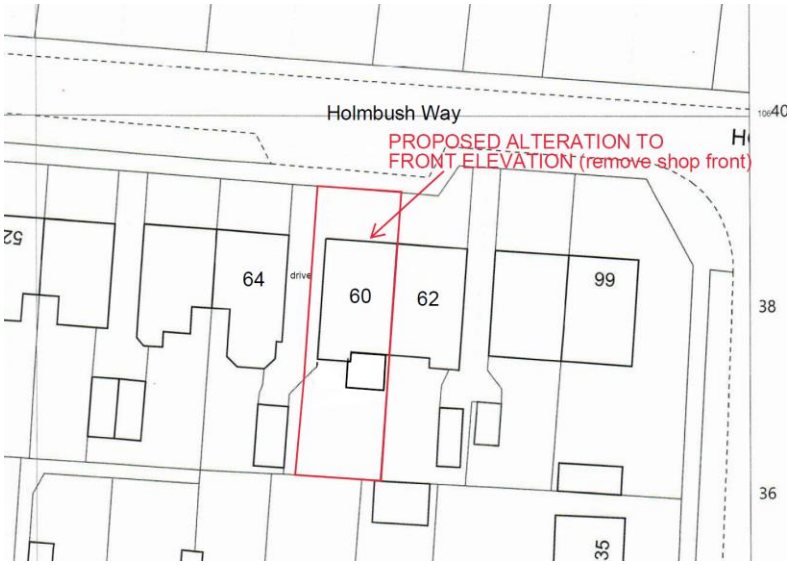
DESIGN AND ACCESS STATEMENT

60 Holmbush Way Southwick Brighton West Sussex BN42 4YD

The application site hosts a semi-detached bungalow with a rear dormer which is both a private dwelling and convenience store, the convenience store is to the front elevation. The property is sited on the southern side of Holmbush Way. The site does not lie within a Conservation Area and the property is not near a listed building. The character of the area is residential in nature.

The property has three upstairs bedrooms with a living section to the rear ground floor. To the front half of the ground floor of the property is the shop and storeroom. Originally the property would have been built as a single private dwelling much like the surrounding properties.





Previous Planning Applications

There has been an application approved for a rear Orangery to the living accommodation. There is no information on the LA website as to when the shop was introduced to the building.

The Proposal

The proposed application is a change of use to remove the shop and convert the building to be one single private dwelling. This will involve alterations to the existing shop front and internal ground floor layout.

The applicant is proposing to change the use as the shop is no longer a viable business. The internal alteration will include an extra downstairs bedroom.

DESIGN

The existing shop front will be completely removed, and the front of the building will be designed to be in keeping with similar properties withing the surrounding area. The front door will be reintroduced, and the front windows will be white upvc to match the existing. The alteration to the front elevation will involve some new brickwork, this will match the existing. There will be no external alteration to any other section or elevation of the building.

The internal ground floor of the property will need to be rearranged to suit a domestic dwelling. The applicant would also like to introduce a downstairs bedroom for elderly relative.

The property will be one single private dwelling.

ACCESS

This application will not change the access to the property from the main road. The applicant will introduce a new front door and the side driveway door will be retained.