

DESIGN STATEMENT

October 2022

25-35 Freshwater Parade, Horsham RH12 1QD

Metashape Job Ref: 2022-063 REV E

LOCATION

The application site is located on the first floor of Freshwater Parade, a mixed-use three storey building at the Junction of Albion Way (A281) and Bishopric (A281) close to Horsham Town Centre in West Sussex. To the south (rear) of the application site is Bishopric Court, a four-storey residential block. The two buildings are separated by a private car park that is within the site boundary. To the west is Shelley House a three-storey mixed-use building with shops at ground level, and a service road that provides vehicle access to Bishopric Court. Albion Way to the east is a four-lane ring road that connects major routes in and out of the town centre and Bishopric is also a wide road that provides access to the town centres.

CURRENT USE

The application site is on the first floor of the building, above a parade of 7no. commercial units at ground floor. The first floor is vacant, previously being used as ancillary retail storage space (Class E) for the commercial units on the ground floor. The majority of the units on the ground floor fall within Use Class E, with the exception of the betting shop, which falls within Sui Generis. The planning application for the change of use of the unit to a betting shop (ref. HU/204/01) related to the ground floor only, and as such the associated first floor area remained in Class E use. The end unit to the east forms part of a two-storey maisonette and is not part of these proposals. Self-contained flats are located on the second floor of the building.

EXISTING BUILDING

Freshwater parade is a modern three storey concrete framed building with a flat roof. The primary material used is brown brick with slate hanging tiles to the front (north) façade. There is a mixture of white uPVC or painted white timber windows and doors, some in poor condition. Access to the first and second floor units is provided via an internal staircore with entrance located on Bishopric. The second-floor units are accessed via an inset covered walkway that runs along the front face of the building. At the rear there is an external metal stair that was later added to provide separate access to the first-floor maisonette.

PROPOSED SCHEME

Site area: 0.174ha

Flats 1.01, 1.02, 1.03, 1.04, 1.05, & 1.06

1 Bed / 2 Person

Each unit 59sqm (excl. Terrace)

6no. cycle parking spaces

3no. bin stores each approx. 2.5sqm

Car parking spaces: Car free

METASHAPE | ARCHITECTS

The proposal is for Change of Use and ancillary external works for the conversion of the existing first floor ancillary retail storage space to residential use. To confirm, the proposed development is being progressed by way of two separate applications, as follows:

1. Change of use of the existing ancillary retail storage space (Class E) to residential (Class C3) under Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
2. External alterations via a full planning application.

The proposal creates 6no. 1-bed/2-people apartments of approximately 59sqm each, complying with nationally described space standards. As part of the proposed external works, both the first-floor front and rear facades are to be upgraded in terms of visual appearance, thermal and acoustic performance. An external deck is added to the rear (south) façade to provide independent access to the first-floor apartments and provide south-facing amenity space.

The existing private car park to the rear is within the applicant's ownership. All units will be accessed via external stairs that lead to pairs of flats. Under stair storage will be used for ancillary storage providing 6 long stay cycle parking spaces and bin storage. There are 17no. car parking bays to the rear of Freshwater Parade, 14no. are let on standard agreements to the ground floor commercial units and 3No. car parking spaces (currently vacant) will be removed in order to provide new external stairs for access to the proposed dwellings. The other 20 spaces within the site boundaries are allocated to Bishopric Court residents.

Additional parking provision is not provided for the new units, due to their close proximity to excellent public transport links and the town centre location.

DESIGN AND MATERIALS

As part of the works to upgrade the building fabric, it is proposed to re-clad the front (north) façade at first floor level. The existing slate tiles will be replaced with clay hanging tiles in a mix of natural clay colour variations, to tie together the old and the new elements of the building. Walls with brick and hanging tile features can be found on many building in the vicinity and will provide beautiful shades of clay providing warmth and a residential style aesthetic. Large glazed openings in the form of Juliette balconies will create natural light to the interior rooms. White slim-framed projecting high performance windows contrast the natural colour tones of the clay tiles, casting a narrow shadow around the perimeter of the glazed doors and windows and providing a simple, clean and modern detail.

External decking to the rear façade creates access to the flats and provides south facing and private amenity space to each flat. The rear façade features simple cantilever powdered coated white entrance canopies integrated with the modern architecture of the building. The entire deck structure is surrounded by high quality powder coat metal railings. The bronze colour complements the existing brown brick. The fluted metal cladding to the under-stair storage gives a sensation of verticality and texture that ties in with the metal railings above. The same cladding material is also used above the front entrance to introduce a new material and use it as a highlight above the main entry point.

SHCME UPDATES

To enable drainage runs to the existing soil and vent pipes (SVP) a raise floor has been provided to one half of each apartment. Therefore, steps have been introduced to access the living areas. Externally the access deck is raised by 350mm and additional steps included, and the door openings reduced in height to enable level access.

METASHAPE | ARCHITECTS

The apartment adjacent to the existing stair core has been replanned placing the bedroom at the rear of the building. This change is also to accommodate drainage from the proposed bathroom to an existing SVP pipe.

The window materiality has been changed from aluminium to uPVC. Aesthetically these will be similar in appearance.