

Scale, Use and Appearance

Queensway House is a three storey building. The ground floor will remain as existing comprising a variety of A1 - A5 use classes. The total floor area of all three floors is c. 282m². The upper two floors, which are predominantly vacant and have been for some time, total c. 188m².

Queensway House to the left of the photo below concertinas back to the north as it follows the curvature of the highway. The existing building has a strong horizontal emphasis with a band of metal crittal windows dissecting each of the upper floors. The importance of maintaining such character and division to the street scene has been highlighted in the pre-application response with the Council's planning officer. As a result this emphasis and division will remain albeit with the replacement of all windows with white UPVC double glazed units.



In addition consideration has been given to ascertain if there is any way to uplift the elevations of the building. It is noted that the front elevations of the adjoining Fitzleet House, Kinara House and Gordon House have all been treated with pastel light grey and magnolia colours. The existing front facade facing Queensway comprises blocks of bland, light grey rendered panels. To add interest to the building it is proposed to tape the existing joints and cover over with a rendered polymer treatment that will alternate between light grey and magnolia as the building steps back. Such a proposed treatment will add some visual interest to the front elevation and harmonise with the existing elevational treatments to the upper floors of the adjoining buildings at Fitzleet House, Gordon House and Kinara House which are already in residential use as flats. It is further noted in common with the proposed elevation changes to Queensway House as part of this application that under application BR/119/00 in 2000 the external refurbishment to the side and front of Gordon House

comprising window replacement, replacement of balconies with windows and concrete repairs was permitted.

To the rear (west) elevation that currently faces the service road the existing windows will be removed and a walkway will be created within the existing built footprint to serve the flats at first and second floor. To each floor a coloured rendered polymer treatment will be applied to the new walls. To the first floor a railing will be applied within the existing window openings and to the second floor the existing wall will be built up so as to respect the existing openings.

Layout and Amount

The proposed development seeks permission to convert the first and second floors of Queensway House to create 6 x 2 bed dwellings and 10 x 1 bed dwellings.

Three two bed flats will be created on each of the first and second floors each with a floor area of between c.75m² and 92m².

Five one bed flats will be created on each of the first and second floors each with a floor area of c.68.9m².

Living rooms will all be east facing overlooking Queensway and the bedrooms will be predominantly located at the rear of Queensway House facing west.

Sustainable Development / House design

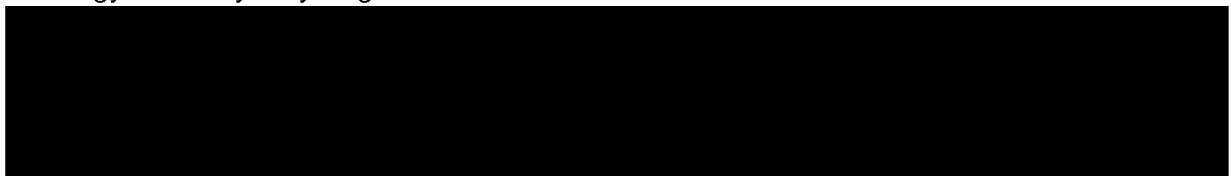
In order to accord with environmental policies the applicant is keen to make the proposed development very sustainable / 'future-proofed' due to the high cost of fossil fuels.

Renewable micro energy generation – A wind turbine has been discounted on the basis that it would look out of character with the local vernacular.

Solar / Photovoltaic panels - The existing flat roof creates the opportunity to install solar technology on the roof to reduce energy consumption to the proposed flats. The parapet around the edge of the flat roof would ensure that the solar / photovoltaic panels would not be visible from street level.

Rain water Harvesting - Rain water Harvesting is being given consideration whereby rainwater from the roof, will be collected, filtered and stored and then pumped back into the building for use in the WCs. Water consumption will also be further reduced with the installation of dual flush cisterns and aerated taps.

Materials Specification. The "Green Housing" specification guide - The choice of materials is intended to accord, wherever possible, with the Green Guide to housing specification with the use of an overall summary rating of A for the composition of the external walls, roof and glazing systems, etc in order to minimise environmental impact, the summary of the rating includes for longevity of material, recycled input, recycle ability, currently recycled and energy saved by recycling.



Insulation – The construction of the proposed development will allow for large amounts of heat and acoustic insulation – significantly higher levels than required by Building Regulations so as to maintain warm and minimise noise between the different floors and flats. It is intended to use natural insulation; Warmcell (re-cycled newspaper) or sheep's wool wherever possible.

Natural Ventilation and cooling – Extra extract ventilation in the kitchen and WCs will be achieved where possible by natural ventilation units such as Monodraught Sunpipe Windcatcher or Suncatcher.

Timber - All timber to be used is to be sourced from suppliers affiliated to certified schemes such as Forest Stewardship Council, Canadian Standards Association, Sustainable Forest Initiative or the Programme for the Endorsement of Forest Certification etc.

Lighting - Use of compact fluorescent, low energy lighting throughout the proposed development including LED lighting where possible.

Windows - The Windows will be installed with double glazed low E coated sealed units.

