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Design & Access Statement
Proposed Conversion at
32 Wordsworth Road
Worthing

BOROUGH OF WORTHING
DEPOSITED
TP. REF. No.
WB/ /

Proposed Use

The proposals are for the conversion of the existing first floor two bedroom mainsonette into two self-contained flats including the conversion of the existing loft space. No change of use is proposed.

Amount

The proposals will provide one 2 bedroom first floor flat and one second floor 1 bedroom flat with floor areas of 50 sq.m and 40 sq.m respectively.

Layout

The proposals are served by the existing stairs up to first floor level and, from there, up to the existing rear mezzanine level. Access into the first floor flat is via the existing landing into a newly formed hallway running parrallel with the existing stair enclosure. All habitable rooms will therefore be served by this new hall. The second floor unit is also entered from the first floor landing with the existing flight up to rear mezzanine level being extended by a short flight up into the main roof space. Both units will have 'American style' partially enclosed kitchens within the living spaces and all rooms will have natural light and ventilation with the exception of the first floor bathroom which will be artificially ventilated and lit.

Scale

The proposals do not alter the scale of the building. The only external changes are the insertion of three modest rooflights.

Landscaping & Appearance

The proposals have no implications in respect of landscaping. The proposed rooflights are placed centrally above the existing windows at first floor level and are in proportion to the existing windows.

Context

The proposals will provide an additional living unit in this substantial Victorian terraced property without the need for external enlargement or detrement to the existing occupiers of adjacent properties. This approach, in preference to the use of green field sites, makes better use of the existing built environment and, as such, is entirely compatible with the objectives of Planning Policy Guidance and the Local Plan.

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Access

Access to the existing first floor is via the existing stairs and will remain unchanged. Similarly, access to the rear mezzanine level remains unchanged and the proposed short flight up to the roofspace will be suitable for the ambulant disabled. The site itself stands in a highly sustainable location, adjacent to all local facilities and travel routes and will not rely upon the use of motor vehicles.