Design and Access Statement (Revised)

Change of use of 'Jacaranda', 98 Broadwater Road, Worthing from Residential Accommodation (Rest Home) to Student Accommodation.

23 December 2008

Location:
The location of the site, which is within an area of Worthing which is predominately residential, is in the immediate vicinity of Northbrook College's Broadwater Campus. The detached property is on the South Eastern corner of the junction between Broadwater Road, Queen Street and Georgia Avenue.

The Site:
The existing building is in a fair state of repair. The plot is level and has North/South depth of 25 metres and an East/West width of 20 metres. The property is accessed from a main front door in Broadwater Road to the west and vehicular access and a secondary door (which has become the most frequently used access) in Georgia Avenue to the north.

Proposals:
The property is currently vacant but was previously used as a Residential Care Home with a User Class C2. The proposal is to carry out minor internal alterations and a change of use to residential accommodation for Northbrook College Higher Education students. The maximum number of students that will be accommodated at any on time is 12.

Scale:
The external scale of the proposed development remains the same and no alterations are being made to any of the elevations.

Access:
The existing external accesses to the property will not change and no further accesses will be made.

Summary:
This is a straightforward change of use application from User Class C2 to Sui Generis – Student Residential Accommodation.

Assessment of Context - Physical Context – This is not applicable to the proposal.

Assessment of Context - Social and economic context – this proposal, will have minimal effect on the economic needs and benefits. It is not envisaged that there should be any reason why this alteration would be of any benefit or detriment to land or housing values.

Assessment of Context - Planning context – it is believed that this proposal complies with all relevant planning policies.

Design Principles – Use proposed – The required use is specific to the college and any other use would not be of benefit to the College. This proposal is not associated with the proposed re-development of the College sites. The College has a requirement to accommodate Higher Education students within the town and as near as possible to a Campus. Therefore, even though it is expected that the new Campus developments will proceed, this proposal would be needed even if no other development was taking place. On the assumption that this application is successful it is not anticipated that there would be any other proposals of this nature.

Design Principles – Amount of development – not relevant, existing property is retained.

Design Principles – Layout - not relevant, existing property is retained.

Design Principles – Scale – not relevant, existing property is retained.

Design Principles – Landscaping – existing landscaping will be retained.

Design Principles – Appearance – not relevant, existing property is retained.

WORTHING BOROUGH COUNCIL
17 FEB 2009
CONSENT GRANTED
SUBJECT TO CONDITIONS