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DESIGN AND ACCESS STATEMENT

BOROUGH OF WORTHING
DEPOSITED 12.5.10
WB 110 10320 FUL

Prepared by:

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Deadspace Designs

17th April 2010

WORTHING BOROUGH COUNCIL
23 JUL 2010
CONSENT REFUSED

CLIENT (APPLICANT):
Mr P. Le
Ref: 22-24 and 26 South Street
Tarring
Worthing
West Sussex
BN14 7LH

PROJECT:
Conversion of existing storage unit into 2 self-contained units of accommodation

Amount of Development:
The development as proposed will consist of 2 self-contained units of accommodation
The 2 units would consist of 2x 1 bed units

Facilitating works:
To facilitate the scheme it is proposed that the storage building is extended as per drawings supplied at single storey height
The development would be carried out alongside the current re-development of 18-20 next door and would enable complete updating of the rear areas in conjunction with this project to provide an attractive and practical use of the 2 sites.

Layout:
The proposed development utilizes the existing building – currently divided into 2 separate storage units – with the addition of a single storey side extension and a courtyard amenity area for each unit as shown.
Access to the new units will be from the rear of the properties via Beckett Road and utilising the newly re-worked passageway developed as part of the current development of 18-20 South Street
Both units to have independent entrance doorways and rear courtyard areas.
The proposed extension has been reduced to allow for a 2m gap between this building and the existing development to improve space, feel, light and outlook.

Scale:
Existing property footprint is to be increased by 1.9m down the entire side of the building as shown
The originally proposed dormer has been removed

Landscaping:
The development will include upgrading of outside areas including paved access to rear outside space housing facilities for the storage of bins and bicycles.
This area is to be communally maintained via owner/tenant/freeholder arrangement.
Aesthetic and security improvement to the existing access pathway from Beckett Road is proposed as part of the works, by arrangement and agreement with all present users/owners and in conjunction with works currently underway at 18-20
A planted area to the side (south) of the building is proposed as part of the scheme to soften the walkway and add a verdant nature.
Potted planting is proposed to the garden/patio areas

Appearance:
The main building is to be refurbished into a serviceable state and rendered white to match 18-20 development – extension to match
All repairs and maintenance will be carried out during conversion works to improve the existing property visually and to provide a long term visual improvement in conjunction with the neighbouring development.
In reaction to advice, the rear, large windows have been retained in scale and position to be sympathetic with the character of the existing design. Other windows have been kept to a minimum and positioned suitably for an uncluttered and simple appearance.

Use:
The proposed development aims to provide additional units of accommodation in place of the existing storage facilities which are now redundant and in poor repair.
Accommodation units will be within an existing shopping parade with a full range of local facilities within walking distance.
The town centre is within 15 minutes walk and all local facilities including rail, bus, college, schools and leisure amenities are within walking distance.
South Street is a mix of residential and commercial usage and with most commercial premises already having been converted for residential use above and/or behind, thus making the area proven as sustainable and suitable for such development as proposed.
Residential use is already in effect to both sides and to rear of the development.

Access:
The site is within 15 minutes easy walk of the town centre and has immediate access to rail, bus and taxi services.
Local shopping amenities are available within the parade.
The site is on level ground, as is the surrounding area providing easy access for disabled persons and the elderly.