

DESIGN AND ACCESS STATEMENT

Proposed Loft Conversion and Associated Alterations

Flat 4, 143 Heene Road, Worthing, BN11 4NY

1. Introduction

This Design and Access Statement has been prepared in support of a planning application for alterations to Flat 4, 143 Heene Road, Worthing.

The proposal seeks to convert the existing loft space into additional residential accommodation together with associated internal alterations and minor amendments to the existing fenestration.

The scheme has been designed to make efficient use of the existing building while retaining its established character and appearance and preserving the character of the Shakespeare Road Conservation Area.

2. Site and Context

143 Heene Road is a Victorian/Edwardian building which has been converted into four self-contained residential flats.

Flat 4 occupies the first floor of the building, with the existing loft space immediately above. The property lies within the Shakespeare Road Conservation Area and forms part of an established residential area characterised predominantly by Victorian and Edwardian development.

A neighbouring first-floor flat within the same building has previously converted its roof space to provide additional accommodation, demonstrating the existing use of loft space for residential accommodation within the building.

3. Use and Amount

The existing residential use of Flat 4 will remain unchanged.

The proposal provides additional accommodation within the existing roof space, comprising:

- one additional bedroom;
- an ensuite bathroom;
- a mezzanine study area;
- associated landing, circulation and storage space.

The existing first-floor accommodation will also be internally reconfigured.

No new dwelling is created and the proposal does not increase the footprint of the building.

4. Layout

A new internal staircase is proposed to connect the existing first-floor accommodation with the loft level.

The proposed loft layout provides a bedroom, ensuite bathroom, mezzanine study area, landing and eaves storage.

At first-floor level, the internal accommodation is reconfigured to provide an improved arrangement of the existing living spaces.

The alterations remain within the existing building envelope.

5. Scale and Appearance

The proposed loft accommodation is contained entirely within the existing roof volume.

There are no proposed:

- dormers;
- roof extensions;
- increases in ridge height; or
- alterations to the overall roof profile or form.

Six rooflights are proposed within the existing roof slopes. Their relatively simple form allows additional daylight to the loft accommodation without introducing significant additions to the roof.

Minor alterations are also proposed to the existing fenestration, comprising:

- removal of the existing pantry window;
- removal of the existing WC window; and
- reduction in the height of the existing kitchen window to allow a kitchen worktop to be installed beneath.

These changes are modest in scale and arise from the internal reconfiguration of the flat. Appropriate making good will be undertaken so that the alterations integrate with the existing appearance of the building.

Overall, the proposal represents a restrained alteration which retains the established scale, massing and architectural form of the property.

6. Access

There is no change to the existing pedestrian access arrangements to Flat 4.

Access will continue to be provided from Heene Road via the existing entrance and communal circulation serving the building.

The proposal does not alter the existing communal entrance, external access arrangements or parking provision.

The new staircase between the first floor and loft level is entirely internal to Flat 4.

7. Heritage – Shakespeare Road Conservation Area

The site lies within the Shakespeare Road Conservation Area, where the established character is derived in part from the traditional form, scale and architectural appearance of the surrounding Victorian and Edwardian development.

The proposal has been designed to preserve this character by accommodating the additional living space within the existing roof volume rather than introducing a dormer or other substantial roof extension.

The existing ridge height, roof profile and overall form of the building remain unchanged. External alterations are limited to six rooflights and minor amendments to existing window openings.

The proposed works therefore allow the original form and proportions of the building to remain clearly legible.

The limited scale and nature of the alterations are considered sympathetic to the host building and will preserve the character and appearance of the Shakespeare Road Conservation Area.

8. Residential Amenity

The proposal will not result in any material increase in overlooking, overshadowing or loss of outlook to neighbouring properties.

The proposed rooflights are contained within the existing roof slopes and the building footprint and overall massing remain unchanged.

The development therefore provides improved accommodation for the occupiers of Flat 4 without materially affecting the residential amenity of neighbouring occupiers.

9. Conclusion

The proposed loft conversion and associated alterations provide a sensitive means of improving the accommodation within Flat 4 while making effective use of the existing roof space.

The scheme retains the established roof form and overall appearance of the building, introduces only limited external alterations and does not change the existing access arrangements.

The proposal is considered to preserve the character and appearance of the host building and the Shakespeare Road Conservation Area while maintaining the amenity of neighbouring properties.