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DESIGN AND ACCESS STATEMENT



For

Proposed Side and Rear Extension
at
No. 3 Milton Street, Worthing

Drawing No. 1204/P03

Prepared

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3 MILTON STREET, WORTHING

1.0 Site and Surroundings

1.1 The site, which is located in the centre of Worthing is 116 square metres in area and is a mid terrace along Milton Street. The site consists of a two storey house.

1.2 Milton Street falls within a Conservation Area. The properties in Milton Street are mainly residential. Most of the properties were built in the Victorian period.

1.3 The properties are mainly of brick construction with an external render finish painted white with pitched roofs and bay windows.

1.4 Milton Street is close to the town centre which is served by a large number of shops.

2.0 Design Principles

2.1 Objectives

The objectives that were aspired to in the preparation of the design were:

- The need to maintain the character of the area in which the site is set and the identity of the neighbourhood.

2.2 Building and site use

2.2.1 The proposal will be for an extension to the main dwelling house.

2.2.2. Being located on Milton Street the property is in a highly sustainable location with the shops, post office and places of employment all within 500 metres of the site.

2.2.3 To cater for the ever changing needs of residents the units have been designed with an internal layout which gives flexibility of space with rooms that can be planned for the needs and lifestyle of their occupants.

2.3 Amount

2.3.1 The Application seeks to provide a single storey side and rear extension. The site area is 116 sq.m.

2.3.2 Milton Street frontage opposite the site presents two storey buildings with duel pitched roofs.

2.3.4 There is a victorian character or style to the surrounding area with varying forms of development having taken place over a long period of time.

2.4 Layout

2.4.1 The site is extremely sustainable as there is a shops, post office, employment opportunities and transport links all with in 500m of the site allowing the orientation of the building to be guided by the sounding development as all the facilities are readily accessible from the building.

2.5 Scale

2.5.1 The properties in Milton Street when combined form a visual terrace that has a fine grain. Not only should the built character of the area be considered when assessing a site but also it's setting in the surrounding area.

2.5.2 In creating environmental structure it has been necessary to look at all aspects of the site and the three dimensional location in which it is set. The built form and rhythm of the wider area will need to be reflected here presenting a strong street frontage that will make a statement in the street scene with its design whilst matching the materials with the existing buildings.

2.6 Appearance

2.6.1 The appearance of the Milton Street is established and has materialised over a long period of time. The proposed scheme will extend this mid terrace site as a residential development making best use of this site.

2.6.2 The use of good design is encouraged at all levels within the planning policy framework.

2.6.3 This is emphasised in PPS1, which requires local planning authorities to carefully consider the design implications of development proposals and within their planning policies. It states in paragraph 33 :

'Good design ensures attractive usable, durable and adaptable places and is a key element in achieving sustainable development. Good design is indivisible from good planning.'

PPS1 seeks to ensure that new developments:

◊ are sustainable, durable and adaptable (including taking account of natural hazards such as flooding) and make efficient and prudent use of resources;

◊ optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;

- ◊ respond to their local context and create or reinforce local distinctiveness;
- ◊ create safe and accessible environments where crime and disorder or fear of crime does not undermine quality of life or community cohesion;
- ◊ address the needs of all in society and are accessible, usable and easy to understand by them; and
- ◊ are visually attractive as a result of good architecture and appropriate landscaping. '(Para 36)

2.6.4 The proposed material types are shown on the elevations to give a indication of how the building could look. The use of render to the rear elevation will match in with the existing elements of the building.

2.6.5 There are no long views into or out of the site although the arrangement of the building will provide enclosure to the development. The proposed development will be visible in the street scene, when set in context with the existing area it will blend with the adjoining buildings.

2.7 Continuity and Enclosure

2.7.1 The site at ground level will not be altered to the frontage.

"Development either contributes to making the urban fabric coherent or undermines it. Urban design is often a matter of adopting good manners, recognising that every building is part of a greater whole. Too many places have been blighted by development which, even if its design has merits seen in isolation, ignores its local urban structure and creates bits of left over space that contribute nothing to the living village, town or city." (By Design Page 21)

2.7.2 The scale of the proposed building relates directly to the scale, mass and established building line which provides continuity in the street scene.

2.8 Landscaping

No landscaping has been provided for this site by virtue that the frontage will remain unaltered which is currently hard landscaped. The rear gardens are to be hard landscaped to provide access to the bins.

3.0 Access

3.1 The development has no through routes or pedestrian links. It will be self-contained but its location will facilitate access to the local shops and amenities. The access to the site utilises existing points of access in Milton Street.

3.2 The closest railway station to the site is Worthing, located approximately 1000m north of the site. This station provides a service between London Victoria, Gatwick and Brighton. This service has a frequency of two trains per hour during the morning and evening

peaks and also throughout the rest of the day.

3.3 During daytime hours there are a number of buses in both directions pass the site nearby. There are also a number of services running from Brighton Road approximately 100m away.

3.4 The site is located in close proximity to Worthing town centre, which has the local amenities one would expect from such a town centre, such as convenience stores, fast food outlets, public houses, hairdressers etc.

3.5 There are several schools in the vicinity of the site, both primary and secondary. The site is also situated in the locality of Worthing Hospital.

3.6 Therefore the site location is one that would accord with current Central Government guidance with regard to residential developments and can be considered highly sustainable.

ADCS Ltd
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