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Design & Access Statement
Proposed Conversion
5 Offington Lane
Worthing
W. Sussex

Proposed Use

The submitted proposals are for the change of use of the upper two floors of this three storey building, currently a retail shop with offices over, to four studio flats.

Amount

The proposals will use the existing gross office floor area of approximately 125 sq.m to provide four studio flats with internal floor areas ranging from 21.3 sq.m to 30 sq.m. The proposals will utilize the existing entrances and stairs without any external changes.

Layout

The proposed layouts will provide small low cost residential units either for rental or sale, to first time buyers, in a market which currently excludes low-income occupiers. Each unit will have a small shower/w.c room and galley kitchen and the layout is such that there will be no adjoining habitable rooms to reduce sound transmission between the dwellings. Each dwelling will be served by the existing street entrance and will have suitable bin storage at the ground floor rear location of the existing bins. Internal stacking of living rooms is in accordance with accepted guidelines and the layouts raise no new issues in respect of overlooking.

Scale

The proposals have no implications upon the building scale.

Landscaping & Appearance

The proposals have no implications upon the landscaping or appearance of the building.

Context

The proposals relate to the two upper floors of this substantial terrace of properties, the upper floors of which were originally constructed as maisonettes above ground floor retail units.

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Over the years several upper units have been used for offices/dental surgery etc but these uses are now in decline. The upper floors of No 5 had previously been used as a regional office of a large food retail group (Tesco Express) not connected with any local business and have stood empty for several years. These proposals seek to bring the accommodation back into the housing stock whilst also meeting the need for low cost housing in sustainable locations.

Access

Access into the building is via the existing street entrance and stairway. The site stands in a highly sustainable location with local shops, surgeries, schools etc all within a short walking distance. The site also stands on the junction of two major feeder bus routes into and out of the town.