

ADC 1593

Ground Floor Flat, 37 London Street, Worthing, BN11 4EL

Design & Access Statement

17th March 2025

1.0 Site Location, Introduction & Planning Matters



Aerial view of 37 London Street, Worthing



View from London Street



View from Anglesea Street



View from Rear Side

1.0 Use

1.1 Planning Permission is sought for the conversion of a ground floor shop to form a two bedroom flat.

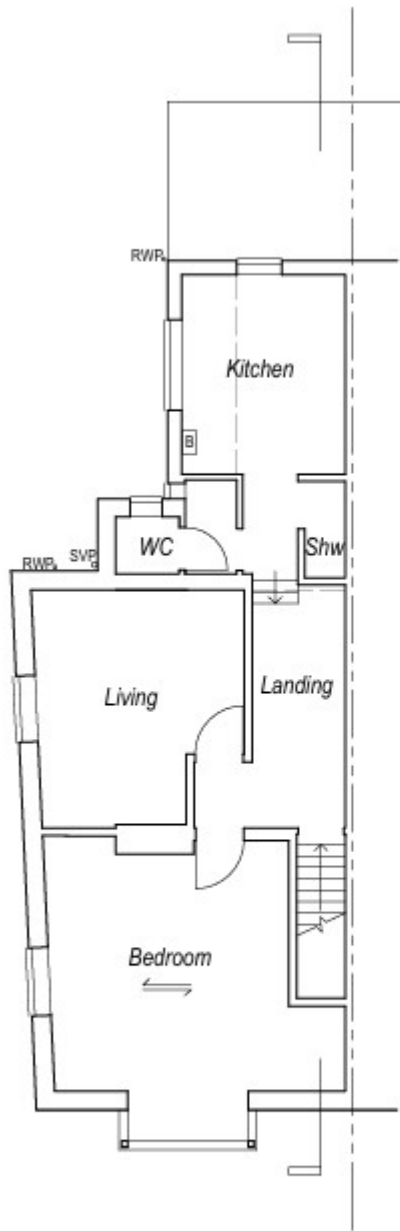
1.2 The property consists of a first floor flat above a retail unit.

1.3 London Street is a residential road of two storey terraced houses.

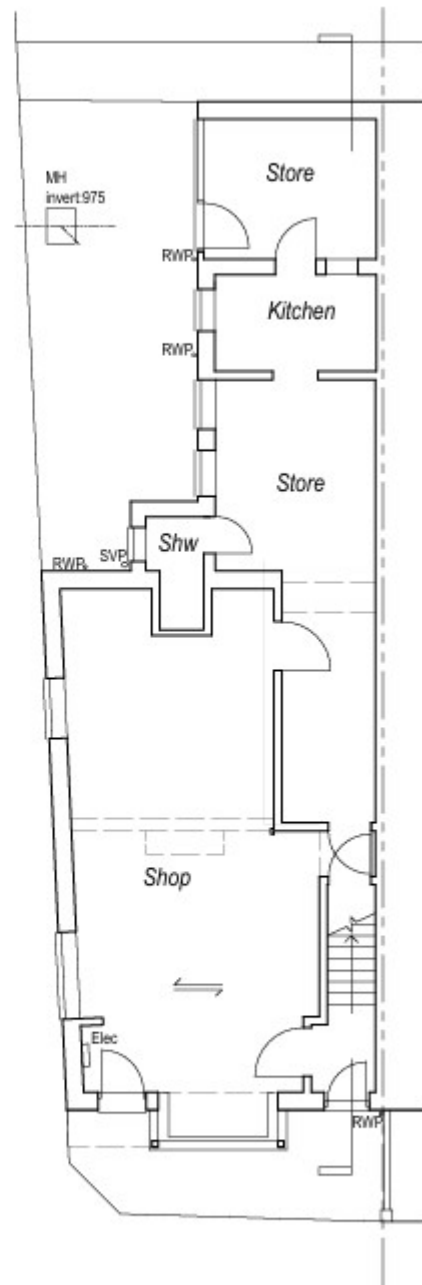
1.4 Planning Permission was granted for the conversion of the building including a roof conversion to form two flats ref AWDM/0481/21 under the description: CONVERT SHOP BUILDING INTO 2NO. 2 BEDROOM FLATS INCLUDING HIP TO GABLE EXTENSION AND ROOFLIGHT WINDOWS. SINGLE STOREY SIDE EXTENSION.

This description was incorrect in so far as the first floor is an existing flat as you can see from the existing layout below which shows the flat had its own entrance from London Street.

1.5 The first floor flat is existing and not part of this application.



First Floor Plan @ 1:100



Ground Floor Plan @ 1:100



Block Plan @ 1:500

3.0 Amount

3.1 37 London Street is an end of terrace corner property consisting of a flat above a small retail unit. It has two entrances from London Street and a side door from Anglesea Street.

