

ref: 298/das:

Design and Access statement
For 45 The Broadway, Haywards Heath, West Sussex, RH16 3AS

Development and re-configuration work to convert existing commercial use to Class E use and
5No. residential dwellings (3No. 1 bedroom flats & 2 No. 2 bedroom flats) together with
associated refuse and cycle storage.

1.0 Introduction

Objectives and approach

The purpose of this design and access statement is to support the application for the consent sought on behalf of Hammer it Homes Properties Ltd. The intention of this document is to ensure that the proposed alterations meet a high standard of design and workmanship and are appropriate for the property.

This application is being submitted for a full planning application and comprises of the following:

- Demolition of existing redundant single storey buildings to the rear
- Change of use from former A3 (hot food establishment) to Class E use (formerly A1, A2 or B1 use)

The approach for the design and appearance have been to adhere to the existing character of the property and continue with the inherent materials similar in appearance but with scope to use in a more contemporary style.

Planning Considerations

The building's land to the rear of 45 The Broadway is under used and has a run-down appearance. The adjoining building is currently being re-developed in a similar way, scale and appearance to this application.

There are economic benefits in providing additional housing in this town centre location and visual improvements to the application site. The principle of developing brownfield land in a highly sustainable location should therefore be supported.

On the basis of paragraph 11 of the NPPF, the policy and "presumption in favour of sustainable development should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh any benefits.

This application follows a previous successful application reference: DM/17/2300 & DM/22/1462 which proposed similar extents for demolition and a rear extension keeping parts of the internal configuration of the building unaltered.

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2.0 Site Use

The existing property is situated in a sustainable and suitable location for a mixed commercial use and residential use. The development is in line with government recommendations concerning re-use of redundant buildings. It is relevant to mention that the previous owners that used the ground floor as a restaurant (known as Thai Crystal), found this use not to be economically viable, and the residential accommodation internal layout was not compliant with building regulations either. The area is characterised by [description of surrounding buildings]

The existing use of the site also has storage outbuildings also redundant by the previous occupants/owners. The proposed use is for a commercial unit of Class E use, with associated ancillary welfare and refuse requirements.

The existing three-storey building to the front will be retained in its entirety, with minor external alterations to the 'shop' front and some internal re-configuration. The proposed extension to the rear will consist of a four-storey building which offers separate access and a new stairwell for four flats. The ground floor flat to the rear has its own separate entrance.

In summary:

- Office/Retail Accommodation & DDA compliant W.C., entrances, bin storage & secure cycle parking, parking on forecourt
- Residential accommodation to the rear at ground level and on all upper floors with corresponding circulation space

The existing staircase will be demolished in its current configuration so a new staircase fully compliant to serve the existing flats and proposed flats will be constructed.

In accordance with the DDA requirements a new disabled access w.c. will be provided within the commercial space on the principal level, accessed from the street & entrance with low threshold level.

Bin storage will be provided externally to the rear of the plot.

Secure cycle storage provision will be provided to the rear of the new building and up to 2No. car park spaces provision to the front and a proposed electric car charging point.

3.0 Site Proposal

Proposed Development

The application proposes to demolish the rear single storey buildings, together with the internal and external staircases used commercially and construct a new four storey extension immediately to the original part of No. 45 The Broadway.

The whole building will provide the following accommodation:

- **Ground floor:** 76.6m² of commercial space, communal secure bike parking and commercial/recycling/refuse storage.

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- **Lower Ground floor:** New residential dwelling
- **Upper Ground Floor:** New residential dwelling
- **First Floor:** Two New residential dwellings;
- **Second Floor:** New residential dwelling

There is a small courtyard/patio to the ground floor flat with the cycle storage adjacent. Then bins are housed separately at the rear of the site.

The proposed extension shows four storeys in height but would have a flat roof and would be set at a level approximately half a storey below the existing street level of the existing building due to the difference in ground levels as well as floor to ceiling heights of 2.3metres.

Further details relating to materials, appearance and sustainability are provided later in this Design & Access Statement.

In reference to the approved scheme for the neighbouring property considerable care has been taken to ensure that the second floor plan is set back and does not encroach. This is shown diagrammatically on the section drawing reference 298.PL.03.

4.0 Amount

The existing use of the site area including commercial (formerly restaurant) and combined residential accommodation over basement and ground, first and second floors.

- First floor accommodation (currently vacant combined with a commercial kitchen)
- Bedroom and bathroom accommodation to the second floor with limited headroom (currently vacant)

Basement; 23m²

Ground: 113m² and garage circa 45m²

First 76m²

Second 26m²

As per the technical requirements DCLG national dwelling space standards. In order to provide one bedspace the single bedroom has a floor area of at least 7.5m² (including any wardrobe requirement) and is at least 2.15m wide. No areas counted within the proposed floor area m² have less than 1.5m head height unless used for storage.

2.3m floor to ceiling height, or greater, for every flat for 100% of four flats in their entirety and then 95% of one flat. Please refer to section A-A.

