

CORNER studio

DESIGN & ACCESS STATEMENT

Incorporating the Planning Statement and Sustainability Statement

In respect of a Full Planning and Conservation Area application for the change of use, conversion and extension of the existing retail premises to create 2 no. two-storey dwellings (Re-submission of previously-refused applications FN/59/09 and FN/60/09/CA)

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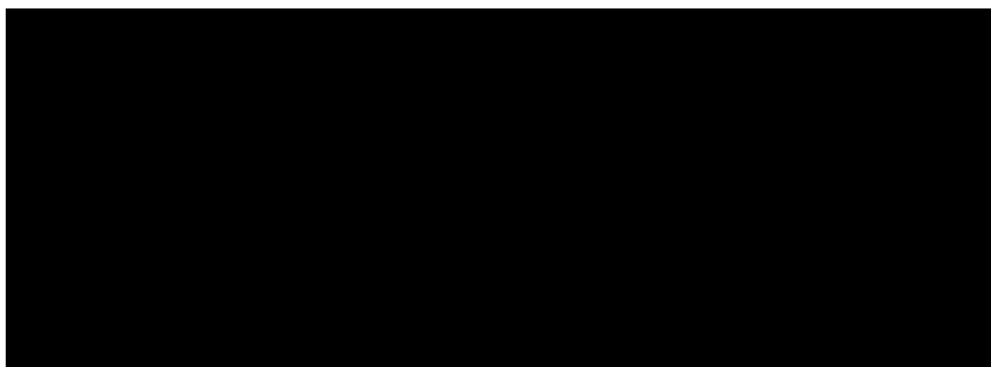
**'Wintons'
The Square
Findon
West Sussex
BN14 0TE**

for

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1.0 INTRODUCTION

- 1.1 This is a Design and Access Statement prepared to accompany a full and detailed planning and conservation area application for the change of use, conversion and extension of the existing "Wintons" general stores building to create 2 no. two-storey dwellings; one comprising two bedrooms and the other having three bedrooms, together with outdoor amenity space and associated cycle and waste storage.
- 1.2 This application is a resubmission of a previously refused application (under refs: FN/59/09 and FN/60/09/CA). The **sole reason for refusal** was that the proposed removal of the three existing shop windows and recessed doorway was deemed to be unacceptable. This application addresses this, and a pre-application discussion with Anita Gardner has confirmed that the revised elevation proposed here is deemed acceptable.
- 1.3 A previous approval for the conversion of the above building into three separate dwelling units was granted at appeal (decision ref: APP/C3810/A/06/2008606). This application makes reference to this document, a copy of which is included within the Appendix.

2.0 USE

- 2.1 The previous use of the site was as the Winton & Son general stores and the building has remained vacant since this use ceased (refer to Marketing History for full details). Historical photographs indicate that prior to becoming a retail premises, the building was divided into two small cottages (as can be witnessed from the photographs accompanying this application). The building is currently arranged over a single-storey and the proposed conversion and extension works would reinstate a first floor to create the first floor accommodation.
- 2.2 The premises have remained vacant for a substantial period and a detailed report of the marketing history has been provided within the appendix.

3.0 THE AMOUNT OF DEVELOPMENT

- 3.1 The proposals include:
 - a) The conversion and extension of the existing building and the creation of two new dwellings, one with two bedrooms and the other with three bedrooms, both arranged over two floors. Each dwelling will have its own amenity space to the rear with refuse, recycling and bicycle storage. The two-bedroom dwelling will feature a basement level (which already exists at present) that will provide storage space to serve the dwelling.

