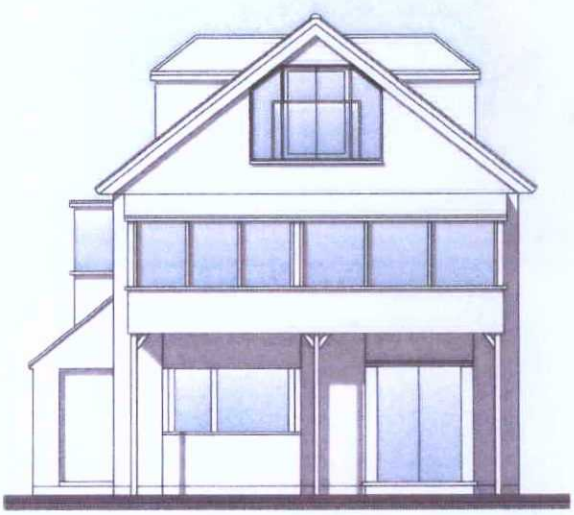
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CHARTERED ARCHITECTS

ADUR & WORTHING
PLANNING SERVICES

PLAN	AWDM/ 0071/15
DATE VALID	19 JAN 2015



PROPOSED DEVELOPMENT AT:
191A BRIGHTON ROAD
LANCING

VICTORIA HOUSE
125 QUEENS ROAD
BRIGHTON
BN1 3WB
Tel: +44 (0) 1273 711000
Fax: +44 (0) 1273 732031

DESIGN & ACCESS STATEMENT

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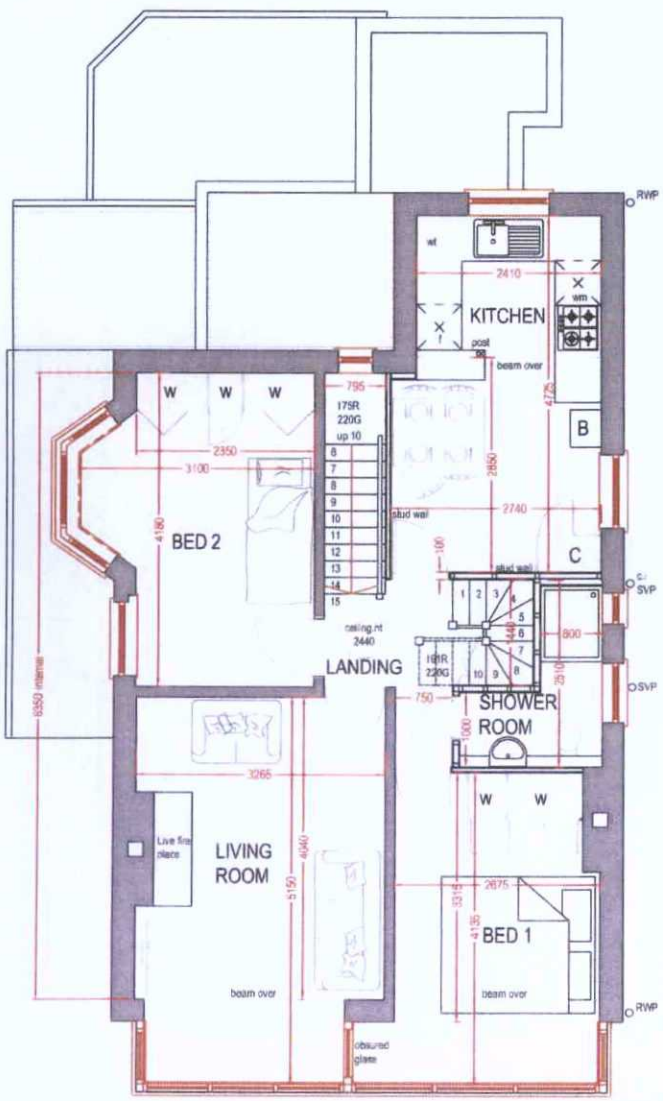


