Design & Access Statement

Proposed Conversion & Extension at First Floor

70 High Street, Shoreham by Sea

ADUR DIS...
PLANNING DIVISION
PLAN No. A 40m/0686/11
DATE 22 SEP 2011

Proposed Use

The proposals are for the change of use of the existing first floor from employment agency to self contained one bedroom flat incorporating a first floor rear extension.

Amount

The proposals for the one-bedroom flat will provide 45 sq.m of accommodation 7.0 sw.m of which is incorporated in the proposed extension

Layout

The scheme involves the reinstatement of a stairway centrally together with a short corridor providing independent access to the High Street. From the new landing access will be provided to the living room (with kitchen recess to the rear) and large rear bedroom.

Scale

The rear extension will have a height below that of the existing main building and rear projection. The length of the extension will match that of the original first floor projection and the resultant overall rear addition will still appear subservient to the main body of the building.

Landscaping & Appearance

The proposals will have no impact upon the landscaping of the site. The use of a parapet to the perimeter of the extension is entirely compatible with the surrounding area and the finish of the walls, with painted render, matches the original building.

Context

The proposals will provide a self contained dwelling in this town centre location with only a modest extension at the rear. The existing employment agency has recently relocated back to the ground floor allowing continued employment and expansion. The proposals therefore make better use of the previously developed urban environment in preference to the use of green field sites and therefore accords with the objectives of the local plan.

Access

Access up to the first floor is substantially improved by the removal of the former stairs discharging into the ground floor accommodation. The new stairs will be constructed to comply with the Building Regulations and provide access for the ambulant disabled.