T.P. OFFICE COPY

DESIGN AND ACCESS STATEMENT
For
No 20 SOUTH FARM ROAD WORTHING BN14 7AA

BOROUGH OF WORTHING
DEPOSITED 12.03.10
TP. REF. No.
WB/ 10/0159/FULL

SITE ANALYSIS

The area consists of mostly local shops and terraced houses with medium size plots.
No 20 is an existing disused shop with a separate flat on two further upper floors for accommodation. The whole building is in need of total renovation having been neglected over time.
No trees or hedgerows will be affected by the proposed development.

DESIGN PRINCIPALS

The proposal is to retain the shop and convert the existing flat into two one bedroom units and a two bedroom unit including converting the loft.

DESIGN SOLUTION

Due to the refusal of planning permission the proposal has been redesigned, taking into consideration, and addressing the areas of concern.

The common entrance to access the proposed three new units is from the front of the building right hand door next to the entrance door to the shop. The main entrance door open into a passage way leading to unit 1 and a staircase.
Unit 1 is to the rear of the property on the ground floor. The main door of unit 1 open on to small passage way leading to the living area. There is a door off the passage way to give access to a bathroom. In the living area staircase up to first floor bedroom.
From main entrance hall there is a staircase to first floor and entrance to unit 2. Unit 2 has a bathroom opposite the entrance door, to the left of the entrance door is a door leading to the living area and from the entrance door right turn to the bedroom which is rear facing.

Unit 3 is accessed via the staircase to the second floor. The layout of unit 3 is as unit 2 with the exception of a second bedroom added to the loft space, via a staircase from the living area, this bedroom has an en-suite.

The shop area is basically the same although reduced a little in size, there is a rest area and toilet for staff use.

All new blockwork and rendering and roof tiles will match existing in type and colour to maintain appearance. New windows will be white upvc double glazed.

There will be no change to the appearance of the front of the building thus maintaining the street scene.

ACCESS

There will be no change to pedestrian access.
Waste and recycling bin storage will be to the rear of the building, along with bicycle storage.