EXISTING PHOTOGRAPHS

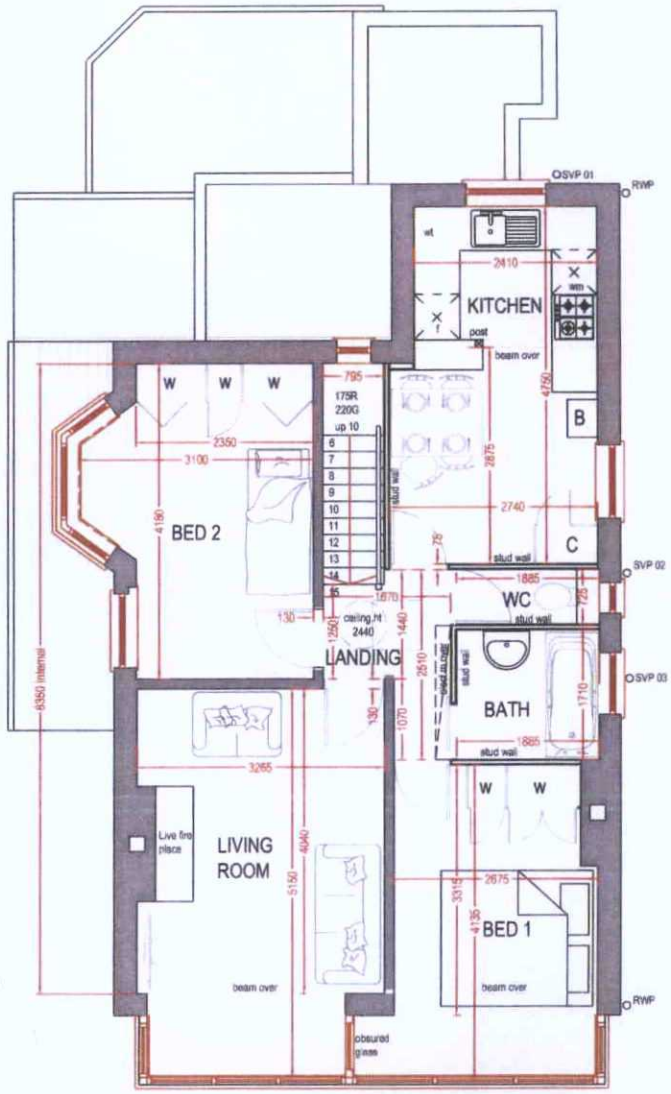
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EXISTING FIRST FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



