T.P. OFFICE COPY

BOROUGH OF WORTHING
DEPOSITED 22 - 1 - 09
TP. REF. No.
WB/ 09 / 0013/FULL

DESIGN & ACCESS STATEMENT

Property / Site Address:	65 & 65a Kingsland Road, Worthing, West Sussex BN14 9ED		
Applicant Name:	Mr J Thorns	**Agent Name:**	Mrs E Galloway
Applicant Address:	As above	**Agent Address:**	41 Willowhayne Avenue East Preston West Sussex BN16 1PL
Phone:	01798 812926	**Phone:**	01903 859176
Application subsequent to Consent WB/08/0591/FULL dated 18th August 2008			

WORTHING BOROUGH COUNCIL
10 MAR 2009
CONSENT GRANTED
SUBJECT TO CONDITIONS

1. **Amount**
   The proposal is for a second storey extension above existing ground floor on front elevation. In this proposal, the 2 bed Flat 3 which was subject of approval WB/08/0591/FULL will become a 1 bedroom flat. The two bedroom first floor flat under approval WB/08/0591/FULL will become a 1 bedroom flat. The new apartment to the front of the property will become a two storey one bedroom apartment. The footprint of the property remains as it is and the first floor will extend above what originally was the redundant hairdressing salon and the lounge of the original First Floor Flat. The Change of Use to residential was approved in WB/08/0591/FULL

2. **Layout**
   The proposal will provide a one bedroom unit on the ground and first floor. The first floor extension being the subject of this application. The layouts of the ground floor and first floor are re-modelled to accommodate the stairway and the bedroom for the new proposed apartment.

3. **Scale**
   The proposed first floor extension has a floor area of approximately 12.8M2.and erected above the existing ground floor front section of the building.

4. **Landscaping**
   Provision has been made on site for bin storage and secure cycle storage. There is an existing garden and the creation of a new landscaped area to the front of the property, which is currently tarmac. Landscaping shown is indicative only.

5. **Appearance**

   The height of the pitched roof over the new first floor extension will kept to the same height as the main house by the provision of a small flat roofed area which will be disguised by the use of ridge tiles to match the main house. The finish to the new extension and the existing ground floor section will match the existing property, with a possibility that, if a good match to the pebble dash not being achieved, all the areas of pebbledash on the building will be painted in a cream or sand colour to improve the appearance.

6. **Access & Travel**
   a. Vehicular, Cycle & Pedestrian
   The property is situated on the junction of Wigmore Road and Kingsland Road. There is good vehicular access to the local shopping areas at

Broadwater and Worthing with major road links to Brighton, Chichester and London by way of the A27 and A24 only approximately 1 -2 miles away.

Local shops in Broadwater are approximately ½ mile away. Cycle times to local shops is less than two minutes. Walking time to local shops is less than 5 minutes.

b. Transport Links

Public transport links are very good with major bus routes to Worthing Town Centre and Worthing Railway station at approximately 30 minute intervals. Main Line railway runs through Worthing to London, Brighton and Eastward to Portsmouth and beyond.

c. Access for All

The hard landscaped areas provide level access for vehicles into the site and level/ramped access to the primary entrance at ground floor to allow all users equal and convenient access to the dwelling. Ground Floor Flats will be designed to comply with Disabled Access Guidelines.

d. Access from existing transport network

The site is within walking distance of local bus stops.

e. Maintenance of current access routes

Current Access routes are not affected by the proposed development.

f. Cycle storage

Use of cycles will be encouraged by the provision of adequate secure cycle parking for each flat.

7. **Waste disposal & recycling**

The proposal shows adequate bin storage areas as agreed with Mr Paul Willis (see email attached)

8. **Neighbouring properties and street scene**

The proposal does not present an over development of site.

The first floor extension is designed sympathetically to the original house.

The existing property stands on a staggered junction. Surrounding properties are predominantly Victorian terraces, but this property is of an individual design, with an existing side extension and a frontage which has in the past been used as a hairdressing salon. The proposal seeks to improve the general street scene by bringing the property back to residential use and tying the existing extension back to the main house.

Signed: ..... Date.....

On behalf of Mr J Thorns