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BOROUGH OF WORTHING
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Design & Access Statement

WORTHING BOROUGH COUNCIL
- 9 MAR 2010
CONSENT GRANTED
SUBJECT TO CONDITIONS

31 – 33 Oxford Road, Worthing, West Sussex.
Re: Conversion of existing office space into two self contained flats.

Context.

The application relates to an existing vacant betting shop on the ground floor and office space currently occupied on the first floor. The property is situated very close to Worthing Central Station.

Amount.

It is proposed to convert the existing first floor office space into two self contained 2 bedroom units. The ground floor is to remain as retail/office space.

Layout.

The layout is to be adapted to create a new stairwell to serve the new units on the first floor which will be accessed from an existing door opening on the North elevation.

Scale

The scale of the building will be unaffected from the street scene, while the internal layout has been designed to provide good quality units.

Landscaping

Not affected by proposals.

Appearance

The appearance of the building will mainly remain unchanged. There is to be a new window opening added on the north elevation.

Use.

The ground floor is remain retail/office space and the first floor is to for domestic use.

Access.

At present there is no parking provision. It is proposed to promote more sustainable modes of transport. Each flat will be provided with secure bicycle storage facilities. The site is served by local bus stops on Railway Approach, as well as being within easy walking distance of Worthing Central Station.