N
W E S

Scale 1:100

0 1 5m

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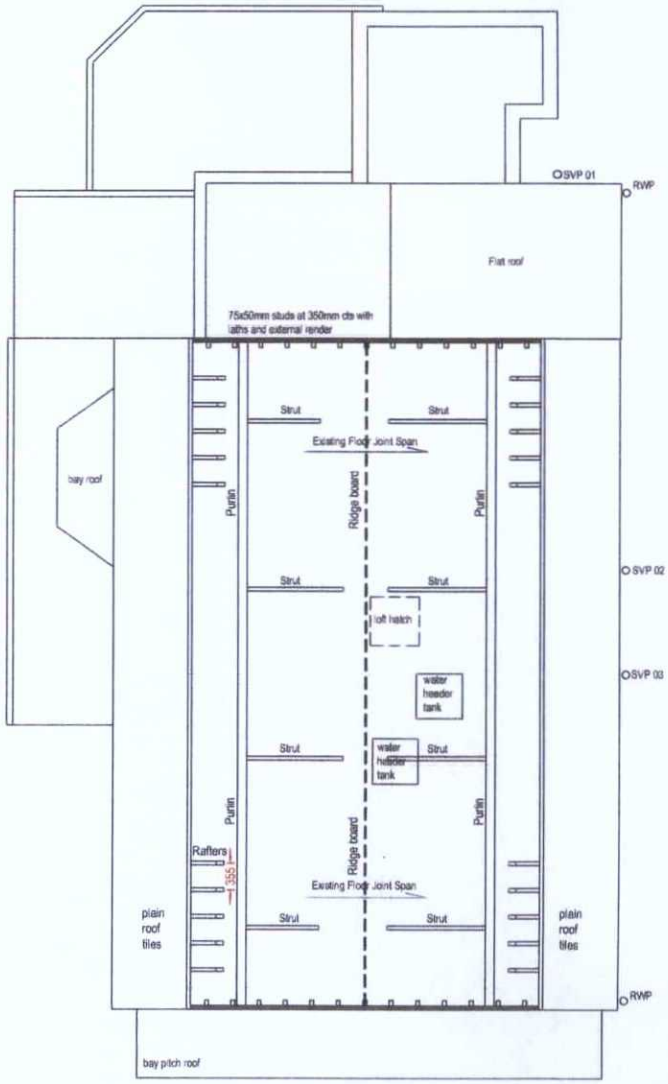
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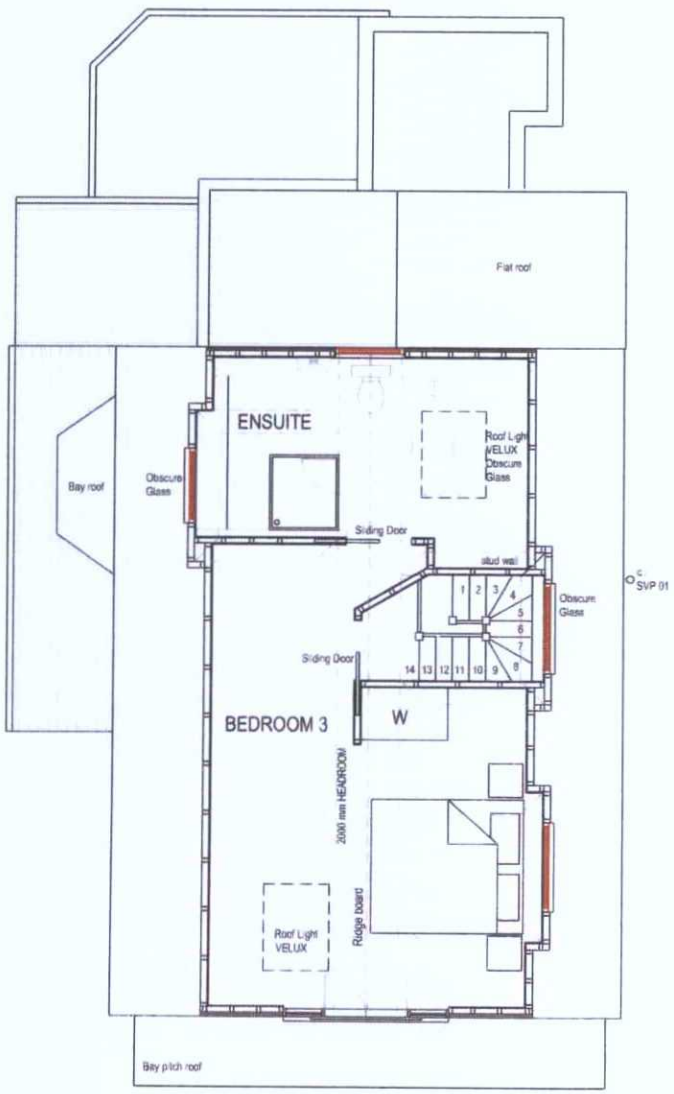
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EXISTING & PROP. 1ST FLOOR PLANS

