DESIGN & ACCESS STATEMENT

Conversion of dwelling to form 2no. Self contained maisonettes : 59 Bayford Road, Littlehampton, BN17 5HN

Site and Surroundings

The single dwelling property is located within the Littlehampton town centre on the west side of Bayford Road, being a middle of terrace property 3 stories high. The property backs onto Clifton Road, thereby allowing vehicular access from an existing access. Other properties within Bayford Road also benefit from rear vehicular access off Clifton Road.

The existing property is in some need of modernization and there is evidence that it has previously been used as an unauthorized house in multiple occupation.

The Proposal

The existing dwelling would be vertically divided into 2no. 2 bed self contained maisonettes, with common entrance from the front of the property. No external changes will be necessary in order for the conversion to take place. The existing room sizes are of more than adequate proportions allowing only the need for limited internal works in order to achieve the resultant separation into the 2no. self contained maisonettes.

The site is located within the town centre of Littlehampton within easy access of the railway station and bus stops, and thereby a reduced parking requirement would be acceptable in such locations. Therefore the existing garage located within the rear garden will be removed, and 2no. car parking spaces will be provided close to the rear access off Clifton Road. The proposal is within a sustainable location thus providing sustainable accommodation.

Design

The design of the property will not alter, maintaining its character and visual link with the other terraced properties within Bayford Road, many of which also appear to be in flatted accommodation.

Flood Zone

Discussions with the Environment Agency has revealed that the property is within flood zone 3, and therefore a Flood Risk Assessment will be required. This is enclosed with the application. The discussion with the Environment Agency also recommended that any separation of the property into more than one unit, should be done vertically, with bedrooms at 1st floor and above. This advice has been taken on board, hence the application for maisonettes.

Affordable Homes

In line with Arun District Local Plan policy regarding affordable homes, the client would be willing to enter into a S106 Legal Agreement and provide a financial contribution accordingly. A cheque to the value of £450.00 is enclosed to cover the fees of the legal work required for the S106 Legal Agreement.

Policy

It is considered that the proposal accords with Local Plan policies both adopted and emerging. It also is considered to accord with the requirements of the National Planning Policy Framework.

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