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Design and Access Statement
Alterations and Conversion of 92 Newland Road, Worthing, West Sussex

BOROUGH OF WORTHING
DEPOSITED
TP. REF. No.

General

This application relates to the ground floor of business premises which lie on the south side of Newland Road a short distance to the north of Worthing's town centre. There are single storey pitched roof extensions at the rear forming part of the application site which are accessed via a passageway at the side.

The ground floor was previously used as a showroom and office in connection with a blind supplies business. The rear buildings were used for ancillary storage purposes and as repair workrooms. This business has now ceased.

The first floor of the building fronting Newland Road has the benefit of planning permission for use as a two bedroom flat. The first floor is not affected by the current proposal.

Amount of development

~~The ground floor (front area) would be converted to a self-contained one bedroom flat~~. Various internal alterations would be carried out to implement the use. Externally, the existing shop front will be removed and a cavity wall (rendered externally) constructed in its place. Two windows will be inserted; all works to match the external finishes at first floor level. There would also be a small rear extension to provide a shower room.

The rear area would be converted to form a live/work unit comprising a one bedroom flat with adjacent office/studio floorspace. It is anticipated that the work unit would accommodate up to three persons, say, two in addition to the occupier of the live/work unit.

It is considered that the proposal is a modest form of development that would not be harmful to the area nor unacceptably intensify the use of the site. It will make the best use of land by providing much needed good quality small flats one of which would be physically linked to an office/studio unit. Such accommodation would be beneficial particularly for a person wishing to start up in business or another who may wish to continue an existing small scale business.

Layout

The proposed accommodation would be self contained and efficiently laid out within the constraints of the existing buildings. There would be no significant changes to the present site layout. Sound proofing and fire protection would

be provided to all the units. There would not be any material effects on neighbouring properties.

The forecourt area adjacent to Newland Road is presently laid to hardstanding and this will be altered to comprise an amenity area for the flats. A small private area for the ground floor (front) flat will be provided immediately to the rear of this unit adjacent to the new shower room extension.

There would be a communal open area towards the rear formed by the courtyard adjacent to the proposed live/work unit.

The side passageway would be used for secure cycle storage and for waste bin storage and recycling for all the units (including the approved first floor flat).

Scale

The buildings on the site are two storey and single storey and their scale would not be affected by the proposal.

Landscaping

All of the external area at the site is laid to hardstanding. The scope for landscaping in such a built up environment is limited, but it is proposed to provide some planting mainly by the provision of planters in certain positions at the front and rear of the building. In amenity terms this will be a positive step forward compared to the situation as at present.

Appearance

The existing building is of traditional design finished externally mainly with rendered walls and pitched roofs. The proposal will be a sensitive conversion particularly in terms of the front elevation where an old shopfront (of no visual merit) will be removed and with new work carried out that will respect the external treatment of the existing building and the neighbouring buildings.

The proposed alterations and extension at the rear would be in a discreet position not open to public view and would be finished externally to match the appearance of the existing building.

It is considered that the alterations to the front elevation together with the introduction of planting on the forecourt will considerably enhance the appearance of the site particularly as seen from Newland Road.

Use

The proposed flats, and the live/work unit, will fit in well at the premises and will not be out of place in this locality which consists predominantly of

residential and commercial properties of various types and sizes and of mixed character and design.

Access

All access to the units (including to the approved first floor flat) will be via the passageway at the side. This access will only be used by pedestrians.

There will be two pedestrian accesses to the live/work unit. One of these will be solely for the flat occupiers and their visitors and the other will be primarily for visitors and staff (if appropriate) to the proposed office/studio. This arrangement is considered to be essential in order to avoid the business use encroaching on the occupiers' living space and, equally, on their 'private time'.

There will be no off-street parking for cars at the site. Some limited parking is, however, available along Newland Road. Traffic calling to the premises in connection with the former uses will of course cease. With no significant intensification of use, it is considered that there will be little difference in traffic terms or in highway safety terms.

The site is in a very sustainable location from a public transport and amenities point of view. A secure cycle store is proposed which will encourage and provide for a non-car mode of transport to and from the site. Cycle parking provision does not exist at present. The site has good pedestrian and cycle links to the town centre and there is public transport available nearby serving other areas of the town and beyond.

Appraisal of context

The loss of the present business use does not conflict with any of the saved policies of the Worthing Local Plan. The loss, in any event, is compensated for by the provision of the office/studio within the live/work unit.

The proposal makes the best use of land by providing much needed good quality small housing units within the built up area of the town. By making the best use of a brownfield site for housing, the proposal is in accordance with Government Guidance, particularly that contained in PPS3: Housing.

The proposal is also supported by planning guidance within PPG4: Industrial, Commercial Development and Small Firms. This, *inter alia*, seeks to support small firms particularly at the start-up stage. The document generally recognises that it may not be appropriate to separate small scale commercial developments from residential communities for whom they are a source of employment and services.

The application proposal is also highly sustainable in that it reduces the need to travel, makes the best use of existing buildings within an established built

up area (a brownfield site) and is close to public amenities and public transport routes.

April 2008