Landscaping / Open space

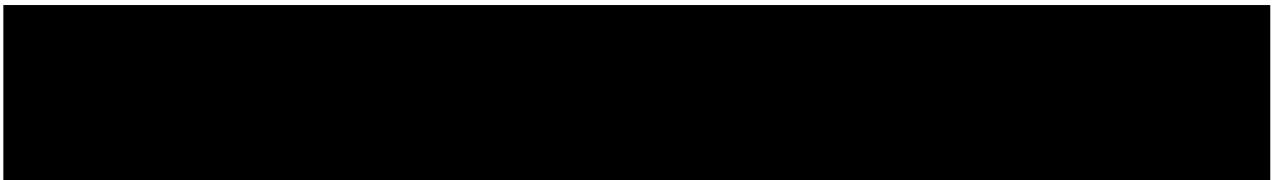
Queensway House has no landscaping. Public open space and a children's play area are located to the immediate west of the development; the beach and sea are located c.200m to the south.

Access and parking

The site is in a highly sustainable location. Secure bike stores have been proposed on the first and second floors adjacent to the existing stairwell at the northern end of the building. No specific car parking is provided. The site is well served by public transport and given the sites urban location all everyday facilities are available within short walking distance. Ample public car parks are available in the immediate vicinity of the development. As such the traffic generated by the development will be compatible with the environmental character of the area and can be accommodated adequately on the surrounding road network.

Infrastructure

Adequate services and infrastructure already exist and public resources will not be required to improve services. The applicant is willing to enter into a Legal agreement in relation to developer contributions proportionate to the proposed development.



Principle policy background - Arun Local Plan

POLICY AREA21 Re-use of Redundant Floorspace

Within the Principal Shopping Areas, proposals for the reuse of vacant floorspace on the upper levels for residential purposes will be permitted provided that:

- i) the development has no significant adverse effects for the occupiers of neighbouring properties; and
- ii) it reflects the need to minimise noise intrusion.

A reduction in the car parking standards will normally be acceptable provided that there is no adverse effect on the levels of traffic congestion and road safety.

Reason

To encourage an increase in the number of residential properties in the principal shopping centres, thereby adding to the vitality of the centre. An increase in residents may also aid security through natural surveillance.

POLICY GEN7 The Form of New Development

Planning permission will only be granted for schemes displaying high quality design and layout. Development proposals involving new buildings or significant extensions or alterations must be accompanied by an illustrated written analysis of the site and its immediate setting, together with its relationship with the relevant townscape, landscape, wildlife and movement characteristics of the wider area.

Development will be permitted provided it:

- (i) makes efficient use of land or buildings and, in the case of new residential development, achieves net densities of at least 30 dwellings per hectare;
- (ii) demonstrates that it responds positively to the identified characteristics and resources of the site and the area to create attractive places and spaces with the needs of people in mind and respects and enhances local distinctiveness;
- (iii) promotes sustainable development, including the effective use and conservation of energy and reducing the need to travel, particularly by private car;
- (iv) does not have an unacceptable adverse impact on adjoining occupiers, land, uses or property and, where relevant, facilitates the development of adjoining sites;
- (v) takes account of any unacceptable adverse impacts that may arise from adjoining land uses or property;
- (vi) retains significant open or wooded areas which, in their own right, make a material contribution to the local environment;



(vii) allows for the safe movement of pedestrians and vehicles, giving priority to pedestrians;

(viii) provides for vehicle parking in accordance with Policy GEN12 and Appendix 2 and open space in accordance with Policy GEN20.

In all cases, the District Council will expect a high standard of design and layout and all applicants will be encouraged to improve the visual amenities of the particular locality in scale, external appearance, hard and soft landscaping and materials.

Reason

To protect and enhance the quality of the environment.

POLICY GEN21 Renewable Energy

Planning permission will be granted for development for renewable energy generation provided that:

- (i) there is no significant harmful environmental effect on the quality of the natural and built environments;
- (ii) there is no unacceptable impact on the amenity of neighbouring residents;
- (iii) there is no adverse effect on public safety;
- (iv) development will make a contribution to meeting need on a local, regional or national basis and the reduction in emissions of damaging greenhouse gases.

Reason

The benefits of renewable energy generation must be balanced against the protection of the area's high environmental qualities.

POLICY GEN22 Buildings or Structures of Character

Planning permission will not be granted for development resulting in the loss of existing buildings or structures of interest and importance which are attractive in their own right or which contribute to the character and appearance of an area. Alterations, extensions or other development which would adversely affect the appearance or setting of such buildings or structures will not be permitted.

Conclusion:

The application suitably takes into account Local and National planning policies and guidance.

In accordance with Local plan policies the proposed development will:

1. reuse vacant floorspace on the upper levels for residential purposes without significant adverse effects for the occupiers of neighbouring properties;
2. make efficient use of an existing building to provide new residential development;
3. demonstrate that it responds positively to the identified characteristics and resources of the site and the area to create attractive places and spaces with the needs of people in mind and respects and enhances local distinctiveness;
4. promote sustainable development, including the effective use and conservation of energy and reducing the need to travel, particularly by private car;

In any reasonable balancing exercise it can be concluded that the relationship of the proposed development to its neighbours and to the character and appearance of its setting will be no different to other local properties in the vicinity. The proposed development respects the rhythm of the existing elevations and as such maintains the character of the area.