T.P. OFFICE COPY

BOROUGH OF WORTHING
DEPOSITED
TP. REF. No.
WB / / .

Town and Country Planning Act 1990

Application on behalf of
Mrs N Boulter

to

Worthing Borough Council

Design & Access Statement for Proposed Conversion of Office Building To provide 2 Flats at Cantium Lodge 23 Farncombe Road Worthing West Sussex BN11 2AY

Prepared by

PDP Architects

November 2009

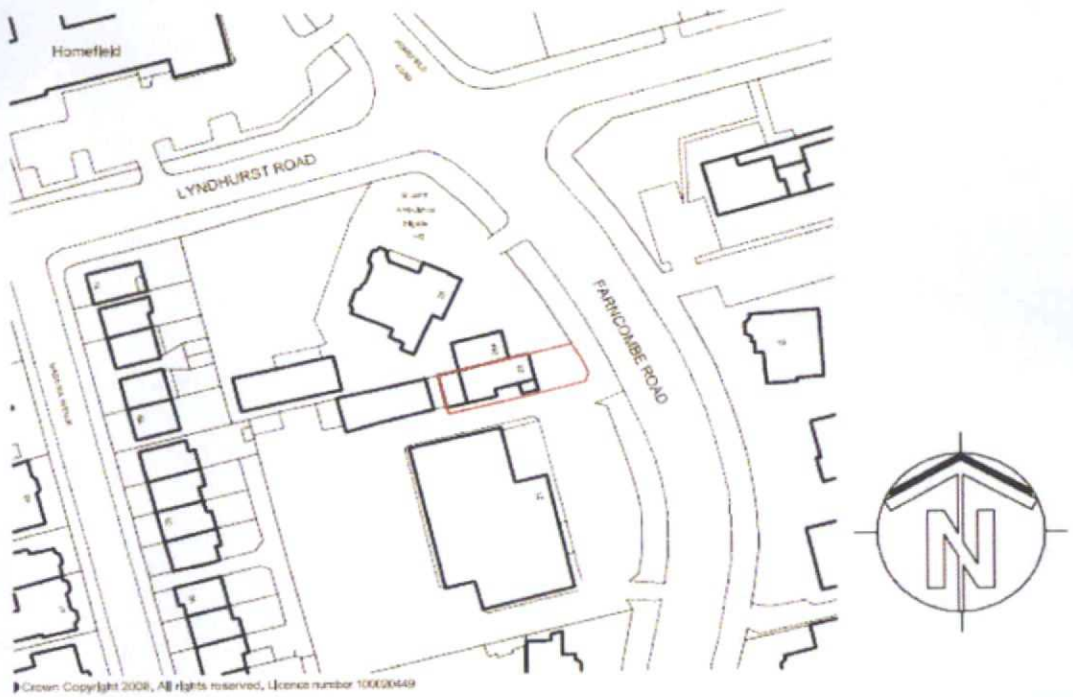
23 Farncombe Road, West Sussex

Introduction

This document is submitted to meet the requirements of Section 62 of the Town and Country Planning Act 1990, inserted by the Planning Compulsory Purchase Act 2004 which came into force on 10th August 2006. It takes account of the advice set out in DCLG Circular 01/2006, *"Guidance on Changes to the Development Control System"*. It has also taken account of the CABE 2006 publication, *"Design and access statements - how to write, read and use them"*.

This statement has been prepared by PDP Architects in support of an application to Worthing Borough Council for the Proposed Conversion of an existing Office Building to provide 2 Flats.

The application site is known as Cantium Lodge, 23 Farncombe Road and is located approx 1 km east of Worthing town centre and within the Farncombe Road Conservation Area.



Location Plan (not to scale)

Use

23 Farncombe Road was constructed in the early 19th century at which time the property is believed to have served as a lodge at the entrance to a large house located on its south side. The main house was demolished and replaced with a 5-storey office building in the latter part of the 20th century.

23 Farncombe Road remained in Residential Use up until 1985 at which time the property was converted to Office Use.

The application to convert the building into 2 flats will return the building to its original residential Use. [NB An extant approval (ref WB/08/1127/FULL) was obtained in January 2009 to convert the property to 3 flats].

