

DESIGN AND ACCESS STATEMENT – 103 Newland Road, Worthing

USE: The ground floor is presently offices and storage and the proposal is to convert the offices into a ground floor flat. The existing extensions will be demolished and rebuilt but not to the same size. The furthest extension will not be rebuilt. This will then provide a garden area for the ground floor flat and the existing first floor flat.

AMOUNT: 1 dwelling.

ACCESS: Access will be on the ground floor and via the front elevation to match all the existing houses on the street.

LAYOUT: The layout is shown on the plans.

SCALE: The furthest extension will be removed and not rebuilt. The other rear extension will be demolished and built on the same foot print. It will be a rendered finished extension to match the existing building

LANDSCAPING: The development will provide a garden space to the ground and first floor flats. The garden spaces will be grass with no concrete or slabbed areas

APPEARANCE: The front of the property will be altered to remove the 'shop front' appearance and have a domestic window and front door installed. The altered walls will be rendered to match the existing first floor walls and neighbouring houses. The new rear extension will also be rendered to match the existing houses.

Developments within or affecting conservation areas, a listed building or its setting, archaeologically sensitive areas, scheduled ancient monuments or historic parks and gardens;

The proposed development is not within any of the areas mentioned above. The development will enhance the area and the living conditions of the neighbouring properties.