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BOROUGH COUNCIL WORTHING
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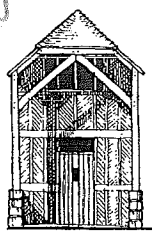

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DESIGN & ACCESS STATEMENT

127 & 129 CLIFTON ROAD, WORTHING, SUSSEX

1.00 Amount -

(a) The properties comprise 2N° Retail Units with 2N° Residential Unit on the upper floors.

(b) The proposal combines the 2 Retail units into one, and creates Residential Units in N°1 129 Clifton Road, consisting of 1N° 2-bedroom flat at ground floor level, and 2N° 1-bedroom and 2N° bedsit flats on each of the first and second floors. The flat in N°127 is retained as existing. N°129 is extended to the rear at ground, first and second floors.

2.00 Layout -

Dictated by the shape and size of the site, with the two garden areas being combined.

3.00 Landscaping -

The rear garden area is basically for cycle parking and refuse bins. The small area of flat roof at the first floor rear is to be paved and planted in containers.

4.00 Appearance and Scale -

The Clifton Road frontage remains unchanged on the upper floors. The shop front will be the subject of a later Application.

The rear extensions maintain the scale and general appearance of the existing building.

5.00 Access -

To the flats and retail units from Clifton Road. Refuse collection from the rear by way of a rear access way serving these and other properties. Cycle access also by rear access.

3 July 2008