1699 - PROPOSED DEVELOPMENT AT 191A BRIGHTON ROAD 04

EXISTING SECOND FLOOR PLAN

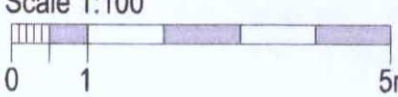




APPROVED SECOND FLOOR PLAN
REF: AWDM/0970/14



Scale 1:100

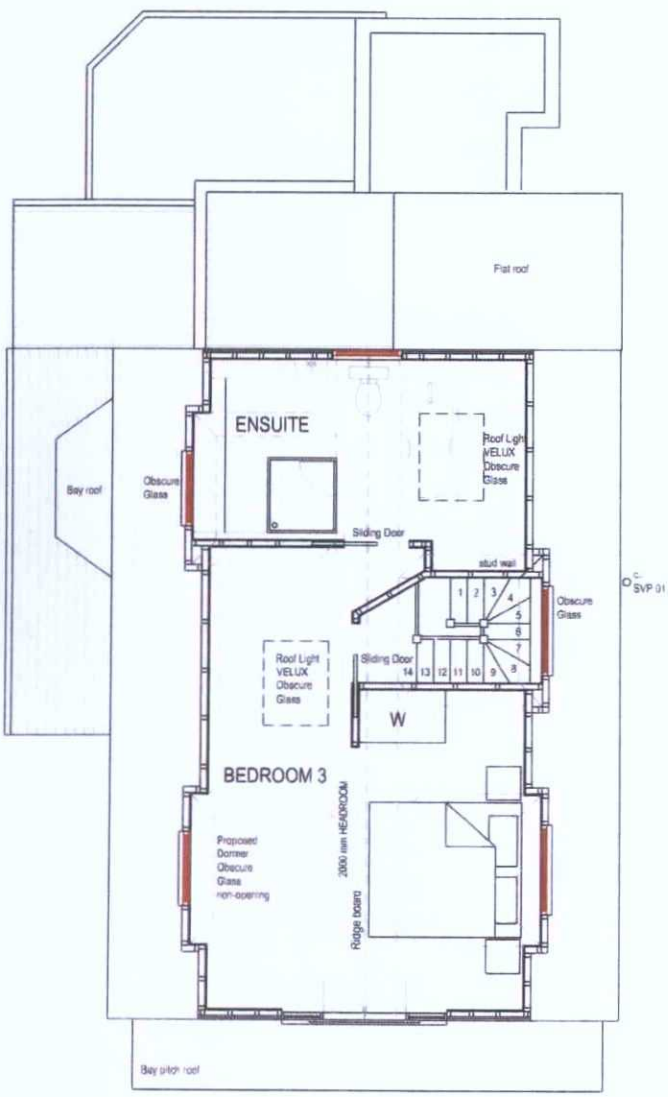


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EXISTING & APPROVED 2nd FLOOR PLANS

