Design & Access Statement

First Floor, 82-84 Crabtree Lane, Lancing.

31st July 2023

HADAI

Hove Architectural Design And Interiors

Amount:

The property is currently 104.5m2 and will remain so. No changes to the size are proposed.

Use:

The property was originally built as a residential flat; in more recent years the use was changed and currently houses an office for 'Eco Electrical Group' (E). The Tenants have given notice on their lease and the Landlord would like to revert the use back to residential accommodation (C3).
There is a parade of shops at street level, the majority of flats above are still used as residential dwellings, as this is predominantly a residential area this is an appropriate use of the site. There is a recreation ground directly opposite and a short ten-minute walk will take one to the town centre. There are also a number of schools in the area.

Layout:

The property is on the first floor of a development, above retail premises on ground floor. It has it's own separate entrance from Grand Avenue which takes you up stairs to the flat. It has a Kitchen, two WC's and four further rooms, currently used as offices. The proposed layout will remain pretty much as it currently is, apart from the removal of one small stud wall between the existing WC's. No changes are proposed to the exterior. See floor plans included for layout.

Scale:

The property is currently 104.5m2 and will remain so. No changes to the size are proposed.

Landscaping:

As the property is on the first floor, no landscaping is involved.

Appearance:

No change to the external appearance is proposed.

Access:

The flat is accessed from an entrance door off Grand Avenue and will remain so. No car parking is included, however there is plentiful unrestricted street parking in the surrounding streets. The property is very close to a bus stop and a 10 minute walk to the town centre and Lancing train station.

Heritage Assessment:

The property is a relatively modern build with no special heritage or architectural features.