T.P. OFFICE COPY

BOROUGH OF WORTHING
DEPOSITED 14/4/09
TP. REF. No.
09/0189/FUL

DESIGN AND ACCESS STATEMENT

FOR: 10 THE GLEN, WORTHING

EXTENSION AND ALTERATIONS TO DAY NURSERY

USE

Extension will provide additional floor space to the playschool area of the nursery and also create space for toilet improvements and the provision of a disabled WC for the first time.

A covered area will provide a sheltered outdoor play area.

No increase in children or staff will be proposed, the proposal is to improve the facilities for current users.

AMOUNT

The extension will project 4m externally and would be considered as permitted development if built onto the adjoining dwellings on each side of the property.

The covered area will be unseen from neighbors at no.8, and is placed away from no.12.

LAYOUT

The existing property is a converted detached house and has an existing rear conservatory extension which will be demolished.

The proposal will extend the two rear rooms to make them open plan with the extension. It will also create a disabled access to the rear and improved WC accommodation and disabled WC.

SCALE

The size of the extension could be constructed on any of the detached properties in the street as they all appear to be domestic dwellings and many of them are detached. Therefore the scale is in keeping with surrounding properties.

LANDSCAPING

n/a

WORTHING BOROUGH COUNCIL
- 1 JUN 2009
CONSENT GRANTED
SUBJECT TO CONDITIONS

APPEARANCE

All materials used will match existing building.

The covered area will have a translucent roof.

ACCESS

The approach to all entrances will be level or gently sloping.

External entrance to be illuminated, have level access over the threshold and have a covered main entrance. The threshold upstand should not exceed 15mm.

The width of the doorways and hallways should conform with current Building Regulations to enable wheelchair access. The clear opening width of the door should be 800mm. There should be 300mm to the side of the leading edge of doors at entrance level.

A wheelchair accessible wc is to be situated on the entrance floor level.