



Design & Access Statement

For

Change of Use of existing betting shop with flat over (Classed Sui Generis) to 1no. dwelling house at

209 Pagham Road, Pagham, West Sussex PO21 3QD

Prepared by

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On behalf of

MacDonald Homes South Limited

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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 Pagham.

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, 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 create a single three bedroom house split through three storeys. The existing structure is to be marginally extended on the ground floor in line with the neighbouring property. An additional bedroom is also to be created in the loft space with the dormer window at the rear.

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 those of the existing structure.

The internal floor areas of the existing buildings are as follows:

Ground floor – 51.8m².

Upper floor – 42.1m².

Total – 93.9m².

The proposed single storey extension will have a footprint of 3.3m², taking the total ground floor internal floor area to 54.73m²

Floor space (GIA - gross internal area)

The requirement for the three bedroom, five bed space of the single dwelling over three storeys is 116m². The proposed gross internal floor area including the conversion of the loft space is 119.7m² and is as follows:

- Ground floor – 55.3m²

- First floor – 42.1m²

- Second floor/Loft – 22.3m²

The proposal also includes the provision of 2no car parking spaces, cycle store and refuse and recycling storage areas, all within the rear garden area.

Layout: The proposed layout of the house includes the creation of the open plan living areas on the ground floor with open plan kitchen, dining and living room. The cloak room is to be located under the stairs leading up to the first floor.

On the second floor, two bedrooms are proposed with a shared family bathroom accessed from the landing.

On the second floor, a further single, double bedroom with an en-suite is also proposed with the dormer window facing the rear of the house.

Landscaping: The external work will be minimal. The existing hard standing will be removed and replaced with new to allow for the creation of two car parking spaces, refuse and recycling, and secure cycle storage areas.

Appearance: The new ground floor extension will be designed in materials to match those of the existing with no detrimental effect on the neighbouring properties.

Scale: The proposed changes to the existing dwelling has been designed to minimise the change in character, enhance the existing property. It is also designed to improve the usability of the house by occupants and ensure the prolonged use of the building.

Access: No change to the existing arrangement.

Conclusion: The proposed single storey extension to the existing structure provides sufficient additional floor space to the house and aids in the rationalisation of the internal layout. The proposed layout of the house seeks to prolong the longevity of the dwelling by enhancing the existing design for modern living.