more discreet replacement, over the entrance and the replacement of the worn and discoloured sheet metal cladding to the boxed bay windows, with the removal of the existing quarry tiled stepped access to the front entrance and the installation of a ramp to enable access by wheelchair users. Internal improvements will also be carried out providing improved toilet facilities on the ground floor, a toilet with disabled access, and improvements to the lift car for disabled access.

SOCIAL/ECONOMIC CONTEXT AND PLANNING CONTEXT

Social - It is envisaged that no neighbouring occupier will be affected by the proposal.

Economic- The proposed improvements will provide a smarter appearance to the building for the benefit of the occupants and the image they project to their business contacts. The building is let in small business suites, for which there was strong demand until the recent substantial increases in Car Parking charges, in the centre of Worthing, remained unmatched by any improvement in public transport. Currently occupancy is a less than 50% and the landlord will now also be responsible for paying rates on any empty space. To restore occupancy to the previous level, it is deemed necessary to attract occupants more able to afford the increased expense of town centre offices by improving the quality of the facilities provided, within the confines

of the existing building design and to provide, as far as possible, better access for the disabled.

Planning- This application is for a change in the visual appearance of the existing façade; specifically to the existing box bay windows and canopy, replacing these with a softer, more sympathetic, pastel rendered finish and minimalist glazed canopy. The removal of one planter and the replacement of steps with a brick faced ramp provides a 'best possible' solution to wheelchair access within the confines of the existing structure.

INVOLVEMENT OF LOCAL INTERESTS

The existing occupants of the premises have been consulted and expressed there general approval of the proposed alterations.

EVALUATION

Given the limited extent of the site, alterations are only possible within the footprint of the existing building.

DESIGN PRINCIPLES

The installation of a ramp for disabled access to the front of the building provides a best possible solution within the confines of the existing structure. The rear access will continue to provide access for those disabled users who might have difficulty with ramps. It is not possible to provide a ramped access to the rear due to the narrowness of the rear entrance corridor, internal support pillars, a single internal step and insufficient room to turn a wheelchair between the end of the rear corridor and the main staircase.

The appearance of the building will be enhanced by the proposed changes to the cladding of the 'boxed bay' windows at first, second and third floor levels and the removal of the imposing entrance canopy structure. The removal of the aggressive 'Battle Tank' like existing cladding and replacement with a softer, more sympathetic pastel rendered finish, using StoSure artificial render cladding and using the highly water and dirt repellant StoLotusan decorative finishes, will provide a more sympathetic appearance in the local context.

The nature of the works proposed will require a Full Building Regulations Application to be submitted and approved (to include the provision of the disabled toilet facility and other interior alterations), to ensure the best possible adaptation within the confines of the existing structure.

AMOUNT OF DEVELOPEMENT

The current useable office floor space on the ground floor only, will be reduced by approximately 210 sq ft, although part of the under-utilised and oversized entrance hall will be converted to a shared meeting room facility for the benefit of the occupants, thus redressing the balance by approximately 150 sq ft.

LAYOUT

The existing building is situated on the East side of the High Street, standing between the converted church building now operating as a restaurant and bar, to the North and a bathroom fittings showroom with first and second floor apartments above, to the South. The entrance to Ann Street, off the High Street, is directly opposite the building, with the large High Street/Guildbourne Centre multi-storey car park, to the North of Ann Street.

SCALE

The existing building is on ground and four upper floors, with the fourth floor set into a mansard frontage and has a flat roof and plant room above. There is no change in the external dimensions of the building, which provides approximately 6,126 sq ft (569.1 Sq M) of existing useable office space.

LANDSCAPING

The remaining planter will continue to be maintained with existing evergreen planting.

APPEARANCE

The changes will provide a cleaner, less aggressive appearance, more suited to the surrounding streetscape.

ACCESS

There are no changes to the access at the front via the High Street and from the rear via the short access lane to Elm Road.