- b) The ground floor layouts are straightforward and can be viewed on the accompanying plans. The two-bedroom unit comprises a lounge, a Part M compliant WC, storage cupboards, and a dining / kitchen with roof lantern. The three-bedroom unit comprises an L-shaped lounge with a study area, a dining / kitchen with roof lantern, a Part M compliant WC and a ground floor bedroom with en-suite Shower Room. This has been designed to enable a disabled occupant to live in a self-contained manner within the ground floor.
- c) The first floor layouts are similarly straightforward with each dwelling featuring two bedrooms on this level, with all bedrooms incorporating an en-suite facility and built-in wardrobes.
- d) There is no proposed on-site car parking but instead there will be provision for the secure storage of bicycles – within the private amenity space to the rear of each property. This provision is considered more than adequate for a sustainable development of this size and scale. The appeal decision (referenced above) concluded that car parking was not an issue with the conversion to three residential units, with the row of spaces adjacent to the site fronting the village green. It is considered that these provide ample parking provision for the dwellings. Sustainable transport options are available in the form of a bus service into nearby Worthing and the provision of storage for bicycles.
- e) The development has been designed to retain and enhance the character of the building and the area as a whole. The proposals involve the removal of the existing incongruous, single storey additions and their replacement with sympathetically designed extensions that blend harmoniously with the existing building. These will use matching materials and reflect the nature of the cottages that were once present on the site prior to it becoming a retail unit. The three existing shop windows and recessed doorway will be retained as evidence of the previous retail use, and thus preserving the character of the Conservation Area.
- f) The development has been designed to be sustainable, whilst retaining the character of the building within the Conservation Area. The building is in a very sustainable location, with its close proximity to public transport links and local facilities. The building will feature a number of energy efficient features in its construction, such as high levels of insulation and solar gain, to reduce energy consumption.

4.0 THE LAYOUT

- 4.1 The layout of the proposed development makes the most efficient use of what is a prominent site in a sustainable location. The design of the layout is of a very high standard, providing two dwellings of immense character.

- 4.2 The layout, circulation and movement through the ground floors of the two properties are straightforward and can be viewed on the accompanying plans. The two-bedroom unit comprises a lounge, a Part M compliant WC, storage cupboards, and a dining / kitchen with roof lantern. The three-bedroom unit comprises an L-shaped lounge with a study area, a dining / kitchen with roof lantern, a Part M compliant WC, and a ground floor bedroom with en-suite bathroom. This has been designed to enable a disabled occupant to live in a self-contained manner within the ground floor.
- 4.3 The first floor layouts are similarly straightforward, with each dwelling featuring two bedrooms on this level, with all bedrooms incorporating an en-suite facility and built-in wardrobes.

5.0 THE SCALE

- 5.1 The proposed development, by virtue of its scale, roof design and facade detailing, is able to demonstrate a very high standard of design. The proposed development integrates sensitively with the surrounding buildings through its façade detailing. This building contributes significantly towards the character of the village in this Conservation Area location.
- 5.2 The proposed development demonstrates a sensitive approach to urban design by respecting the character of the locality in which it is situated, being especially so to the existing building. Its roof line follows that of the existing building, curving round with the site, thus giving due regard to the proposal's sense of place. It uses materials and architectural detailing to replicate both the existing façade and that of its previous use, with white render and Yorkshire sliding sash windows, along with the retention of the existing shop windows and recessed doorway, complementing the neighbouring buildings, thereby respecting its townscape setting and the existing building style. The scale of the building is respectful of the neighbouring buildings, in terms of its plan shape, where it has been designed so as not to cause any detrimental impact towards the neighbouring properties, both in terms of loss of natural light and views.
- 5.3 The scale of the proposed development makes the most efficient use of what is a prime village site in a very sustainable location, being that the external walls of the ground floor curve to follow the road fronting the site, and the roof design provides bedroom accommodation.
- 5.4 The proposal to create two dwellings will involve the change of use of the existing building from Retail to Residential. A detailed marketing history accompanies this planning submission, which demonstrates that despite having been marketed for a good deal of time, no interest has been shown in the property for retail use. Indeed, planning permission was previously granted at appeal (see Appendix) for such a change of use, so the principle of residential development exists.

- 5.5 The proposed development is in a very sustainable location and the scale of the building has been designed to maximise the use of the site, though by its very nature (a conversion), these factors have been largely pre-determined. The south-facing windows allow solar gain throughout the day, and the roof lanterns to the dining / kitchen areas reduce the requirement for artificial lighting.

6.0 LANDSCAPING

- 6.1 Due to the nature of the site, there are currently no soft landscaped areas on the site, with the incongruous single storey elements occupying the proposed amenity space. The proposed development will incorporate private amenity space for both dwellings, each with a variety of soft and hard landscaping.
- 6.2 The amenity space for the two properties is accessed via a shared path to the rear, with access to the neighbouring village green, which itself provides further amenity space.

