

PLANNING, DESIGN & ACCESS STATEMENT

THE STUDIO
CANNING ROAD
FELPHAM
WEST SUSSEX
PO22

THE CONVERSION OF THE EXISTING STUDIO INTO
A ONE BEDROOM DWELLING.



AMdesign Architects

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Design & Access Statement

STUDIO TO REAR OF WHITE HORSES B&B, FELPHAM, WEST SUSSEX.
CONVERSION OF EXISTING STUDIO INTO A ONE BEDROOM DWELLING.

INTRODUCTION

This document sets out the planning, design and access statement to accompany the Full Planning Application for the conversion of the existing studio building to the rear of White Horses B&B, Felpham, into a one bedroom dwelling.

BACKGROUND

The area is a mix of holiday accommodation and residential properties. The main building White Horses became a B&B (change of use from a dwelling) in 2003 and the studio was subsequently built in 2005.

SCOPE OF WORK

The submission is for the conversion of the existing studio into a residential property. No extensions or external alterations are proposed.

PLANNING ITEMS

Pre-Application Advice PAA/39/15 was sought on this proposal with a favourable response. The most recent planning application that related to the property is FP/202/04, demolition of existing garage and the provision of 2 parking spaces, a private garage and artist's studio – conditionally approved 13/10/2004.

The site is within the defined built-up and settlement areas.

DESIGN PHILOSOPHY

The proposed conversion has been designed to create a scheme that relates sympathetically with the surrounding buildings, visually integrates with the site in design, form, and materials. Externally we do not propose to alter the existing studio building and careful consideration of the impact of the scheme on the surrounding area has been undertaken.

The dwelling is to be directly accessed from a side entrance off Canning Road and opens into a small hallway, with storage space. The open plan kitchen, dining and living area are immediately to the right with the hallway also giving access to the ground floor shower room. The first floor is accessed via the open staircase, initially into a mezzanine area and then the first floor bedroom.

The internal layout has been sensitively chosen to give a comfortable open plan living area, along with a good sized double bedroom and separate shower room. The living area has windows affording a street view and the rear courtyard garden. Roof windows provide natural light to first floor accommodation.

EXTERNAL APPEARANCE

To remain the same.

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SITE

The site is flat and there are no trees affected by the proposed conversion.
Refuse and recycling bin storage will be provided within the courtyard space to the rear of the studio.

ACCESS

On-site parking exists to the property for two vehicles, along with an attached garage, all will be retained. Cycle storage will be provided.

CONCLUSION

The conversion of the existing studio into a single dwelling will have no effect on the area. The proposal complies with the relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality nor would it have an adverse impact upon the established character of the surrounding area.

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