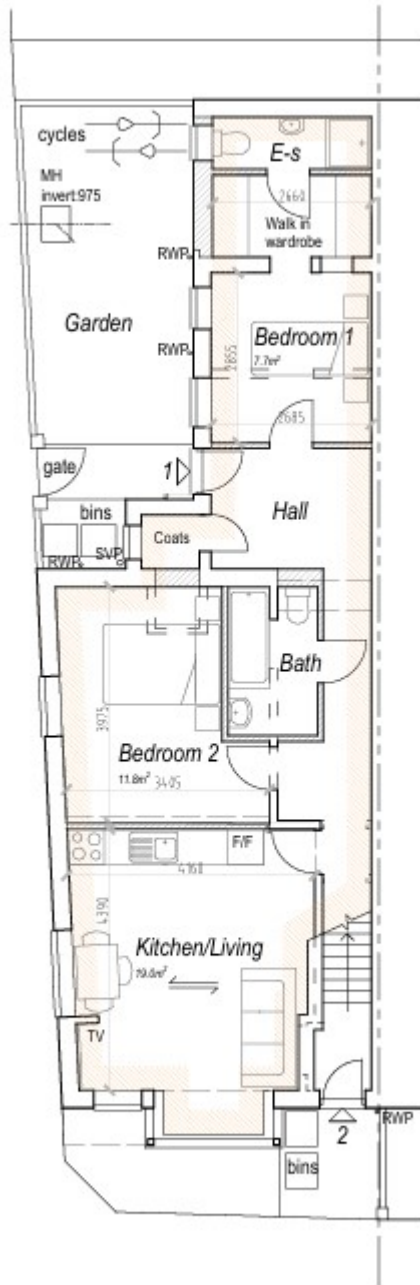
3.2 The proposal creates a two bedroom flat which complies with the Nationally Described Space Standards (NDSS) for a two bedroom property.

3.3 The proposal includes separate bin and cycle stores.

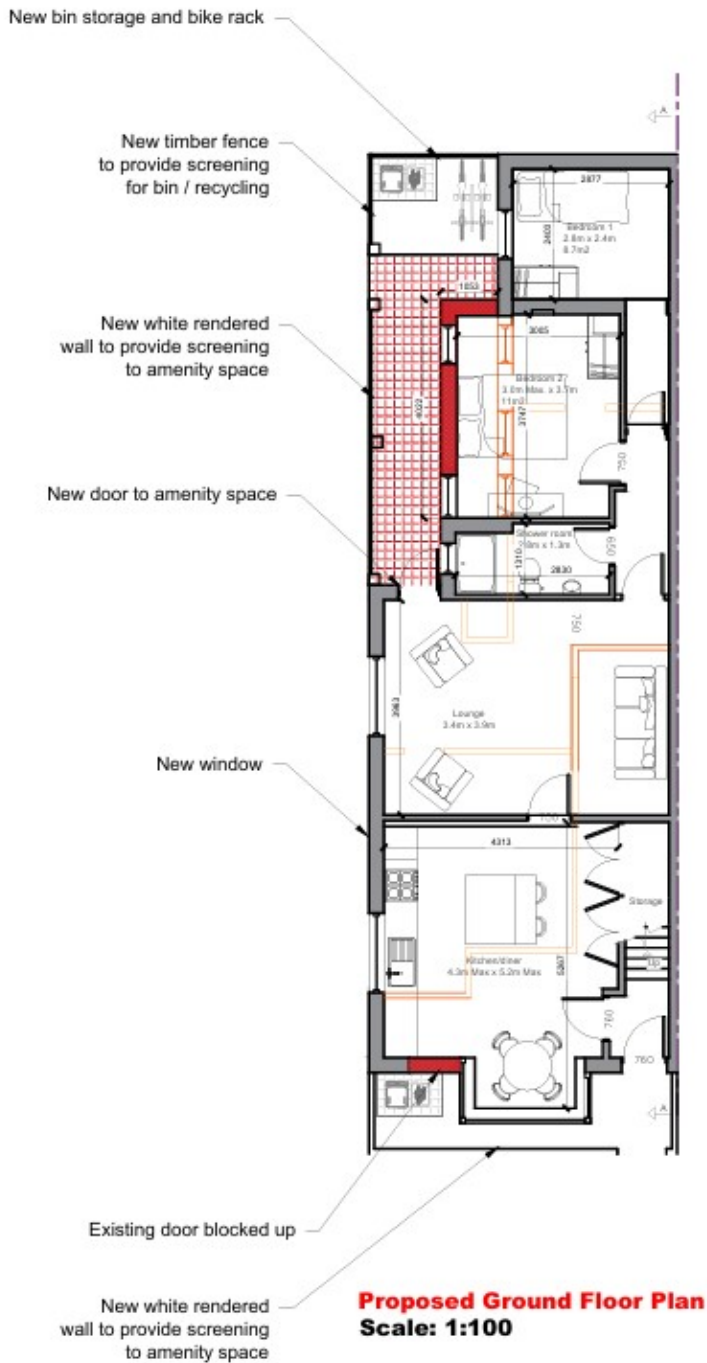
4.0 Layout

4.1 See plan below.

4.2 The dwelling uses an existing side access and has a south facing side garden which allows space for cycles and bins.



Ground Floor Plan @ 1:100



Ground Floor Plan. Previous Approved drawing AWDM/0481/21:

4.3 Although the previous approval included a side extension we can create a better ground floor flat using the existing building footprint because it will allow a bigger amenity space. The new layout complies with the National Described Space Standards.

5.0 Appearance

5.1 The proposed dwelling follow the existing house form with upgraded external materials of concrete roof tiles and rendered elevations replacing the painted brick and grey powder coated windows/doors.

6.0 Access

6.1 The proposal utilises the existing side entrance from London Street with a level approach. The front door will have a mobility threshold allowing wheelchair access. The property is on a single level with no steps.

6.2 The proposed house will be fully accessible for all including wheelchair users and will comply with Building Regulation Optional Requirement M4 (2) (accessible and adaptable dwellings).

7.0 Conclusion

7.1 Given the ground floor flat has already been approved and this proposal complies with NDSS we ask that Planning Permission be granted for this scheme.

A Dodd