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PROPOSED SECOND FLOOR PLAN

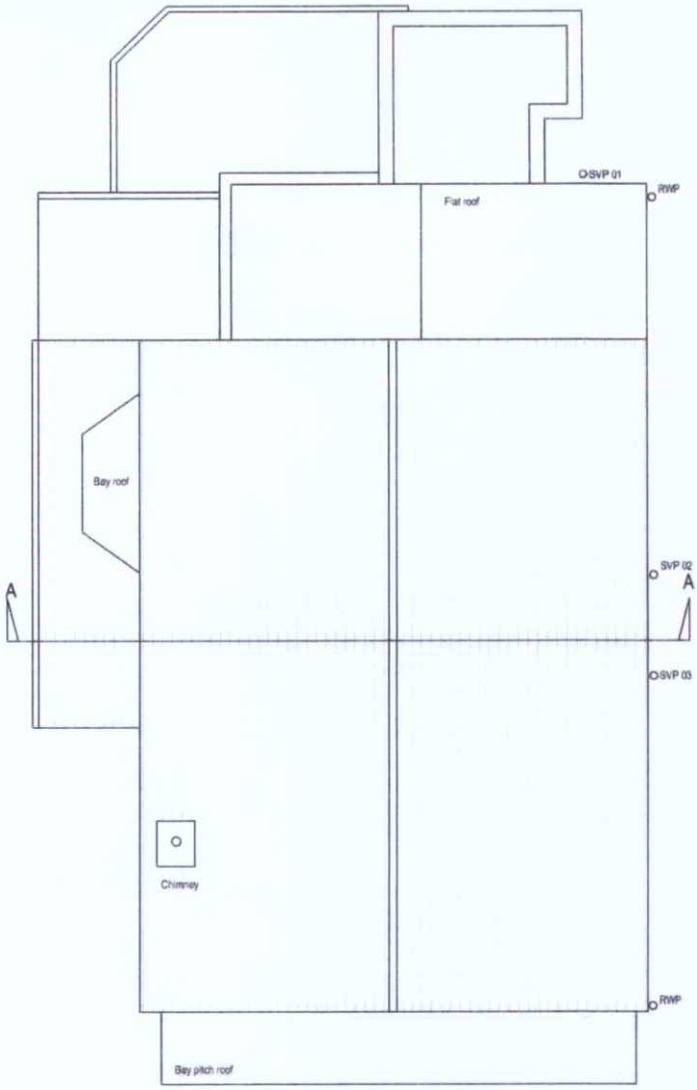


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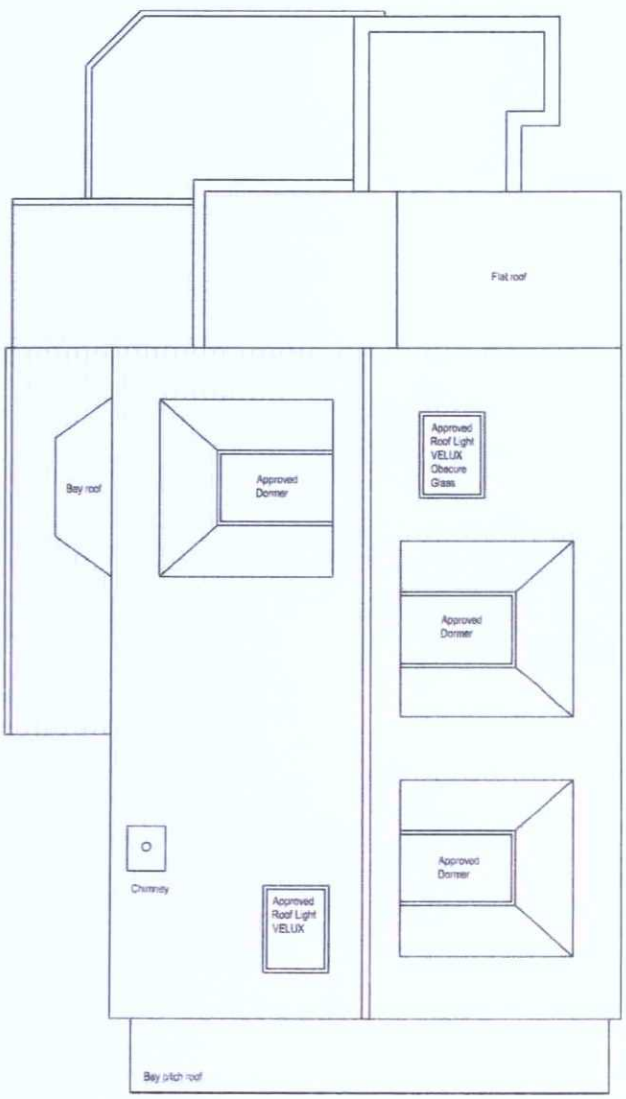
0 1 5m

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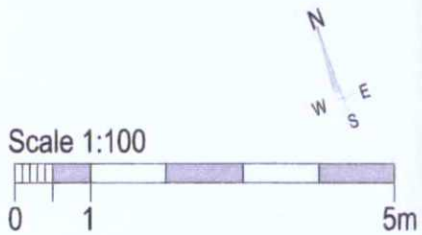
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EXISTING ROOF PLAN



