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DESIGN AND ACCESS STATEMENT – 21st February 2011

Prepared by:
M. A. Naish
Deadspace Designs

BOROUGH OF WORTHING
DEPOSITED
TP REF NO
WB / 11 / 0122/FUL

Client (applicant)
Mr and Mrs Shina
Flat 2, 3 St Georges Road
Worthing
BN11 2DS

Project:
Conversion of loft space into additional unit of accomodation

Amount
The development will consist of the addition of a rear/side dormer, similar in design to the neighbouring property. This dormer will facilitate the conversion of the loftspace into an extra unit of accommodation making a total of 4 flats within the main building. There is no additional requirement for enlarging the building footprint.

Layout
The 2 flats at ground floor level are to remain unaffected in layout and access.
The first floor existing flat is to be adapted to allow access up to the new unit with the kitchen becoming smaller to accommodate this.
A parking space will be available to the rear where the new flat is accessed

Scale
No additional development proposed that would change the footprint
The dormer has been designed as small as possible to allow the required access to and use of the roofspace area.

Landscaping
No proposed change to landscaping

Appearance
The appearance would not be affected by the development
Materials used for the dormer addition would match or co-ordinate with the main dwelling

Use
The property has 2 ground floor flats and 1 flat to the first floor.
All flats are residential.
The owners of the first floor flat are proposing to add a fourth unit.
The extra unit would provide further accommodation with easy access to the town centre and the seafront for future occupiers/owners without affecting the existing properties. All amenities are close by and most other properties have been converted into a similar quantity of units or more in some cases such as next door, suggesting to us that the development would be sustainable in this case.