HORIZON DESIGN

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Design & Access Statement

for

Conversion of Guest House into 5no. Self-Contained Flats:

11 St George's Road
Worthing
West Sussex
BN11 2DS

Date: 26 August 2010

BOROUGH OF WORTHING
DEPOSITED 1.9.10
TP REF No.
WB/ 10/0771/FUL

Alterations Proposed:

1. Conversion of the existing end-of-terrace guest house at the above address to form one two-bedroom flat and four one-bedroom flats.
2. Cosmetic alterations to the front garden to create cycle and refuse storage.
3. Alterations to the rear garden to demolish the existing concrete-framed garage, create exclusive access to the rear ground floor flat, off-road parking and garden space, and cycle and refuse storage
4. Alterations to glazing and doors to the rear, and replacement glazing to the front of the property to facilitate the conversion and to meet current Building Regulations for thermal efficiency.

Background:

St George's Road is a residential street off the coastal A259 Brighton Road into Worthing, close to the centre of town and is characterised generally by Victorian terraced and semi-detached dwellings, and St George's Church and Church Hall nearby. Many of the houses in this street have been converted into flats, guest houses and one commercial premises occupied by WSCC. Selden Lane, running parallel with St George's Road and to the rear of this site, has also seen recent development in the form of some mews properties further north.

The application property, originally a large end-of-terrace family dwelling, is currently trading as The Blair House Hotel; a guest house with seven guest bedrooms all with en-suite facilities, guest lounge and dining room and owner's lounge and bedroom It has been trading as a guest house for over twenty years and has seen various internal and external alterations over this time to facilitate this use.

The applicants have occupied the property for eight years and have found it increasingly difficult to operate as a sustainable guest house, They have also made attempts to sell the business as a going concern, but have found that it is no longer considered to be a sustainable business, and therefore not saleable.

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Intent:

The intent is to convert the existing guest house with seven guest bedrooms and owner's accommodation at 11 St George's Road into one two-bedroom flat and four one-bedroom flats. This will include the addition of cycle and refuse storage, and regeneration of the garden space, access and off-road parking to the rear. This conversion represents the opportunity to rescue the building from further deterioration, creating five comfortable, quality dwellings in a sustainable location.

Design

Use

The current use of 11 St Georges Road is Use Class C1 – Hotels. It is proposed that this use is changed to Use Class C3 - Dwellinghouses.

The property is situated within the Central Accommodation Area as outlined in the Worthing Local Plan 2003. Although loss of a guest house is against planning policy in this area, Worthing Local Plan Policy T2 states that within this area,

"... **the loss of a hotel, boarding house and guest house will only be permitted where:-**

(i) **there is clear evidence that the property concerned can no longer be operated as a profitable business; or**

(ii) **proposals result in a reduction in bedspaces but retain hotel or serviced accommodation, which would provide improved visitor standards.**

In this case, paragraph (i) above applies and therefore rather than causing detriment to tourism and the amount of visitor accommodation in Worthing, makes a positive contribution in terms of comfortable, quality private dwellings.

Amount

No further development or extension to the property is proposed as part of this application, as the existing building will comfortably accommodate five self-contained flats. It is, however proposed that the large detached, concrete framed garage in the rear garden is to be removed.

Layout

11 St George's Road is currently arranged over three floors and comprises the following:

- Front Garden – Part planted borders and shrubs with small seating area, brick paved path to front door
- Rear Garden – All surfaced in Tarmac with large detached concrete framed garage, open frontage onto Selden Lane,

- Ground Floor – Owner's lounge to the front of the property, guest lounge with patio doors leading to the rear, guest dining room, kitchen, storage and utility areas to the rear of the house.
- First Floor – Five guest bedrooms with en-suite facilities, separate bathroom and WC.
- Second Floor – Two guest bedrooms and owner's bedroom, all with en-suite facilities.

Horizon Design drawing 2483-01 shows the existing and proposed floor plans. The stairs have been maintained in their current position to facilitate access to four of the flats, whilst the existing rear door has been retained to provide exclusive access to the rear flat The flats have been carefully arranged to provide comfortable, usable accommodation whilst utilising space within the existing building, in order to avoid the necessity for any further extensions.