APPROVED ROOF PLAN
REF: AWDM/0970/14



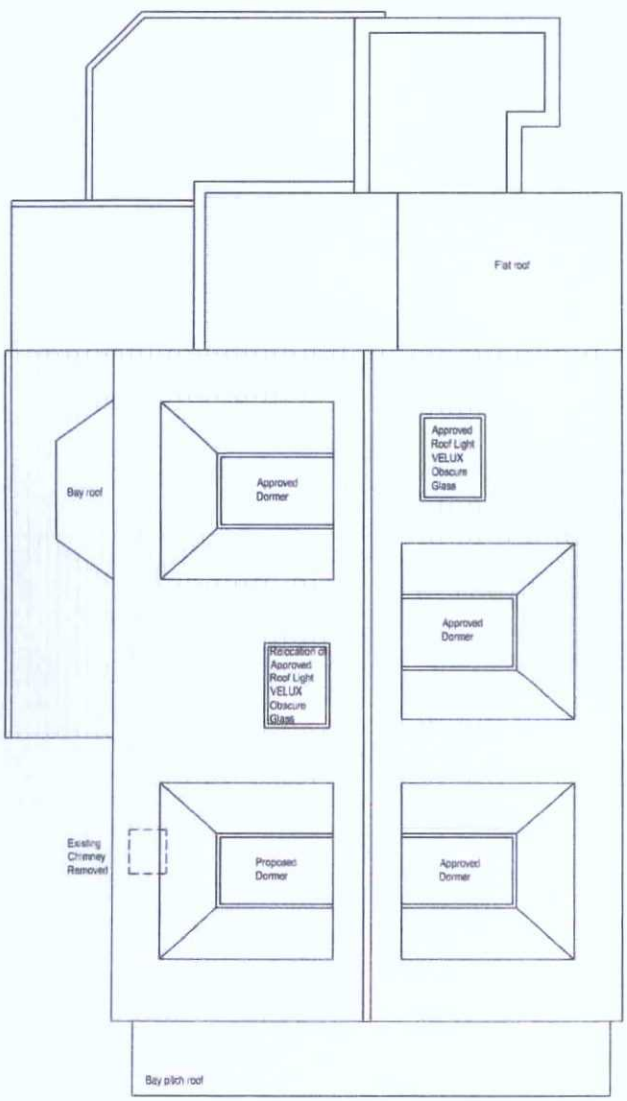
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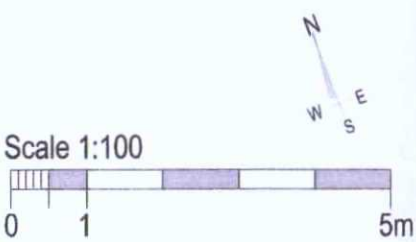
EXISTING & APPROVED ROOF PLANS

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1699 - PROPOSED DEVELOPMENT AT 191A BRIGHTON ROAD 07

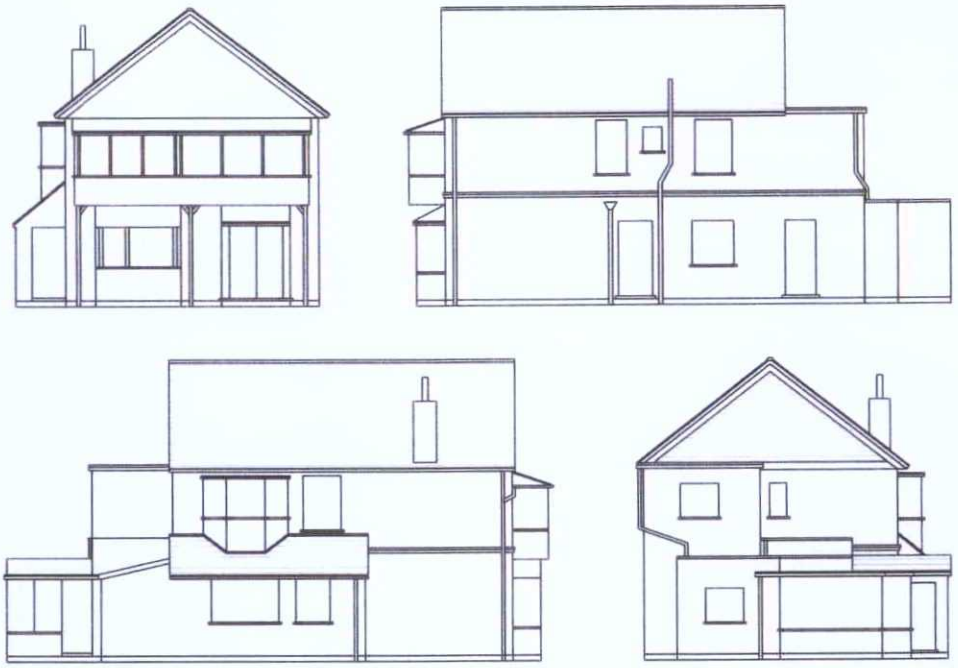


PROPOSED ROOF PLAN



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EXISTING ELEVATIONS



APPROVED ELEVATIONS
REF: AWDM/0970/14

Scale 1:200

0 2 10m

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EXISTING & APPROVED ELEVATIONS

