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Design and Access Statement

Conversion of Roofspace of 74 Richmond Road, Worthing to provide 2 No One Bedroom Flats.

21 April 2010

Location:
The location of the site is within an area of Worthing which is predominately residential, the existing property already providing 9 Flats. The property has an open aspect to all sides, the front of the house directly facing, and is accessed from, the made up road known as Richmond Road. The rear garden now provides space for, and access to, 9 garages

The Site:
The existing building is in a fair state of repair. The plot is level and has a width of 25 metres and a depth of 45 metres. The existing 9 flats of the building are accessed from the main front door leading into a communal hallway. The main building to the front and east is two storeys in height and the rear addition is 3 storeys although the roof levels are at the same height.

Proposals:
The proposal is to convert the roofspace of the main building to the front, by the addition of an infill roof between the two pitches thus providing space for two additional one-bedroom flats. A current Planning Permission (07/0720/FULL) for this proposal expires in August 2010. This proposal is a straightforward extension to that which already has permission.

Scale:
The external scale of the proposed development remains as the previous permitted application.

Access:
The existing external access to the dwelling will not change and no further accesses will be made. Provision is being made for cycle storage and had already been made for a parking space.

Summary:
This is a straightforward application to increase the number of flats within a predetermined space. There will be no external alterations to distinguish this building from the existing approved application.

Miscellaneous Additional Information:
Bearing in mind that planning permission has already been agreed for this development the following information is submitted:

Assessment of Context - Physical Context – not applicable.

Assessment of Context - Social and economic context – this proposal, will have minimal effect on the economic needs and benefits. It is not envisaged that there should be any reason why this alteration would be any benefit or detriment to land or housing values.

Assessment of Context - Planning context – it is believed that this proposal complies with all relevant planning policies.

Evaluation – No other opportunities, other than the existing approved planning application, have been considered for the site.

Design Principles – Use proposed - not relevant.

Design Principles – Amount of development – The existing approved planning application dwelling comprises 2 No one bedroom flats, which would equate to a density of 3/4 people.

Design Principles – Layout - not relevant.

Design Principles – Scale – not relevant – no change from the previous application.

Design Principles – Landscaping – existing landscaping will be retained.

Design Principles – Appearance – not relevant – no external alterations from the previous application.

Access – the external access to the building will remain.