Scale

N/A – No further development is proposed.

Landscaping

To the front of the house, the landscaping will be largely unchanged, apart from the provision of cycle storage and refuse storage. These areas will be screen planted to reduce any detriment to the character of the house.

To the rear, the existing detached garage will be removed and the entire rear garden landscaped to provide sympathetic paving and attractive planted borders, shingle driveway to provide parking for one vehicle, an area for refuse and recycling bins, and secure storage for bicycles

Horizon Design drawing 2483-02 shows the proposed site layout and indicative landscape plan.

Appearance

To the front of the property, the appearance of the building will remain largely unaffected, save for the proposed cycle and refuse storage, which is to be screen planted. The building will, however benefit from repair, renovation and replacement glazing throughout, which will make a positive contribution to the street scene.

To the rear of the building, alterations are proposed to the position and type of glazing in order to replace decayed and defective units, facilitate the conversion, and to meet current Building Regulations requirements. The appearance of the rear of the property will be improved, through repair, renovation and decoration The landscaping and appearance of the rear garden is to be greatly improved as part of this process.

Horizon Design drawing 2483-01 shows the existing and proposed elevations.

Sustainability

The site is considered to be in a sustainable location, with very easy access to local shops, schools, leisure facilities and places of worship. Access to larger towns, facilities and places of employment is available by public or private transport via the A259, A24 and A27 trunk roads, and by rail from East Worthing or Worthing stations.

The applicant is committed to using sustainable resources in the construction of the proposed dwelling, and also energy and water efficient fittings and appliances to ensure efficient operation of the dwelling, once occupied. These will include:

1. All timber to be used in the alteration of the property will be from FSC certified sustainable sources.
2 Use of Sun-Pipes to light the second floor landing – these will greatly reduce the need for electric lighting in enclosed spaces.
3. Consequential improvements to existing building – This conversion will include significant thermal upgrades to the currently quite inefficient building, in order to meet current building regulations.
4 Energy efficient heating design – The property will be fitted with 90%+ efficient condensing boilers to provide heating and hot water, with room thermostats, programmers and thermostatic radiator valves to maximise efficiency.
5. Energy efficient lighting design – In line with current Building Regulations, a minimum of one in four light fittings will be energy efficient.
6 Conservation of water – all new WCs to be fitted will include dual flush mechanisms and all taps will be fitted with flow restrictors to conserve water.
7. Water butts will be fitted to the rainwater pipes at the front and rear of the building, to store rainwater for later use in watering gardens and car washing.

Access

Vehicular and Transport Links

The site is on St George's Road, which adjoins the A259 Brighton Road fifty metres to the south of the site, which is a principle bus route to and from Worthing and neighbouring towns. East Worthing railway station is 0 7 miles distant, with Worthing main railway station at 1.2 miles. Worthing town centre and retail areas are approximately ten minutes walk to the west

Horizon Design drawing 2483-02 shows the location of the site.
Car parking is available on both sides of St George's Road, which is controlled by a residents' parking permit system.

There is currently access for a small car onto the rear of the site, although access to and egress from the site presents a hazard due to the position of the existing garage and therefore limited visibility and turning space. This garage is to be removed as part of the proposal, providing the opportunity to park a vehicle in the centre of the site and achieve improved visibility along Selden Lane.

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Inclusive Access

The proposed conversion has been designed with the needs of ambulant and non-ambulant disabled people in mind:

In the ground floor flats, all living, eating and sanitary facilities are provided on the same floor, through accessible corridors and doorways.

The first floor flats are accessed via the existing stair, which provides a gradient and tread length (going) comfortable for those with limited mobility and stamina. The width of this stair is also suitable for a stair lift to be fitted. A continuous handrail will be fitted to one side of all stairs.

The second floor flat has been designed, within the limitations of the building, to provide easy access throughout the flat. This flat is accessed from a private stair suitable for a stair lift to be fitted. The rear bedroom of this flat includes an en-suite bathroom for convenience, and also for those whose mobility is temporarily limited.

Horizon Design drawing 2483-01 shows the existing and proposed floor plans.