7.0 APPEARANCE

The current appearance of the existing building can be reviewed from the existing elevations and photographs supplied with this application.

- 7.1 The proposal, by virtue of its scale, roof design and facade detailing, is able to demonstrate a very high standard of design. The proposal seeks to enhance and greatly improve the site and its surroundings in what is a very sustainable location, through providing well designed, specified and proportioned accommodation, whilst replicating the unique façade detailing of both the shop and previous cottages that occupied the site, with its prominent curved roof frontage. The proposed development is considered relatively modest in relation to the surrounding properties. The scheme is able to provide accommodation within the roof space through a carefully detailed pitched roof to replicate that of the existing building. The new walls will be constructed masonry with white render to all elevations, to match that of the existing building.
- 7.2 The façade treatment of the building has been carefully considered, as described above, with excellent detailing such as the large shop windows, recessed doorway, sash windows, lead topped porch canopy and rendered masonry walls. Such details help this proposal to be read as an integral part of the existing street scene.
- 7.3 The windows and doors will have painted timber frames, in a colour that is respectful to the Conservation Area setting and designed to reflect those of the current use and neighbouring buildings. The large glazed areas will allow for excellent solar gain and good views of the urban landscape. The pitched roof will incorporate conservation-style roof windows where shown, so as to maintain the traditional appearance.

- 7.4 The pitched roof is traditional in its design, being finished in plain clay tiling to match that of the existing building, with a hipped gable to the end elevation facing the village green, all to retain the distinctive character of the existing curved roof. The eaves overhang will be maintained to reflect that of the existing building and the rainwater guttering and downpipes will be in cast iron.
- 7.5 The proposal will replicate, to a large degree, the architecture of the existing building which forms a unique feature within the streetscape, thus retaining its character and distinctiveness. The proposal will involve the retention of many of the existing building features, such as the pitched roof elements, with the structure being upgraded structurally and thermally where necessary, and the large shop windows and recessed doorway.
- 7.6 The proposal is not considered to have any detrimental impact upon the amenity of the neighbouring properties. Nor is it considered that the neighbouring retail uses will have a detrimental impact on the amenity of the proposed dwellings. The building footprint is reduced from what currently exists, and in doing so, is not considered to have any detrimental impact upon the amenity of the neighbouring properties or on future occupiers of the proposed dwellings.

8.0 ACCESS

- 8.1 Access to the proposed dwellings will be through entrance doors to the front elevation. These entrance doors will feature level thresholds, thus enabling access for both the ambulant disabled and wheelchair users into the property. The existing footpath to the front of the property assists in affording suitable access. The stairs and handrails between the ground and first floor are fully compliant with Approved Document M of the building regulations.
- 8.2 The dwellings each allow for ease of access throughout for those who are ambulant disabled, with Part M compliant door openings and sanitary accommodation. The staircases and stairwell wall construction would allow for the future installation of a chair lift to serve each floor if desired, should persons of limited mobility wish to visit.
- 8.3 The larger of the two dwellings has a ground floor bedroom with En Suite Shower Room, thus enabling a wheelchair user to occupy the ground floor and live in a self-contained manner. This facility is rarely to be found in a character property. The two-bedroom dwelling includes a ground floor WC which is Part M compliant.

9.0 SUSTAINABILITY (The Sustainability Statement)

Planning Policy GEN1 of the Arun District Council Local Plan states that:

All development must take full account of the need to protect the environment so that present-day demands do not compromise the ability of future generations to meet their own needs or enjoy a high quality environment. All development must reflect the need to safeguard and improve the quality of life of residents, conserve energy resources and protect and, where possible, enhance the Plan area's essential character and environmental assets such as:

the Sussex Downs AONB, the general attractiveness and diversity of the landscape, the open and undeveloped nature of the countryside, areas of wildlife and ecological value, the setting, form and character of settlements, the quality of natural assets, such as air supply, water environments and high quality agricultural land, buildings and areas of historic and architectural interest, sites of archaeological importance, land of recreation and amenity value, the public rights-of-way network.

