DESIGN STATEMENT

APPLICATION FOR CERTIFICATE OF LAWFULNESS

SITE: 2A THE GREEN, SOUTHWICK, BN42 4DA



January 2025

Prepared by: Jonida Murataj

1. INTRODUCTION

This statement is submitted in support of the application for Certificate of Lawfulness by Mr Kelmend Murataj relating to the site 2/2A The Green, Southwick, BN42 4DA. The application is for change of use of the first floor 2-bedroom flat (2A The Green) to a Small HMO.

This statement should be read in conjunction with the following documents and drawings, provided by Jonida Murataj.

Application form
A-01: Location Plan and Block Plan
A-02: Existing floor plans
A-03: Proposed floor plans
A-04: Existing and Proposed elevations

2. SITE & AREA

2/2A The Green, Southwick is a part-two, part-one storey detached building on a distinctive triangular plot. The flat-roofed building has street frontages to Grange Road (to the west) and Watling Road (to the north). The site is adjacent to the railway line near to Southwick Station and the associated bridge over Grange Road. This location is inside the boundary of the Southwick Conservation Area, which is centred around the nearby Southwick Green.



Figure 1: View from Google Street

The main body of the building is attractive in its way. Gault brick to the first floor elevations combines with red brick window dressings. The ground floor is white painted brick with large timber framed shopfront windows. The main body is connected to the flat-roofed single-storey part fronting Watling Road via a semi enclosed yard.

The ground floor (2 The Green) is in retail use (E Class) while the first floor (2A The Green) has been converted into residential use following the application (NOTICE/0009/23) for Prior Approval for change of use from Commercial, Business Use (Class E) to mixed use comprising Class E on ground floor with 1no. 2-bedroom flat (Class C3) on the first floor.

3. PROPOSED USE

The proposed use for which Certificate of Lawfulness is required is change the flat to a small HMO.

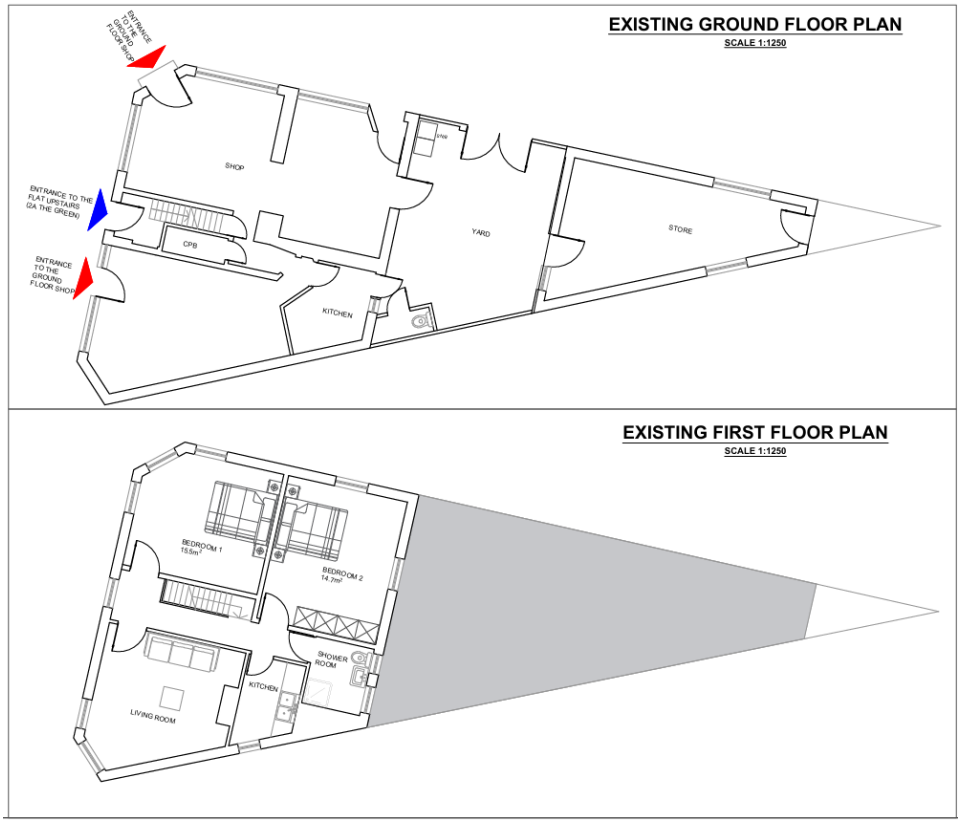


Figure 2: Existing floorplans

No alterations to the exterior of the building or extensions are proposed.

No alterations to the interior of the building are proposed.

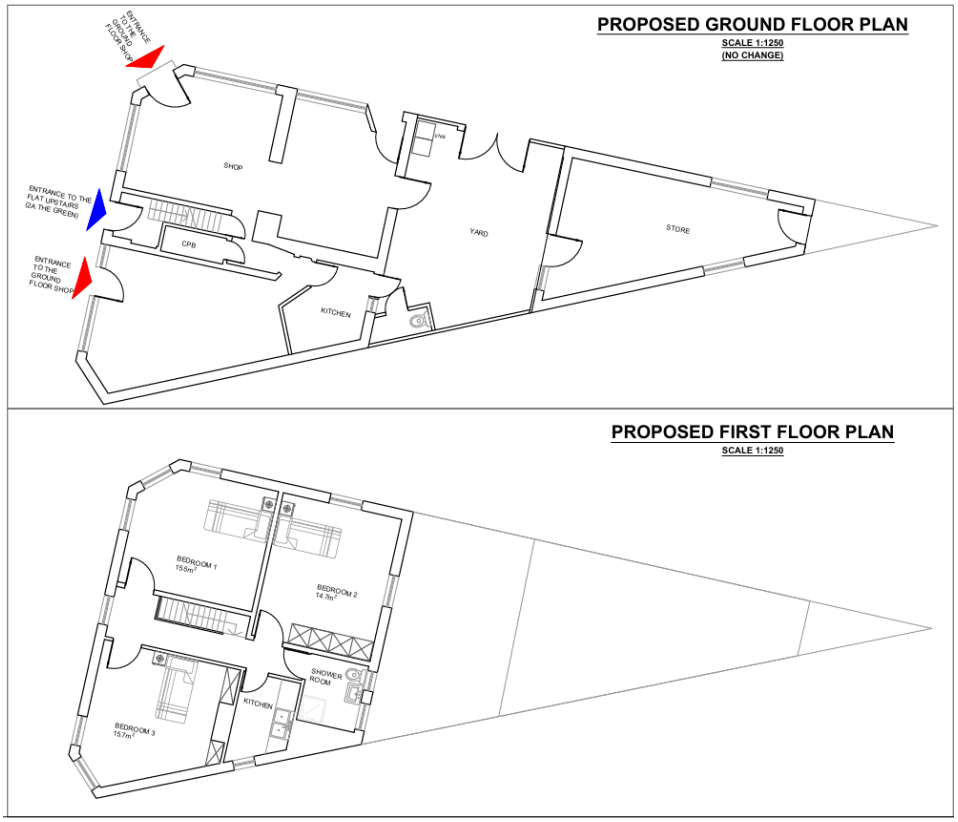


Figure 3: Proposed floorplans

4. CONCLUSIONS

This application is for change of use of the first floor 2-bedroom flat (2A The Green) to a Small HMO.

Adur District Council is respectfully requested to grand the Certificate of Lawfulness for the proposed change of use of 2A The green, Southwick, BN42 4DA without undue delay.