Proposed use of the site area:

- Class E floor space; disabled w.c/kitchenette and commercial bin/recycling area @ 74m²
- 1No. 1 person/1bedroom lower ground floor flat at 54.9m²
- 1No. 2person/1bedroom upper ground floor flat at 59.7m²
- 1No. 3 person/two bedroom flat 69.6m² and
- 1No. 2 person/one bedroom flat on the First Floor 59.7m²
- 1No. 4 person/two bedroom flat 92.1m²

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The second floor proposal seeks to mitigate areas of headroom within the existing building and layout staircase with a roof modification in this area and this addresses the fact the non-compliant accommodation not being self-contained.

5.0 Layout

Absolutely key to enhancing and projecting longevity and new life into this site and the main building was the decision to alter the circulation by removing the existing assortment of different staircases and limited headroom and access widths inherent in the current layout. The proposed staircase will be constructed in part of the development extents but allows a complete rationalisation of the access to the residential accommodation with a separate entrance to the commercial unit. The roof design provides ease of future cleaning for maintenance and repair with hooks and harness, therefore avoiding creating inaccessible areas for this property and its neighbours.

The entry approach is as existing from the Broadway for the commercial unit. A ground floor bin store adjacent to the unit is located on the side, with external access. Secure bike storage is provided through installation of metal cycle stands to the rear.

The flat layouts enjoy twin aspects with the uppermost flat enjoying triple aspect with a roof terrace.

6.0 Scale

The design is sensitive to the privacy and any impact on both the occupants of the Granary/ Bake House re-purposed as a one bedroom dwelling, as this development is sited to the north of No. 43 and the Granary and will not impact on obstructing any sunlight.

- Scale & Grain

The existing site's scale is appropriate to that of the surrounding High Street which all form a continuous band of three storey shops, restaurants and offices, with residential accommodation over. The front façade maintains the grain formed by this band and significant changes to this would stand out, negatively changing the 'rhythm'. Therefore, there are only subtle changes to the roof forms evident when viewed from the street.

The proposal has been developed with consideration and taking into account the neighbouring context so as to ensure the proposals look in proportion and do not encroach beyond planning guidance extents.

- Local Context

Architecture in the immediate context of the site contains a variety of styles and details. Dutch gables, bay windows, curtain wall glazing, oriel windows and parapets and mansard roofs, typical to the wider area.

Any proposed scheme should be mindful and take cues from these aesthetics, whilst maintaining a contemporary feel which is honest to the period its being built in, such as windows

in contrasting materials and fibre cement slates vertical hanging, a more sustainable choice but complementary to the existing natural slate.

Keeping the scale and massing of the proposed building to a minimum with a flat roof, retains a roof level similar to other properties on the Broadway.

7.0 Landscaping

Where works affect the existing, planting and patio; areas will be modified as far as possible. Other boundary treatments will become face brickwork where the proposed external walls meet the adjoining neighbouring boundaries with No.43 boundary. Along the boundary with No. 47 new fencing will be provided where necessary.

Hard landscaping.

Some native planting and small planters are proposed to the front and rear of the site.

8.0 Appearance

Finishes proposed are face brickwork and fibre cement slate cladding. With powder coated aluminium doors and black powder coated aluminium for proposed windows. Secondary windows and positioning of windows have sought to mitigate loss of privacy to neighbouring plots and as this is in a built up area some degree of overlooking it to be expected.

The existing property is currently built using the following materials
walls; face brickwork
roof; slates
doors and windows; pvc-u & timber (finish white)
gutters and downpipes; black pvc-u
Fascias and canopy; white and black

The proposal is for the following materials
walls; face brickwork and fibre cement slate cladding
roof; Marley Eternit fibre cement slates where adjoining the existing pitched roof and single ply membrane lead grey effect standing seam roof on the flat roof.
door and windows; powder coated thermally broken aluminium doors, plus powder coated aluminium rooflight windows dark grey/black.
gutters and downpipes; e.g. black pvc-u

9.0 Access

Access for the pedestrians will remain to use the existing external side access for the residential unit. A new gate is proposed. The commercial unit offers a new sloped access for pedestrians by virtue of the removal of the outdoor raised seating area. This will provide 2No. vehicle spaces. The disabled access W.C. will be incorporated into the layout. The works are designed to provide free and safe access to the neighbouring properties throughout the construction phase with modification works to low retaining walls to the boundary either side of the plot where disturbed by the works.

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10.0 Sustainability & Waste Management

The design will consider sustainability for the buildings, fabric efficiency, use of materials, M & E and water consumption with facilities for waste recycling and sustainable transport for the end users. The location supports commercial and residential use with excellent public transport connections and pedestrian routes with convenient access to local shops, retail and restaurants.

On site use and recycling materials, construction methods and sited management will be controlled to reduce waste.

In accordance with the Mid-Sussex District Council Waste Storage and Collection Planning Guidance for the New Developments 2No. 140 litre storage bins (1 waste and 1 recycle).

The applicant wishes to secure a sustainable future for the building as both work and living development. The addition of the Electrical Vehicle charger supports these aims, promoting sustainable energy for transport for employees' work vehicles.

