Erection of 2no Two Bed Flats

Land Rear of 47-51 South Street, Lancing

Design & Access Statement



ADUR & WORTHING

AWDM/0713/13

DATE VALID 17 JUN 2013

Assessment of physical context

- This application seeks to construct a two storey detached building to the rear of 47-51 South Street, Lancing in the style of a former coach house. It will comprise 2no two bedroomed flats and be situated on land which forms the southern half of the garden of 47-51 and which has been unused for some time.
- The existing building which comprises 47-51 South Street was converted into 2no 1 bed flats; 1no 2 bed flat and 1no 3 bed flat in 2002 [L/212/01 refers].
- Buildings to the south and rear are in a variety of uses including a council run youth centre and a scout hut.
- The site lies within Lancing Town Centre and is within Town Centre Block 4, as identified with the Draft Adur Local Plan 2012, wherein alternative uses are to be treated with a flexible approach.
- Since the development is behind the frontage building it is not considered that there is a policy concerning Lancing town centre which is of direct relevance.

Social/economic context and planning context.

- The benefits of this development are to ensure that maximum use is made of urban land within the Lancing area - thus making a valuable contribution to the LPAs unidentified sites housing figures.
- It will provide 2no two bed dwellings - a type of housing recognized within Draft Policy 20 as being in short supply within the Borough.
- The form of development chosen for this site is conceived within the framework established by central government policies and advice and adopted and draft Local Plan policies and Supplementary Planning Guidance. The site lies within a sustainable town centre location within the built up area.

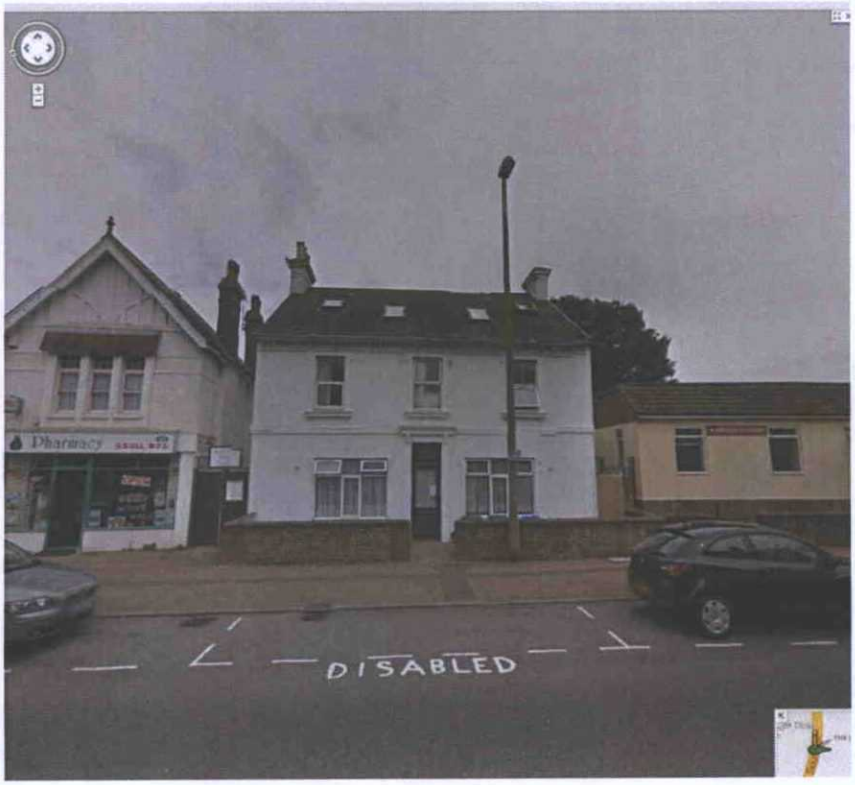
Involvement of local interests

- None

Evaluation

- The above opportunities and constraints have led to the following principle responses which when applied to this site have produced the proposals contained on the drawings submitted with the application to which this document relates.
- The scale and character of the surrounding area and the need to ensure that the proposed building echoes the style of buildings in the locality - with the use of

painted render and a slate roof - but has its own detailing (as does the main building - see photo below) to add interest and character to the building.



Design Principles

- Having regard to the advice contained within the Framework it Is considered that a design response, which incorporates the characteristics of existing developments within Lancing and in particular the large converted building within whose garden it is situated, and makes best use of the site and surroundings without detriment to the amenities of adjoining residential properties represents the most suitable response.

Amount of development

- A single building is proposed. It will provide 2no two bedroomed flats.
- They would have a net internal floor area of 50 sq m each.

Layout

- The Proposal lies to the east of 47-51 South Street the existing house on the site. It is set back, and south of, from the rear face of the existing property and there will be an appropriate amount of separation in order to ensure that overlooking into windows cannot occur.

- It is considered that the scheme's design response is an appropriate design solution, which makes best use of this sustainable urban town centre site at an appropriate density, in accordance with current national and local planning policies.

Scale

- The building is 2 storeys high and has been set south from the rear elevation of the existing property in order to ensure a clear visual break.

Landscaping

- None.

Appearance

- In terms of design the scheme mirrors that of the existing dwelling - painted render and slates for the roof will be used to match as closely as possible those on the existing dwelling.
- The design selected, whilst echoing the materials on the existing building has been designed to have the appearance of a coach house.

Access

- Pedestrian access will be from South Street. There is a 1200 wide access to the south of the existing building which facilitates both pedestrian and cycle access.
- Cycle parking will provided in the existing shed which is located in the NE corner of the site.
- The submitted location plan indicates the location of the proposed flats, the existing building and access routes within the site. All other areas will be open spaces for use by the occupiers of both properties and there is sufficient room for provision to be made for the secure parking of cycles, as set out above.
- In terms of access to the transport network it is confirmed that a good bus services connects the site to other Town Centres; the Lancing town centre and the railway station are both a short distance to the north. Lancing Town Centre shopping centre contains a range of local shops and services.

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