Planning/design statement for change of use from a three bedroom flat to a one bedroom flat and a studio at:
279 Albion Street, Southwick

Context

As described above the proposal is for the conversion of an existing ground floor three bedroom flat into a one bedroom flat and a studio flat.

At present it is difficult to let a three bedroom flat to a family and the last few tenants have been a couple or a couple with a small child.

As the Council say in their Good Practice Guidance Note: Internal Space Standards for New Homes 'studio flats provide choice and enable first time purchasers to access the housing ladder. Although for rent, this still applies as it will provide affordable housing.

Amount

The flat at present is of 89m² which is well in excess of the minimum required for a three bedroom flat under the Council's Development Control Standard No. 4 - Flat Conversions.

The one bedroom flat will have a floor area of 47.8m² which is in excess of the minimum 45m² as required under the above standard and the studio will have a floor area of 34.7m² again in excess of the minimum 30m² as required.

Layout

The one bedroom flat will consist of a lounge, separate kitchen, bedroom and separate bathroom.

The studio flat will consist of a bed/sitting room, separate kitchen area and separate bathroom.

All the room sizes are in excess of the above standard.

Appearance

The appearance of the building will be unaltered.

Access

Access into the property will be as existing to the southern one bedroom flat with a altered rear access to the studio flat.

Scale

The scale of the building is unaltered.

Landscaping

Landscaping will not be required.

ADUR & WORTHING
PLANNING SERVICES

PLAN	AWDM/ 1498/13
DATE VALID	14 MAR 2014