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Design & Access Statement

Project Details

Project: Loft conversion, side extension, front extension with balcony above.

Application No: AWDM/1761/23

Date: 22.12.2023

Introduction

1. National guidance states that the 'level of detail in a Design and Access Statement should be proportionate to the complexity of the application but should not be long.' We have therefore kept this document as brief as possible in order to summarize the key points of the design whilst addressing the pre-application advice.
2. This design and access statement is in support of our application for a loft conversion to support a live-in carer to help with the day to day running of the HMO.

The site lies on Wolsey 179 - 181 Brighton Road Worthing West Sussex

Fig 1. Aerial view of the site

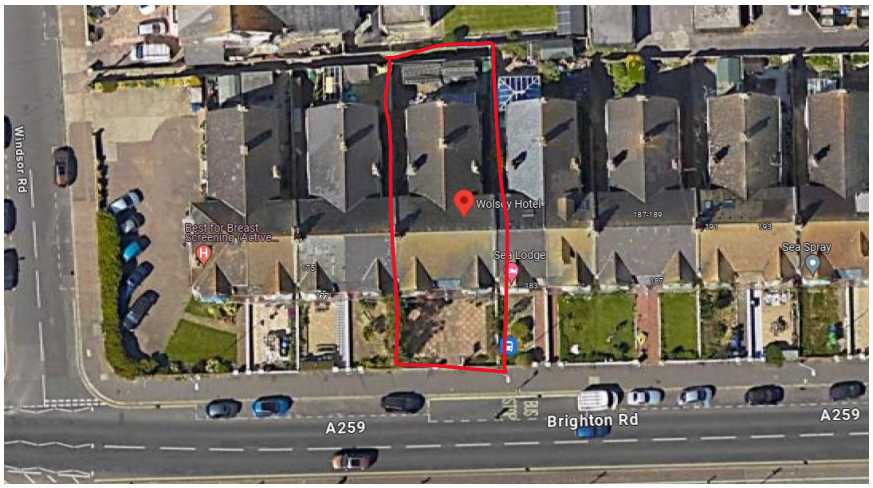

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Fig 2. Site viewed from the street

3. The Planning History:

Reference	AWDM/0455/23
Alternative Reference	PP-12038619
Application Received	Fri 24 Mar 2023
Application Validated	Fri 24 Mar 2023
Address	Wolsey 179 - 181 Brighton Road Worthing West Sussex BN11 2EX
Proposal	Application for Certificate of Lawfulness for Existing Use as a 19-bedroom HMO (Sui Generis) with no more than 1 occupant per room
Status	Decided
Decision	Application Permitted

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Amount

The proposed dwelling seeks to form the flowing: -

Living – 47m2

Aminity 59m2

The addition of a side dormers will provide an annex for a full time manager for the HMO. The new dormer provides needed head height and natural lighting.

Layout

The proposed dwelling has been designed to provide a good standard of living and complies with all min room sizes. Open plan living with the newly created roof space means a much needed bedroom can be created at the loft level.

Refer to drawing No 23/059 PL2 for the layout.

