

DESIGN AND ACCESS STATEMENT (v2)

Site address

132a PAVILION ROAD,
WORTHING,
WEST SUSSEX
BN14 7EL



Proposal

Convert loft space, including to build new rear dormer window, to create new 2nd floor apartment (revised application to AWDW/1128/25) but to include additional rear dormer over outrigger and new velux to front elevation

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CONTENTS

1. Amount

2. Scale

3. Layout

4. Landscaping

5. Appearance

6. Access

1. Amount

The building footprint is existing. The ground and 1st floor plans will remain the same. The proposed works occur at 2nd floor level within the roof space. Otherwise all other works are of an internal nature.

2. Layout

The layout of the GF commercial unit is not affected.

The layout at 1st floor lends itself well to the creation with a new staircase from 1st floor up to the new 2nd floor with only a limited amount of space taken from the 1st floor landing for this new staircase area. This does not affect the 1st floor flat as the layout remains untouched.

The new 2nd floor studio apartment is accessed from the 2nd floor landing, with a small lobby for means of escape before entering into the new open-plan studio unit of accommodation with kitchenette and shower-room.

3. Scale

The new 2nd floor apartment is 37sq m which conforms with latest National and Worthing Borough Council Space Standards SPD Feb 2012.

There is sufficient natural daylight and ventilation serving the new habitable accommodation.

4. Landscaping

Not applicable.

5. Appearance

The formation of a dormer window on the rear elevation s to be finished in traditional vertical tile hanging. This new structure is a complete replication of an exact similar dormer, in terms of its size, scale and appearance, as one on the opposite corner of Pavilion Road/St Anselm Road.

A velux rooflight is proposed to the front elevation.

6. Access

Due consideration has been given to the overall access to the public areas relating to the proposals and whilst no formal consultation has been carried out with any organisation or bodies it can be confirmed the proposal will not worsen any existing arrangements.

There is currently good level access to the main entrance.

No other external alterations are planned.

I commend the merits of this application to the local planning authority.

WG
15/12/2025