

2 CONNAUGHT ROAD
LITTLEHAMPTON

DESIGN & ACCESS STATEMENT

The Proposals

The property is currently a dwelling incorporating kitchen, bathroom, two bedrooms and a lean to structure. The internal layout is to be rearranged and the property extended to update and improve the existing accommodation. All original external features are to be retained.

DESIGN

Use

The property is currently used as a dwelling. The use will remain unchanged. This fits in with the surrounding area which is almost exclusively residential.

Amount

The property is being extended. The existing floor area of the flat is 82m² (including 15m² for the lean to structure). The floor area of the extension is 8.5m². Therefore the new floor area of the extended flat will be 75.5 m² resulting in a decrease of 6.5m². The decrease in floor area will result in an increase in amenity space for the flat.

Scale

The extension is smaller than the existing lean to structure and is a reduction in scale. The new extension is subservient to the main building.

Layout

No new buildings, routes or open spaces are being provided.

Landscape

No landscaping is being carried out other than the redistribution of material excavated for foundations.

Appearance

The external appearance of the site and building is being altered. The existing dilapidated lean to is being removed and replaced by an extension which will be constructed sympathetically. Roof elements and wall finishes are designed to match existing.

Access

Accessibility to and within the site for cycles, other vehicles and pedestrians and access for emergency vehicles and access to public transport is unaffected by the proposals.

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Building Engineer

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