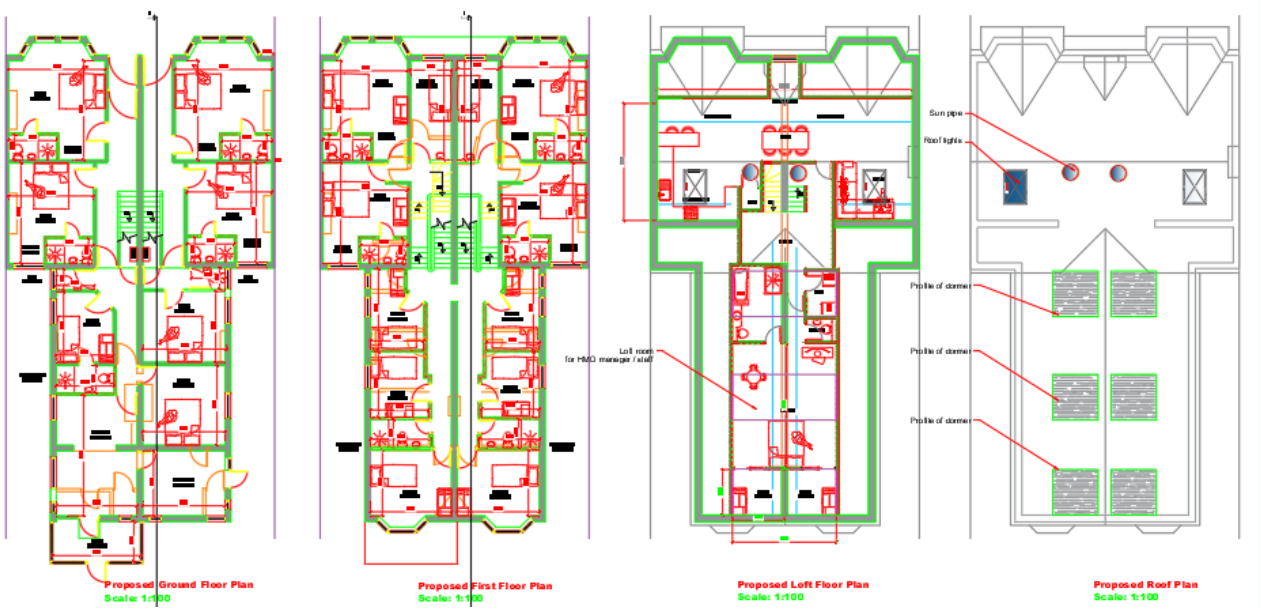

Fig 3. layout diagrams

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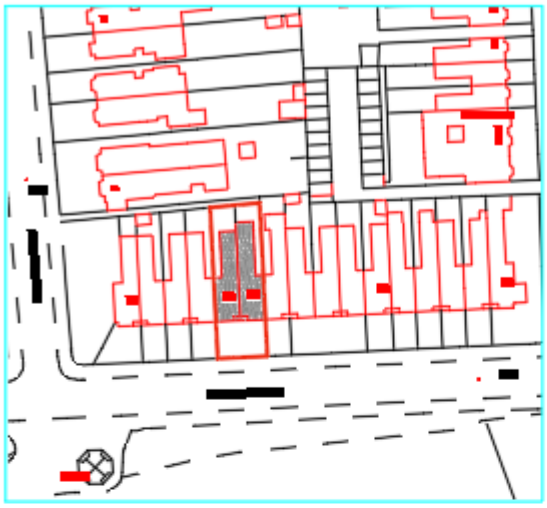

Location Plan
Scale: 1:1250



Fig 4. Site layout diagrams

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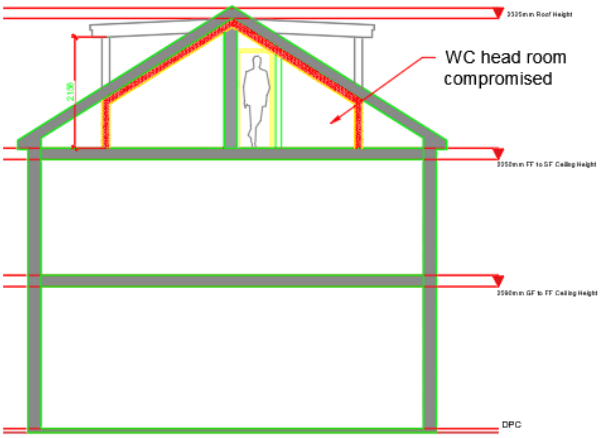
Scale

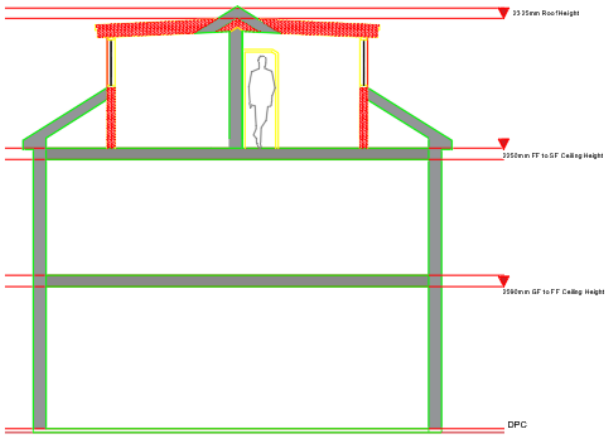
The entire site has an area of 4270m². The footprint will be the same in terms of massing and scale to existing dwellings

Appearance

The proposed dormers will not protrude past the established building and are set back to reduce massing. A new cat slide roof do dormers provides the space needed and again reduces massing.



Proposed Section through Loft
Scale: 1:100



Proposed Section through Dormer
Scale: 1:100



Fig 5. Building viewed from the Road

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Landscaping

4. A full landscaping design is to be confirmed but the main elements of the design are:
    - 4.1. There are no existing mature trees and shrubs to be removed, apart from those approved.
    - 4.2. No overlooking.
    - 4.3. Front garden of the property to house remains unchanged. New cross over to be incorporated
    - 4.4. Rear of the property to house remains largely unchanged

Access

5. Access to the proposed site is from the Road and is unchanged.
6. Level access can be formed into the annex property and internally the building is designed to comply with all aspects of M4(2) of the Building Regulations.

Conclusion

7. The scheme complies with the policies listed as follows:

Presumption in Favour of Sustainable Development: The proposal is sustainable development which is in accordance with the relevant local plan policies and should therefore be permitted.

Employment Land: This is not employment land.

Infrastructure and developer contributions: TBC.

Sustainable Buildings: The proposed development has been designed to meet the standards given.

Sustainable transport: Secure cycle parking can be provided to promote cycling. The development is also on the main bus routes with a bus stop within a few meter.

Flood risk: there are no flood risk issues although surface water within the site will be managed in a sustainable system (SUDS) to utilise the run-off from both roofs and the large, paved terraces.

Housing Density: The proposal, by way of its design, seeks to respect the existing urban grain and retain the sense of space to the existing buildings. The increased density on this site is not affected.

Travel plans: The additional traffic movement generated by the proposal is minimal and we would not consider a travel plan to be required.

Pollution and nuisance control: The development will not have, or be subject to, any detrimental effects on or to land, air or water.

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Design - Street Frontages: The proposal maintains the existing style of the ‘street frontage’ as such, Where viewed, it will be presented as it been always been there.

Protection of amenity: The orientation and design of the new dwelling will ensure no overlooking to or from existing properties.

No loss of light or open space for all properties.

All rooms have natural light and access to the outside.

I consider he subtle nature of this design to cause no material nuisance or loss of amenity to the proposed, existing and/or adjacent users, resident. The design allows for ample living space as well as sleeping quarters. All above the min standard.

The house is designed to meet Lifetime Homes Standards (replaced by M4(2) of the Building Regulations)

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