

DESIGN AND ACCESS STATEMENT

For

**Proposed Rear & Side Extension
at
41 Brighton Road, Worthing**

Drawing No. 1658/P05

Prepared

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41 Brighton Road, Worthing, W. Sussex

1.0 Site and Surroundings

- 1.1 The application site consists of the entire ground floor restaurant at 41 Brighton Road (A259), within central Worthing. The site forms part of the town centre and is close to Warwick Street, Steyne Gardens and the seafront.
- 1.2 The building consists of a ground floor Use Class E (Commercial, Business and Service), with residential flats at first floor and second floor levels which can be separately accessed from 41A Brighton Road. There is a rear access to the restaurant and a rear yard area for bins and cycle stores.
- 1.3 The site location within Worthing town centre is a sustainable location for residential uses given the proximity of the site to both day-to-day shops and services as well as the seafront and other leisure and recreational opportunities.
- 1.4 The site is located within the Steyne Gardens Conservation Area and is a locally listed building (alongside adjoining properties). Properties to the rear of the site fall within the Warwick Gardens Conservation Area. The nearest listed building is 22-24 Brighton Road (Grade II, List Entry 1250105).
- 1.5 The site is located within Flood Zone 1 (lowest risk of fluvial flooding) and at low risk of surface water flooding.

2.0 Design Principles

2.1 Objectives

The objectives that were aspired to in the preparation of the design were:

- The need to maintain the character of the area in which the site is set and the identity of the neighbourhood.
- The need to provide an extension to the existing kitchen and new toilet facilities.

2.2 Building and site use

- 2.2.1 The development will be for a rear and side single storey extension. The ground floor will remain a restaurant unit.

2.3 Amount

- 2.3.1 The Application seeks to extend the existing ground floor with a rear and side single storey extension. The site area is 135 square metres.

2.4 Layout

- 2.4.1 The proposed toilets have been designed to comply with part T of the Building Regulations providing easy access and use of the buildings.

2.5 Planning

- 2.5.1 The application site has been subject to a recent planning application Ref. No. AWDM/1415/25|Partial demolition of the front balcony terrace structure and first floor balcony, remedial works involve re-forming the balcony terrace structure and first floor bay balcony, and reinstating all finishes and detailing to match original.

2.6 Scale

- 2.6.1 The properties in Brighton Road when combined form a visual terrace that has a fine grain. Not only should the built character of the area be considered when assessing a site but also it's setting in the surrounding area.
- 2.6.2 In creating environmental structure it has been necessary to look at all aspects of the site and the three-dimensional location in which it is set. The built form and rhythm of the wider area will need to be reflected here presenting a strong street frontage that will make a statement in the street scene with its design whilst matching the materials with the existing buildings.

2.7 Appearance

- 2.7.1 The appearance of Brighton Road is established and has materialised over a long period of time.
- 2.7.2 The use of good design is encouraged at all levels within the planning policy framework.
- 2.7.3 Sustainable construction will be a main feature for this new extension with high levels of insulation within the fabric of the building. A commitment to reducing Carbon Dioxide.

2.8 Continuity and Enclosure

- 2.8.1 The scale of the proposed building relates directly to the scale, mass and established building line which provides continuity in the street scene.

2.9 Landscaping

No new landscaping is proposed as part of this new development.

3.0 Access

- 3.1 The development has no through routes or pedestrian links. It will be self-contained but its location will facilitate access to the local shops and amenities. The pedestrian access to the site utilises existing points of access in Brighton Road.
- 3.2 During daytime hours there are a number of buses in both directions pass the site nearby on Brighton Road.
- 3.3 The restaurant will utilise the existing bin store to the rear to provide which can easily be accessed for collection Wyke Road.
- 3.4 The site is located in close proximity to a parade of shops, which has the local amenities one would expect from such a parade, such as convenience stores, public houses, hairdressers etc.

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ADCS Ltd