- 9.1 This proposal provides two very sustainable dwellings that are ideal as a first home for a young couple or family. They provide a valuable resource in sustainable locations with ready access to bus stops, local shops and facilities, and within easy reach of the nearby towns of Worthing, Steyning and Storrington.
- 9.2 The proposed change of use will have an effect on the pattern of car use to and from the site, though the effect of this and the proposed parking arrangements were judged by the appeal inspector (see Appendix) as not to be an issue. The site lies adjacent to a row of unrestricted parking spaces which would provide parking for the proposed dwellings. The site is located close to public transport routes which will provide an alternative transport mode to car use.
- 9.3 The development proposal includes provision for the secure storage of numerous bicycles located within the private amenity spaces to the rear of the dwellings. This amenity space is accessed from the rear which makes it more practical to wheel bicycles in and out of the property. There is considered to be more than adequate provision for a sustainable development of this size and scale.
- 9.4 The proposed development is able to demonstrate compliance with the above planning policy in many respects. It maintains and enhances the attractiveness of the local area, as well as the character of the village setting. It introduces areas of soft landscaping to provide possible wildlife habitats, and respects the neighbouring village green to protect this important local amenity.
- 9.5 There is an opportunity here to create a building with low energy needs and a low carbon footprint which is something that our Client is very keen to achieve. The proposal takes into consideration various factors such as daylight / sunlight, orientation, building form, materials and fenestration, though by the very nature of the proposal (conversion and extension of an existing building in an Conservation area), these have been largely pre-determined. However, the new dwellings have been orientated with their living rooms to the front (south-facing)

elevation to maximise solar gain and reduce the need for artificial lighting. The dining / kitchens to the rear each have a glazed roof lantern to throw light back into the rooms, further maximising the amount of solar gain where possible. It is intended that high levels of insulation be achieved, along with a high efficiency condensing combination boiler. Each proposed dwelling will incorporate a wood-burning stove in its lounge, providing a renewable secondary heating source. There is also the potential for other green technologies such as rainwater harvesting, which would provide water to the low flush WC's and washing machines.

9.6 The proposed development will incorporate a number of sustainable features and these include:

- a) Glazing to take maximum advantage of solar gain and provide natural light, thus helping to reduce heating demand in the winter months.
- b) It is proposed to install timber-framed windows throughout to complement those of the surrounding area, using highly efficient double glazed window frames with Low E, argon-filled glass. These will be painted in a colour to complement the Conservation Area setting of the proposed development. These windows will provide very good thermal and sound insulation.
- c) The new roof will have insulation standards in excess of those required to comply with the current building regulations. The new walls will also feature insulation standards well in excess of those currently required by building regulations. Existing walls will be thermally lined to improve their insulation value
- d) The WCs will incorporate low-flush cisterns and aerated taps to the sinks and wash hand basins, with the aim being to reduce water consumption.
- e) Low voltage lighting will be included throughout the dwellings to reduce electricity consumption.
- f) The south facing roof slope provides an opportunity for the future inclusion of solar hot water panels to provide hot water for the two dwellings. This would require future planning consent due to the building being situated in a Conservation Area.
- g) Where practical, demolition waste will either be retained for re-use on site as hardcore, or recycled, with any new materials being sourced locally where possible.
- h) The proposal has a large roof area that naturally lends itself to the gathering and harvesting of rainwater for use elsewhere in the flushing of toilets. "Rainwater harvesting" is typically defined as being water collected from roofs via traditional guttering, through down pipes to an underground tank(s).

Delivered on demand by an in-tank submersible pump direct to toilets and washing machine. More than 50% of mains water can be substituted by rainwater. Such a tank could be located underground to the rear of the dwellings. The inclusion of rainwater harvesting would significantly reduce that amount of stormwater passing into the sewers. It is proposed that a soakaway be installed on the neighbouring village green, and this was approved in the latest planning application.

- i) The development provides access to local facilities by walking and cycling, along with public transport. Secure bicycle storage facilitates this.

10.0 CONCLUSION

In conclusion, this proposal to convert the existing building and create two very sustainable and energy efficient dwellings of the highest design standards and quality, will help to provide additional accommodation in an excellent location, whilst enhancing and enriching the street scene with a traditional style building replicating the existing façade of shop windows and doorway, and its distinctive architectural detailing. Please refer to Appendices i, ii, and iii, attached as documents on the Planning Portal submission.