Lewis & Co Planning
town planning consultants

Planning Application
by
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82 High Street, Shoreham-by-Sea, BN43 5DB



Design and access statement

Including
Heritage Statement

October 2014

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1.0 INTRODUCTION

1.1 This statement is submitted in support of the application for planning permission for the extension and alteration of the existing building at 82 High Street Shoreham provide a mixed use development with a retail shop, 2 studio flats and 2 one-bedroomed flats.



Above: Aerial view with the application site shown in red

2.0 AMOUNT

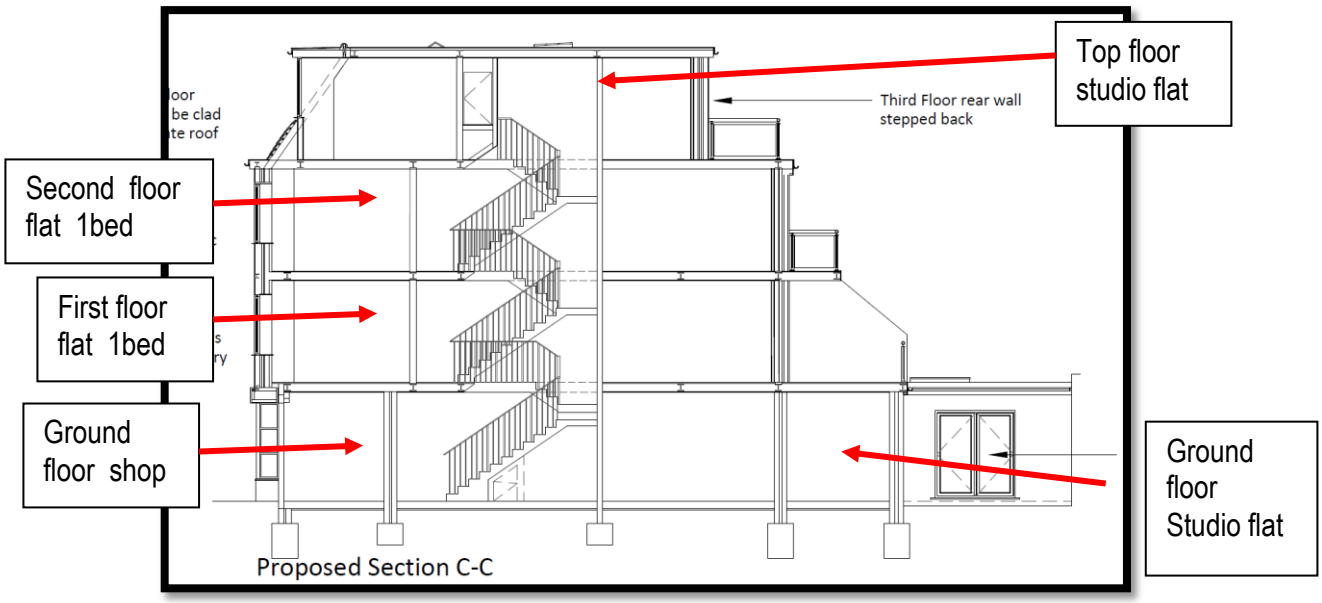
2.1 The proposed development will involve the extension and alteration of the building to provide for a retail shop on the ground floor with a studio flat behind, a one-bedroomed flat on the first and second floors and a studio flat on the top floor with the roof space. All 4 flats will have outside amenity space to the rear.

3.0 USE

3.1 The existing A1 use will be retained on the groubnd floor. The new apartments will be use class C3 (residential).

4.0 LAYOUT

4.1 The proposed development will involve the extension and alteration of the building to provide for a retail shop on the ground floor with a studio flat behind, a one-bedroomed flat on the first and second floors and a studio flat on the top floor with the roof space.



Extract of section drawing showing the reduction in footprint as the building rises.

5.0 SCALE

5.1 The extended building will be a total of 3 storeys high under the roof/penthouse level. This will result in a total height which is slightly lower than the adjacent building to the west .

6.0 APPEARANCE

6.1 The proposed development will result in positive visual impact.



Above: The front elevation as existing viewed from street level



Above: The front elevation as proposed viewed from street level

6.2 The visual impact of the proposed development will be acceptable both in views from the surrounding streets.

6.3 The surrounding streets contain a diverse range of architectural styles and materials which range from Norman Marlipins building to new “modern” style development in the Ropetackle Area. Within this context the proposed development will sit comfortably and will complement the street scene and local distinctiveness.

6.4 The images above demonstrate that in visual terms, the proposed development will be in keeping with the surrounding character and appearance of the area and will complement the local distinctiveness in the High Street.

