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ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. AWON/0891/11
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DESIGN AND ACCESS STATEMENT

Proposed 2nd Floor Flat
6 Windmill Parade, 173 Old Shoreham Road,
Southwick BN42 4QB

Layout
The proposal is to develop the existing roof space to form a 2 bedroom flat. The existing entrance to the 1st floor flat will be utilised and a new 1st floor landing created with minimal loss of space since this will be formed on the existing 1st floor landing. The rear vehicle access, parking spaces and amenity space will all remain unaffected. Access to the Estate Agency is by a separate entrance and the business will continue exactly as it does at present for the 1st floor flat.

Scale
The external treatment will comprise a rear dormer and 2no front dormers. The scale of the dormers will be of a normal domestic size approx 2.8m high which can easily be accommodated within the existing roof which is in excess of 4.5m high. The rear dormer is to be 5.8m wide and the front dormer 2.3m wide.

Appearance
The configuration of the terrace includes a small central gable between nos 6 and 7. We propose to replicate the development to the adjoining flat no 7, which was undertaken in 2006, which will balance the front elevation either side of this gable and improve the visual appearance of the elevation of the terrace. The dormers will be constructed to match those of no 7 exactly. The proposal also includes a rear dormer which will again, replicate that of the adjoining property no 7. This rear dormer will be constructed to allow min 1.0m clear roof space each side to the boundary. It will balance the rear elevation in the same way as it does to the front. However, the rear elevation of nos 6 and 7 is slightly different in that no 7 has a 2 storey rear extension which projects 3.6m, whilst no 6 has a single storey extension which projects 10.4m.

Amount
The application seeks to provide a 2nd floor 2 bedroom flat 59m. The existing rear extension has a roof terrace with railings which is accessed from the 1st floor flat. Whilst this obviously provides an amenity for this flat, access from the kitchen is difficult and, therefore, we propose to remove this as part of the alterations to the 1st floor kitchen. We are aware that the occupants of no 1 Hillside have expressed concern over the possible increased use of this terrace. However, far from being increased, the use of this terrace will be curtailed.

Access
The front access to the existing flat will be retained and so the frontage of the property will remain unaltered. Rear vehicle access from Hillside provides access to the existing 4no parking spaces and this will also remain unaltered. Space for the waste bins and the proposed bicycle store will also be accessed from this rear area. Access to the rear of the ground floor Estate Agency will also remain unaltered.