

WAKEFIELDS, 11 WEST STREET, HORSHAM

Proposed alterations to include an increase in retail space, a first floor infill extension and alterations to rear elevation

DESIGN, ACCESS AND HERITAGE STATEMENT

1.00 Introduction

- 1.01 Wakefield's Jeweller's is situated on the main pedestrian area of West Street, Horsham. Due to expansion of the retail business, changes are proposed to the internal layout of the store which will result in external alterations to the rear elevation of the building and the creation of additional office space on the 1st floor.
- 1.02 This Design and Access Statement has been prepared under statutory requirements due to the location of the scheme within a Conservation Area within West Street, Horsham.

2.00 Amount and Layout

- 2.01 This application seeks consent for alterations to the existing building, to include additional retail space, a new infill 1st floor extension providing an additional office, and changes to the rear elevation fenestrations to allow the formation of a new fire escape and extension of the retail space from the main store.
- 2.02 The retail space will increase from 254m² to 344m², and the associated offices and workshop will decrease from 472m² to 417m². The total GIA floor space of the final proposals is 761m² - a 35m² increase.
- 2.03 The proposed infill extension will be built against existing parapet walls to the side and rear, with a new brickwork cavity wall built across the front providing light and ventilation to the office. There are no neighbouring windows visible from the new office.
- 2.04 As a result of the new infill extension, internal alterations will be made to the rear of the building to allow the formation of a new escape route from the rear of 9 West Street directly onto Blackhorse Way. These alterations will require the relocation of an existing fire escape door and blocking up of remaining ground floor windows.

3.00 Scale and Appearance

- 3.01 The scale and appearance of the proposed infill extension will remain subservient and inkeeping with the existing building, with no increase in height of the new roof/parapet over the existing roof/parapet. The new extension will not be visible from any street scene or neighbouring property. The new front external infill wall will be built using matching facing brickwork. The new window will be grey aluminium construction to match the adjacent office windows and will be fire rated due to close proximity of ownership boundaries. The new roof will be a flat roof hidden behind masonry parapet walls to match the existing adjacent roof design.
- 3.02 The changes to the rear elevation will be discreet with the current fire escape doors relocated to the east, and the remaining ground floor windows bricked up using matching materials. The existing fire escape ramp will be moved with the door to ensure no loss of parking to the rear.

4.00 Access

- 4.01 Internal alterations will be made to the rear of the building to allow the formation of a new escape route from the rear of 9 West Street directly onto Blackhorse Way. This new escape route will also be connected to the existing internal staircase to maintain safe escape routes from within 11 West Street.
- 4.02 The new 1st floor office will be accessed via existing arrangements, so no additional access arrangements have been incorporated into the design.

5.00 Heritage Statement

- 5.01 The application site is located within the Horsham Town Centre Conservation Area and consideration has therefore been given to the impact of the proposals on this sensitive area.
- 5.02 Previous planning applications have shown a parapet wall design with flat roof behind. This application seeks approval for a similar roof design for the 1st floor infill extension to match all adjacent walls/roof lines. This proposal will be hidden from view from the main streets of West Street and Black Horse Way. No neighbouring properties can see the infill extension.
- 5.03 The rear elevation changes will be discreet and minor in form, so ensuring no direct harm to the immediate area, which is predominately servicing and loading bay zones for the shops on West Street. No parking will be affected as a result of these alterations.
- 5.04 It is therefore considered the new proposals will not result in any harm to the conservation area or immediate town centre setting.

Appendix A – Existing Photos





Existing courtyard for new infill extension

View north towards existing first floor offices