7.0 LANDSCAPING

7.1 No Landscaping is proposed on this tightly constrained site.

8.0 ACCESS

8.1 The proposals accord with lifetimes homes requirements wherever possible.

8.2 Cycle parking is provided to meet the Council’s standards.

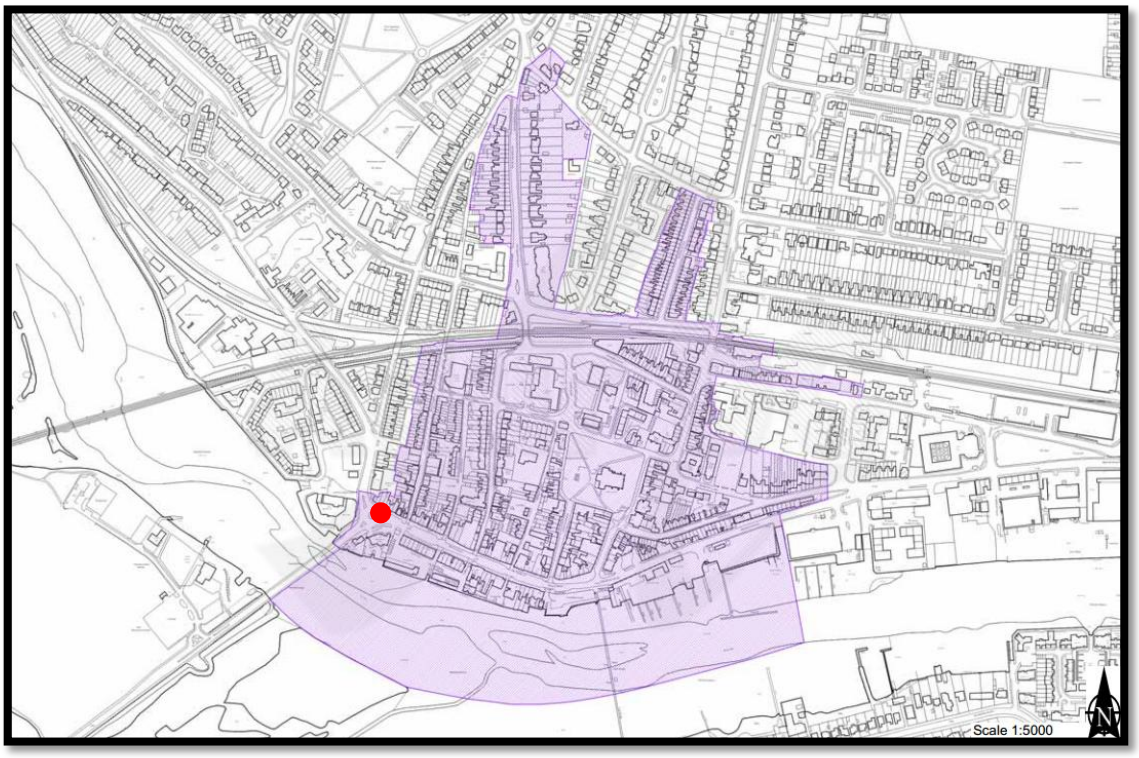
8.3 The site is located in an accessible location with regard to access to services and public transport. The regular 700 Coastway bus service provides an east to west connection with 5 busses per hour in the daytime, regular busses to Steyning and further afield. The main line railway station is within easy walking distance.

8.4 While it is not possible to provide off road car parking on the site, there is ample parking available on street and in pay and display car parks in the town centre. It is noted that the County Council recently consulted on a resident’s parking scheme for the Town Centre but that this has been abandoned.

8.5 Residential occupiers will be provided with a travel pack with bus and train timetables as well as other information to highlight the non-car borne transport options and to seek to reduce reliance on the private car.

9.0 HERITAGE ASSESSMENT

9.1 The site is located within the Shoreham Conservation area as shown on Map below.



Shoreham conservation Area (site marked with red dot)

9.2 The Shoreham-by-Sea Conservation Area Character appraisal identifies and describes the site as being within the "commercial" area of the Conservation Area and states:

> *"Within the commercial areas, there is significant variation in terms of the scale and design of the buildings. This is particularly evident in the High Street, where the difference in roof lines is an obvious and unique feature".*
>
> and
>
> *"On the High Street, the buildings range in size from a single storey flat roofed prefabricated building to a five storey commercial unit".*

9.3 In the context of this part of the wider conservation area, the proposed use as a mixed building with commercial on the grounf floor and residential above is considered to be in keeping with the character of the area. Furthermore the, height, materials and scale of the building are considered to be in keeping with appearance of the surrounding locality.

9.4 For these reasons the proposed development is considered to preserve and enhance the character and appearance of the conservation area.

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