Design and access statement, Rev A

PROPOSAL:
Retrospective planning permission for new entrance layout to facilitate easy access to and escape from two separate flats
ADDRESS: 65 & 65a Mill Road, Worthing BN11 5DX
CLIENT: 65 Mill Road LTD

1. General
1.1 In describing the property all references to the front, rear, left and right assume that it was viewed from Mill Road. For the purposes of this statement the front of the property was assumed to face North.

1.2 The building is a three-storey detached building, which includes a loft space, with masonry external walls beneath a pitched tiled roof which spans side to side over the main property. The external elevations to the building are part-painted render finish. The building has been converted into separate properties with No 65 being located occupying the upper floors and No 65A being housed on the ground floor. The building is thought to have been constructed circa 1930s and been converted into separate properties circa 1983. The building has been extended in the past with a two storey extension having been added to the left hand side of the main building and a single storey extension to the full width of the rear elevation of the main building. The extension is of masonry external walls beneath a flat roof. The external elevations to the extension are of a brick faced.

1.3 A check on Worthing Borough Council Planning portal indicated that the extension to the rear of the building obtained Planning approval on 2004, however a retrospective Planning approval was submitted in 2007 to include the additional space eventually built as part of the rear extension. The 2004 application also included the introduction of a single storey addition to the front of the extension to the side of the building. There was an application for the First Floor balcony and Juliette balcony to the rear of the property which was approved in 2007. The Planning portal also contained an application, dated 1998, for a Certificate of Lawful Development in respect of the use of the first floor and loft as a self-contained Flat.

1.4 Entrance to both flats was via a large timber door leading to a small internal lobby and 34mm thick timber doors that provided access each flat.

1.5 The property is a leased property but both flats share the Freehold. The Freehold is owned by 65 Mill Road LTD.

1.6 Externally there is a driveway with allocated parking spaces for both flats.

2a. Proposed works – Main Entrance and New Loft Window
Main Entrance: The original large entrance door led to a small internal lobby that made it difficult to move bulky items inside the flats and made it difficult to manoeuvre in and out of the flats. The doors to

each flat were internal-grade doors which provided low level security. To solve the issues above, the freeholder removed the existing door and side window to create a timber-clad opening on the external wall. The existing steps were then extended and tiled to match the new external lobby. Each flat door was then replaced with matching uPVC proprietary glazed external-grade doors that provided easy and safe access to both flats.

Local research found instances where similar external lobbies that allowed access to flats (see supporting images, drawing 100-500). The freeholder decided this was the most aesthetically pleasing solution in keeping with the design of the house and overall look of the area.