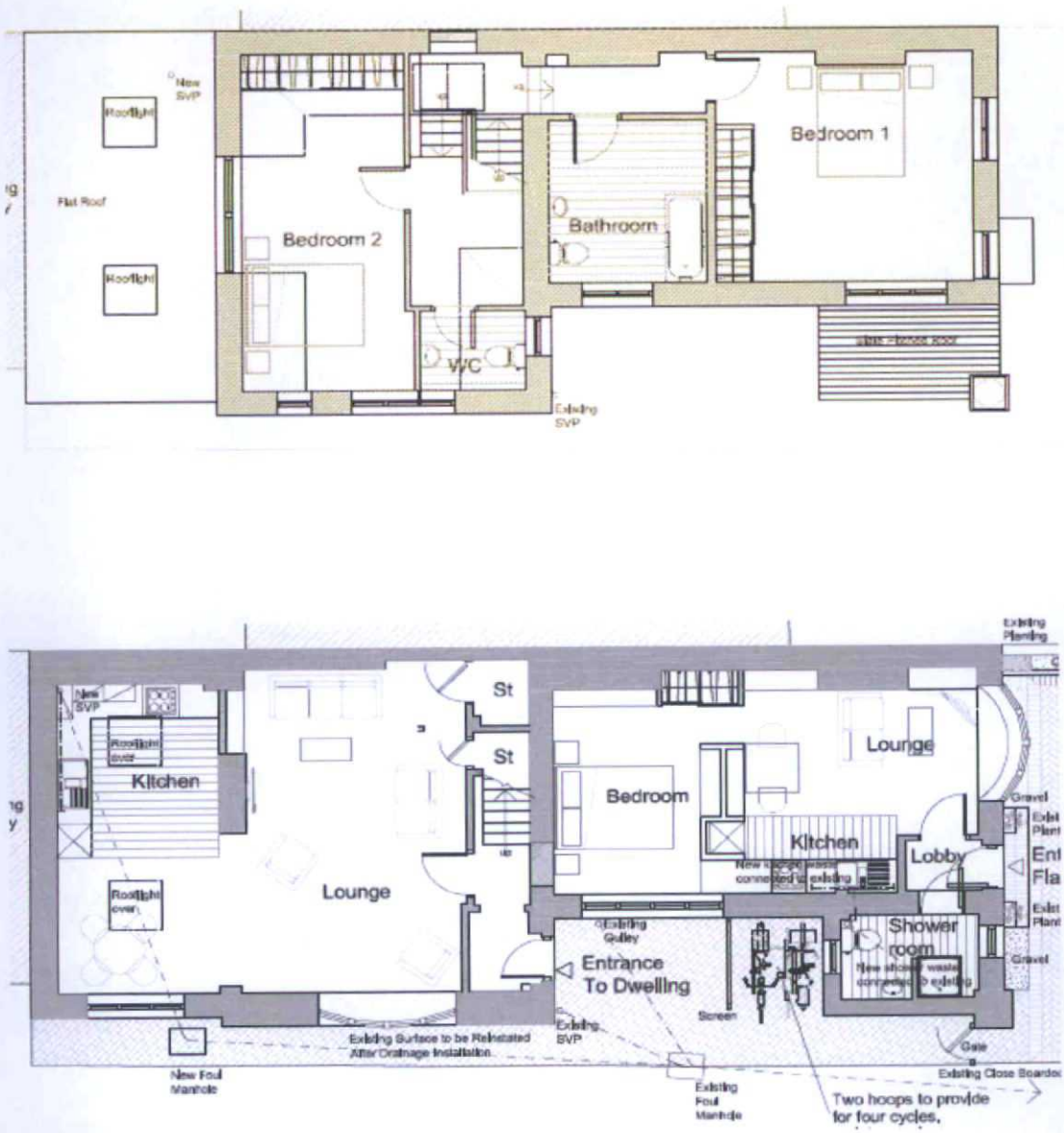
Amount

The application site measures c.0.19 hectares.

The existing gross internal floor space is c.140m^2.

The proposed conversion will provide 2 independent dwellings; 1 No. 2-Bed flat and 1 No. 1-Bed flats.

The division of the existing accommodation is a practical market lead solution to make effective use of space without the need for significant structural alterations. It also addresses the needs of the locality.

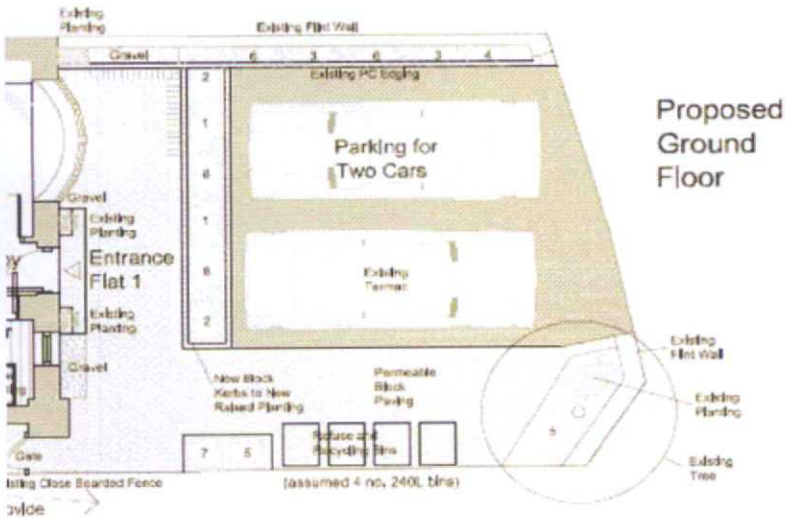


Floor Plans (not to scale)

23 Farncombe Road, West Sussex

Layout

The existing external layout is generally unaffected by the proposals to convert the building back to residential Use other than the introduction of an element of additional soft landscaping and designating a small area of hard-standing to serve refuse/recycling within the garden fronting Farncombe Road.



Part Plan of Forecourt (not to scale)

Scale

No external alterations are proposed and there is no consequence to the existing scale of the building.

Landscaping

Refer Layout above.

A single existing small tree on the site is retained.

Appearance

No external alterations are proposed and the proposals have no consequence to the existing appearance of the application site.

Earlier enquiry to Worthing Borough Council established that whilst 23 Farncombe Road lies within the Farncombe Road Conservation Area, formal Conservation Area Consent is not required in this instance.



Cantium Lodge viewed from Farncombe Road

Access

23 Farncombe Road lies within an urban area that is predominantly residential in character. Wide level pavements provide good access for pedestrians and disabled users alike.

Existing vehicle parking is retained and provides ready access for wheelchair users to the front of the property.

Existing entrance doors are retained and present no significant impediment to users.



Existing Principal Entrance Door