11.0 Conclusion

The rejuvenation of a tired and dilapidated site with piecemeal extensions and make shift storage buildings sited on top of single storey elements with external staircases has become rundown and vacant over recent times so this development makes a valuable contribution to the areas requirements for commercial use and new homes on a site which is of limited use in its current condition. The excellent provision for local amenities, shops and public transport are in close proximity and the commercial unit will bring employment opportunities and this, in turn, (together with the residents who will be living in the flats), will all be contributing to the economy of the local businesses.

MID SUSSEX DISTRICT PLAN

DP26 CHARACTER AND DESIGN

Strategic Objectives

2. To promote well located and designed development that reflects the District's distinctive towns and villages, retains their separate identity and character and prevents coalescence.
4. To protect valued characteristics of the built environment for their historical and visual qualities.
12. To support sustainable communities which are safe, healthy inclusive.

The design, and intended use, demonstrates that these policies have been met.

HAYWARDS HEATH NEIGHBOURHOOD PLAN

E9: DEVELOPERS MUST DEMONSTRATE HOW THEIR PROPOSAL WILL PROTECT AND REINFORCE THE LOCAL CHARACTER WITHIN THE LOCALITY OF THE SITE

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This will include having regard to the following design elements:

- Height, scale, spacing, layout, orientation, design and materials of Buildings,
- Respects the natural contours of a site and protects and sensitively incorporates natural features such as trees, hedges and ponds within the site,
- Creates safe, accessible and well-connected environments that meet the needs of users,
- Will not result in unacceptable levels of light, noise, air or water pollution,
- Makes best use of the site to accommodate development,
- Car parking is being designed and located

The proposals meet the requirements of this policy

DP39 Sustainable Design and Construction

Strategic Objectives

- To promote development that makes the best use of resources and increases the sustainability of communities within Mid Sussex, and its ability to adapt to climate change. Evidence Base: Gatwick Sub Region Water Cycle Study, West Sussex Sustainable Energy Study, Mid Sussex sustainable Study.

The proposals take heed of this policy and will enhance the locality by respecting the varying character and use of a building that has been left to fall in to disrepair by previous owners and occupants.

MID SUSSEX DESIGN GUIDE -SPG

DG46 Provide attractive and usable external amenity space for all homes

The outlook to the rear of the proposals is treelined and small private outside spaces have been provided for two of the five flats. In addition, the location of the proposal offers easy reach to Clair Park, Victoria Park and Beechurst Gardens – all within walking distance circa 10 minutes or less.

DG47 Consider your neighbours. Make sure the proposed extensions to not intrude upon a neighbour's privacy

The proposals meet this policy taking in to account the pitched roof of the Granary residence next door and the building under construction as well as the neighbouring properties to the north.

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DG54 Converting office buildings to residential

- Office to residential conversions are allowed under 'permitted development'. However, they often involve alterations to elevations and or / extensions that require planning permission.

The conversion of purpose built office blocks typically generates technical challenges which may necessitate alterations requiring a planning application. The transition into self-contained results in additional amenity, parking and storage requirements that should be considered at the outset of the design process.

When a planning application is required, applicants should demonstrate how these issues may be overcome in the design of the conversion.

As described in the design chapters the original building will remain dominant and enhanced from the street scene of The Broadway. The new extension to the rear will not impact the street scene. The proposals are sensitive to the traditional building and the use of face brickwork with a simple soldier coursing and modern detailing (smaller windows) contrasts with the larger sash windows and ornate gable and chimney details without competing against the inherent character of the original building extents being retained.

NATIONAL PLANNING POLICY FRAMEWORK

Paragraph 7-14. Achieving sustainable development

The proposals are mindful of all three core principals; social, economic and environmental factors.

Paragraph 11 Presumption in favour of sustainable development

These proposals give no reason that the design has not demonstrated that it can satisfy this presumption.

Paragraph 61-84 Delivering a sufficient supply of homes

These proposals seek to re-use an existing vacant building and put it to re-use with a rationalisation of the plot and internal re-configuration of the space. Thus providing a commercial use on the ground floor and contributing to the amenity of The Broadway together with providing 5 new dwellings that meet and exceed the Government's Technical guide for minimum space dwelling standards so are proposing a high quality standard of design for the development.

Paragraph 135 Planning policies and decisions should ensure that developments:

- a. Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development
- b. Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping
- c. Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)

The location and design narrative and details described demonstrate the development is sustainable and will function well and add to the quality of the area.

Conclusion

The decision making for approving this development should seek to approve this application without delay in accordance with Paragraph 11. A short pre-application discussion enabled a projecting canopy to be dismantled that was unsafe and other mitigation works required to the rear of the site have been enabled by the demolition of a dilapidated concrete panelled old garage/store. Other than this, the building was left in an unkempt manner when the applicants completed on the purchase of the property so have sought to undertake a clearance task and recycle all materials, fixtures and fittings as far as practicable.

It is hoped the planning team will give this application their full support as it stands to provide much needed accommodation both for the community and local businesses but also for the local housing need.