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BOROUGH OF WORTHING
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TP. REF. No.
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Design & Access Statement
Proposed Roof Conversion
3 Offington Lane
Worthing

Proposed Use

The proposals are to convert the existing roofspace above this existing dental practice to provide additional office/storage facilities. No change of use is proposed.

Amount

The proposals will provide an additional 17 sq.m of office/storage floor space.

Layout

The proposals will be accessed via a new stairway rising above the existing stairs from second to third floor level. Access into the proposed 'dead' file store area will be via the proposed office/store area.

Scale

The proposed rear dormer is of modest width within a roofslope of substantial proportions and, consequently, will not be over-dominant or overbearing. Viewed within the wider roofscape of this established terrace of large properties, the dormer will appear insignificant and will not be determental to the existing built environment.

Landscaping & Appearance

The proposals will have no impact upon the landscaping of the site. The subservient nature of the dormer, sitting centrally on the widest part of the available roofspace, is proportionate to the rear facade and contains windows of similar scale to those located immediately below. The use of the tile hanging to the dormer cheeks will match the material of the existing roof slope.

Context

The proposals will provide much needed facilities for this existing thriving practice and represents the more effective use of the existing built environment with zero impact upon the adjoining properties. In this context, the scheme accords with the objectives of the Local Plan.

Access

Access to the new facility will be via a new stairway of equal rise, going and pitch to the existing stairs. Access into the building generally will not be affected by the proposals.