1699 - PROPOSED DEVELOPMENT AT 191A BRIGHTON ROAD 09



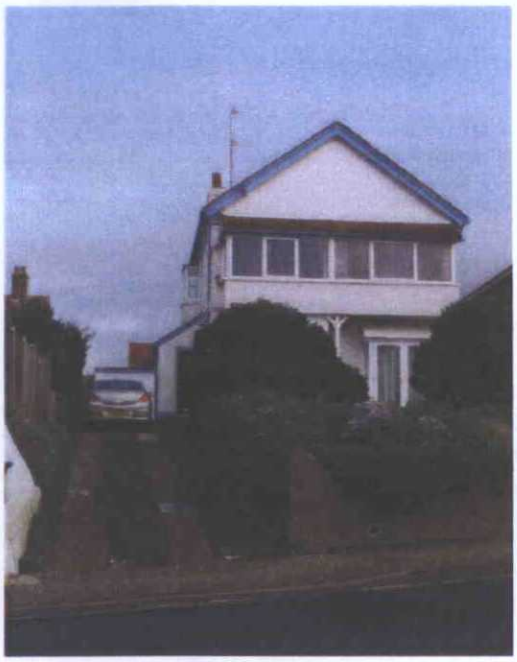
PROPOSED ELEVATIONS

Scale 1:200

0 2 10m

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Existing Photograph

USE:

It is proposed that the land/ property at:

191A Brighton Road,
Lancing,
West Sussex,
BN15 8JB.

Currently in use as a private residence, the dwelling suffers from a restricted internal layout. An APPROVED application for the conversion of the roof space to a habitable room is currently valid (REF: AWDM/0970/14) with three dormer windows causing an unbalanced appearance from all vantage points.
The proposal offers the opportunity to provide an additional dormer window allowing increased headroom internally and a rationalsation of the street facade.
The addition will encourage a sustainable, functional dwelling to enhance immediate local character of the eclectic area of Lancing Beach.
The usage has been determined both by the current use and the typical uses of building types in the local area. The proposed will maintain this residential usage.

AMOUNT:

The proposal will provide a single dwelling of suitable size and scale for the area. The existing accommodation is arranged over one, first storey, with a net square footage of 675sq.ft. (62.7m2) whilst, the APPROVED provides more accommodation without impacting the street scene, with an arrangement over 1½ storeys and a net square footage totalling 1056sq.ft. (98.1m2), an increase of 381sq.ft (35.4m2).
The proposal of an additional dormer does not impact on the APPROVED areas.

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LAYOUT:

The proposed layout has been determined by the existing use and siting of the adjacent buildings. No windows have been located as such to cause a potential of overlooking.
The proposed new dormer will have a fixed light and obscured glazing. Careful consideration has been taken to reduce impact on the neighbouring properties, in particular to not result in any loss of light to neighbouring properties.

SCALE :

Scale will not change other than the introduction of a dormer window.









Local Area Demonstrating an Eclectic Building & Dormer Range

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Proposed South Elevation



Proposed East Elevation



Proposed West Elevation

APPEARANCE:

There are few vernacular Architectural characteristics and details which can be drawn and incorporated into the proposed design other than general scale, proportion and usage.
The proposed aims to gel the local Architectural context whilst maintaining an individual quality.
Material finishes will be sympathetic and in keeping with surrounding dwellings.
The development has the opportunity to to provide excellent light living space and with the use of quality materials aims to improve quality of life for inhabitants and local residents.
A traditional approach to the design was employed to gel with local context and fit with the APPROVED planning application, REF: AWDM/0970/14.

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