



Design & Access Statement

For

Change of Use of existing betting shop with flat over (Classed Sui Generis) to 2No flats at

209 Pagham Road, Pagham, West Sussex PO21 3QD

Prepared by

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On behalf of

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DESIGN & ACCESS STATEMENT

Use: 209 Pagham Road is an end of terrace two storey building situated off Pagham road in the village of Pagahm.

The overall site is approximately 140m² (0.014ha) and currently contains the end of terrace building used as a betting shop on the ground floor and a self-contained flat on the upper floor and a garden / car parking area to the rear.



Front views from Pagham Road



Rear garden / car parking area

Amount of Development: The proposal is to provide two flats. This will be achieved by providing a single storey rear extension to the rear of the property and by converting the loft space including a dormer window to the rear. The ground floor extension will provide the entrance to both flats and a double bedroom / study to flat 1 and the provision of a double bedroom within the converted loft for flat 2. The proposals also include the removal of the existing front door/ window screen together with signage and replaced with two new windows. All new material will match and marry to the existing.

The area of the existing building is as follows-

Ground floor – 51.43m²,

Upper floor – 42.11m², giving a total of 93.54m²,

The proposed single storey extension will have a footprint of 21.65m²,

With reference to the housing space standards below is listed the areas relating to the two proposed flats –

Flat 1 (1b/2p) -

Floorspace (GIA - gross internal area)

61.56sq.m. with 50sq.m minimum required.

Bedroom floor areas

Bedroom 1 - 11.55sq.m. with 11.5sq.m minimum required

Storage - 2.49sq.m with 1.5sq.m minimum required

And

Flat 2 (2b/3p) -

Floorspace (GIA - gross internal area)

63.94sq.m. with 61sq.m minimum required.

Bedroom floor areas

Bedroom 1 - 20.20sq.m. with 11.5sq.m minimum required

Bedroom 2 - 11.55sq.m. with 7.5sq.m minimum required

Storage - 2.04sq.m with 2.0sq.m minimum required,

All in accordance with the latest (Department for Communities and Local Government) space standards.

The proposal also includes for the provision of car parking, cycle store and bin storage, all within the rear garden area.

Layout: The proposed flats comprise of the following layouts – All flats are accessed from a communal hallway to the rear of the property.

Flat 1 - The entrance to flat 1 proceeds into a hall leading to an open plan kitchen, dining and living room to the front of the building and a bedroom and study area partly formed within the new ground floor rear extension. There is also a shower room and storage area accessed onto the hall. There is also an amenity space to the rear of the flat.

Flat 2 - The entrance to flat 2 proceeds into a staircase/ hall leading to an open plan kitchen, dining and living room to the front of the building and a bedroom to the rear on the second floor plan. There is also a shower room and storage area accessed onto the hall.

A further staircase leads to a bedroom within the converted loft space. There is also an en-suite shower room with the loft space.

There is also an amenity space to the rear of the flat.

Fire

The conversion has been designed in such a way as to ensure that all occupants have a safe means of escape from fire, together with fire resistant doors, walls, floors and stairways, and by ensuring there is a satisfactory escape routes in accordance with the Building Regulations.

Sound

In general the walls and floors between flats will be upgraded for adequate sound insulation. This will involve the construction of an independent sound insulating ceiling beneath the floor, or upgrading the existing ceiling, or the fixing of sound absorbent material between the joists with a floating floor on suitable resilient materials.

Scale: The addition of the new single storey rear extension has been contextually designed with consideration given to both the existing dwelling and its neighbouring properties by extending to the rear of the existing building.

Landscaping: The proposals also include the provision of dedicated parking spaces together with secure cycle storage and bin storage spaces for the new flats.

Appearance: The new ground floor extension will be designed in materials to match and marry to the existing with no detrimental effect on the conterminous proprietors.

Access: No change to the existing arrangement.

Conclusion

Careful consideration has been taken to ensure that all aspects of the site, orientation, neighboring properties and site topography have been considered which allows for the development of high quality design.