Design & Access Statement

378 Brighton Road, Shoreham-by-Sea

August 2023

Existing site

The property is a late 1800s terrace building facing the main coast road in Shoreham. It has a shop front on the ground floor and a more modern extension at the rear, partially built on the original yard. Part of the original yard still remains and connects to the neighboring yard.The entire ground floor is currently occupied by one office.

Use

The plan is to divide the existing office into two separate properties. The front part will remain a commercial unit. The rear part will be converted into a single-person flat with a shower room.

Scale

The proposed changes will be limited to the existing building's envelope. External alterations will involve erecting a fence around the remaining yard space and adding a new entrance in the wall for access to the flat.

Amount

In line with the need dwelling minimum space standards, the flat will be 37m2 with a shower room, designed for occupancy of one person.

Appearance

The external alterations (fence and door) will match the style of the existing building. The renovations will improve and rejuvenate the currently deteriorated yard space

Layout

The flat is positioned at the rear of the property to ensure privacy. The layout is designed to maximize the use of space. It includes a decently sized living space, a separate entrance leading to a protected corridor, and a large bedroom (11m2).

Access

The office will continue to use the front entrance for access. The Flat is accessed by the rear yard which is access by a pedestrian walkway 35m from Surry Street. Shoreham town center is an easy 300m walk away and the Brighton road has a bus stop less then 100m from the flat

Landscaping

The rear yard is currently in poor condition. Fencing off the area belonging to 378 will enhance its appearance and encourage maintenance by residents. The entire yard will receive care and attention to improve its overall condition.

Conclusion

The proposal better utalises as an under used office space and creates a dwelling in a well established residential area of Shoreham. Close to public facilities.