Land at Britannia House, High Street, Shoreham-by-Sea

Design and Access Statement

on behalf of

RIVERSIDE LIVING LIMITED

ADUR & WORTHING PLANNING SERVICES	
PLAN	AWDM/ 0910/13
DATE VALID	- 7 AUG 2013

July 2013

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1. Introduction

This statement has been prepared on behalf of Riverside Living Limited in relation to the redevelopment of a garage block at Britannia House, High Street, Shoreham-by-Sea to provide a residential unit of 81 sqm with a balcony of 11.6sqm, plus 8sqm of entrance hall on the ground floor.

The site currently has the benefit of planning consent for the redevelopment of the garage block, ref: AWDM/0871/11, and this application does not seek the alter the consented scheme greatly in terms of its physical size or visual appearance.

2. The Site

The site is located within Shoreham town centre and is accessed via the High Street (A259). The 0.0118ha site comprises a block of 8 garages within the site of Norfolk House which is a three-storey office block built in the 1960s.

The block is located behind a commercial/retail unit 'Tanfastique' which fronts the High Street, and is linked to the retail and commercial activities of the main road.

To the south of the site lies the River Adur, to the north lies Britannia House comprising retail and commercial units on the ground floor with flats above, to the east lies a public access road with Riverside House comprising flats beyond, and to the west is the Bridge Hotel public house.

Shoreham train station is located 600m away from the site making it readily accessible to and from Brighton, Worthing and London. Bus stops served by South Coast bus services are located within 10m of the site

3. Design

Our design objectives remain the same as the previously consented scheme, with a palette of materials which will include.

- The new roof will be GRP roofing membrane, colour grey.
- The part retention of brick and new render which are all characteristic of the Shoreham area.
- The redevelopment of the garage block will merge comfortably into its surroundings in terms of roofline and scale.

Material choices will be made on the basis of low waste, low embodied energy, and local labour and skills will be utilised for the construction. A sincere effort will be made on the part of the design team to assist the builders and end users in the reduction of waste in the design, construction and user management.

The residential element will all be very highly insulated and air tight.

The flat will be fitted with water reducing and energy reducing appliances and fittings.

A balcony at first floor level of 11.6sqm will offer good private amenity space.

The residential unit will be provided with 1 lockable garage, with the addition of 2 further parking spaces and an area for 2 bicycles to be stored, and a dedicated recycling bin area.

4. Flooding

We attach a copy of the original Flood Risk Assessment from the previous approved application. No objections, difficulties or constraints appear to have arisen from that scheme proposal.

5. Conclusion

This proposal represents a sustainable, low key and viable proposal for this site. It proposes the development of a new build residential unit over and retaining the existing garage block. Providing living accommodation over and above the internal space requirements set out in the Council's 'Good Practice Guidance Note'.

The impact on the conservation area will be to enhance the views through and on to the site with a quiet and well-considered contemporary development, which will make maximum advantage of its location.

We hope that this carefully considered scheme will capture the imagination of the local residents, and elicit strong support from the planning officers.