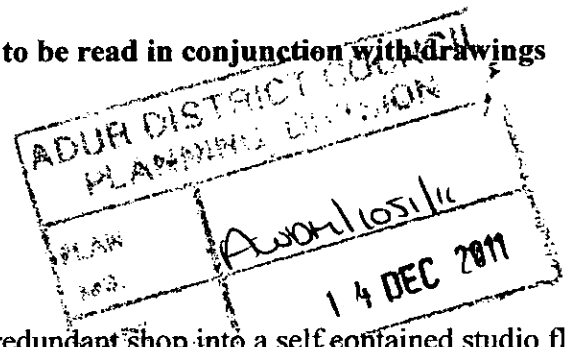
DESIGN & ACCESS STATEMENT to be read in conjunction with drawings submitted for:



178 South Street, LANCING
West Sussex BN15 8BD

Introduction:
The proposal is to convert the existing redundant shop into a self contained studio flat. The scheme reflects its location both in scale and design and will not have a detrimental effect on the area. This development will aid the requirement for low cost housing for individual or couple occupancy.

Design content:

Amount:
The total existing internal floor area of the existing ground floor shop is 26.83m2 With an additional area of 3.67m2 of storage and toilet facilities. The new internal floor area of proposed flat is 35.6m^2

Layout:
The development is within the existing property and will not have an adverse effect on the amenities afforded to the owners / occupiers.

Scale:
The size and scale of the development is in keeping with similar developments in the vicinity and therefore will not have a detrimental effect on the adjacent area.

Landscaping:
As the proposal is limited to the existing structure this section does not apply.

Appearance:
The external appearance will change to match the adjacent shop.

Appraising the Context:
As this is a small residential development of an existing property and seen in the context of similar developments in the vicinity will have no detrimental impact of the immediate or wider area of the scheme.

Access content:

Access to the site is from the adjacent public highway. The development has no additional impact on the property, adjacent properties or area. The development is within easy reach of main bus routes, the mainline railway station and all local amenities including sports and recreational. There is side access to the property providing cycle & waste bin storage facilities within to the rear area of the property.

Matters for consideration:

Matters given consideration are that by having additional accommodation in this locality which is close to the main town centre of Lancing, it is likely to reduce the impact of the requirement of vehicle usage to access these facilities. Parking is available on adjacent roads in the area.
The proposed development takes account of guidance given in PPG3 paragraphs:- 1, 2, 9, 21, 24,59,60,61 and 62.

Ongoing obligations for owners / occupiers
As this is a small residential development to an existing property the only ongoing obligations are only to the general maintenance of the property etc.