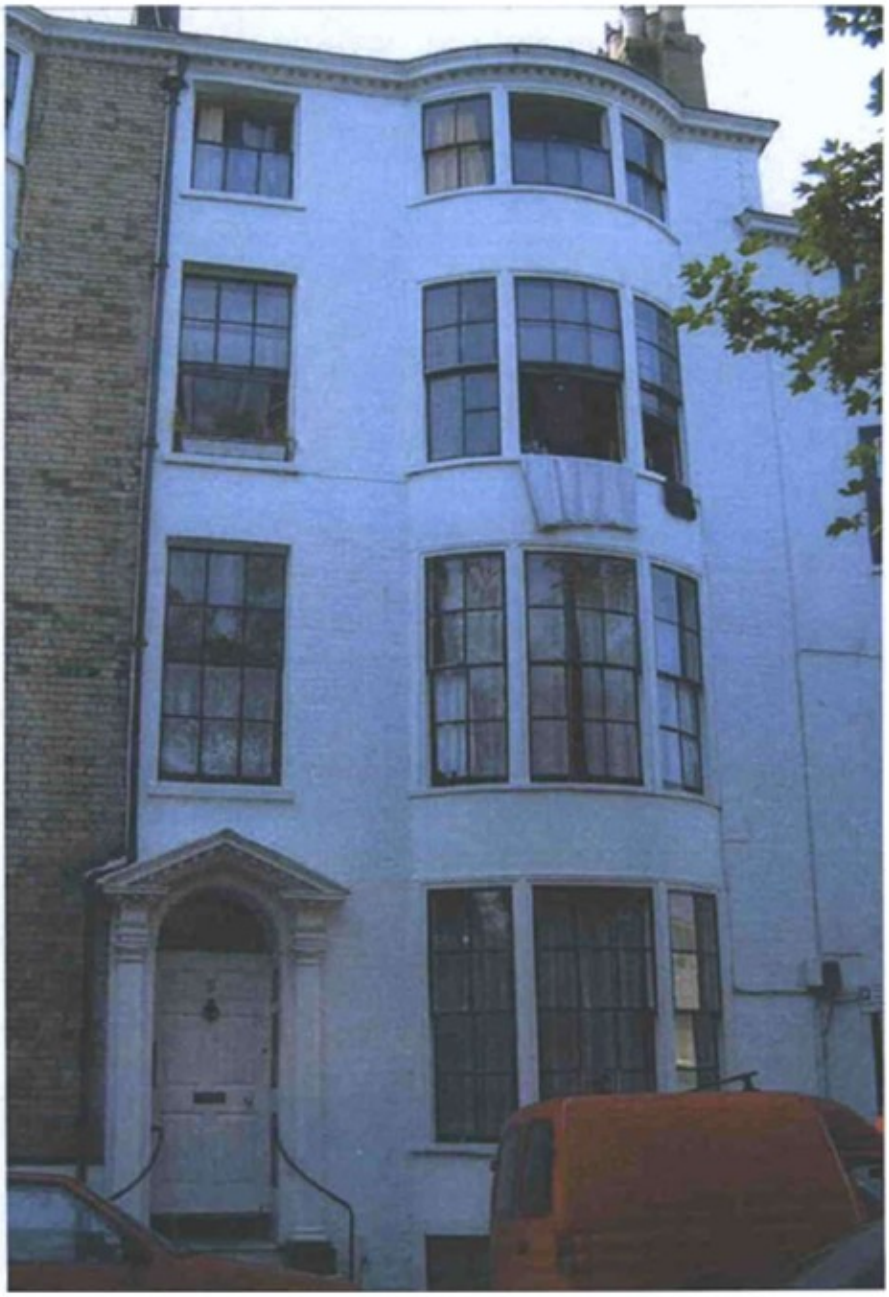
Design, Access & Heritage Statement

Basement Flat

11 Bedford Row

Worthing

BN11 3DR



Introduction & Historic Impact

Numbers 8 to 14 Bedford Row are grade II listed buildings, first listed on 11th October 1949. The building has five stories and has a curved bay window to the front elevation. The entrance has an ornate Doric pediment.

The application is for the basement flat and comprises of:

1. New timber stud wall to partition the existing bedroom to be completed with acoustic insulation, bonded & skimmed. Upper section to be constructed of obscure black double glazed upvc windows to match in size and colour to the bedroom bay window.
2. New entrance door to be created on the existing timber stud wall between the bathroom and bedroom to form an entrance to 'Front Room 2'.
3. New timber stud wall with and entrance door into what would be a smaller bathroom (no changes to plumbing required.
4. **Repair the dry lining system on those wall marked in blue on the plan.**
5. **Repair the existing block paving on the courtyard**

Design Component

Amount of Development

The proposal dose not include any additional development.

Layout

The layout will create two rooms from the existing bedroom. (as per the layout prior to alterations 2016)

Impact on Neighbours

All works on wall are internal and therefore do not affect neighbours.

The repair of the blockwork patio can be obscurely seen by neighbours

Appriasing the Context

The work does not affect the historic context of the dwelling.

Access Component

Access to the swelling is not affected by the proposal.

Sustainability

Waste will be recycled where possible.

Planning History

95/0541/FULL – Revised internal layout & alterations in connection with approved use as one self-contained flat.

AWDM/0956/16 – Re-arrangement of internal stud partition walls.