

## Design & Access Statement.



Dorlyn House  
London Road  
Ashington  
West Sussex  
RH20 3JT

Application for;

Proposed conversion of existing 1no. 3 bedroom flat into 2no. 1 bedroom flats, conversion of the loft into habitable living space with the installation of 3no. rooflights, erection of a two storey and single storey rear extension, and alterations to fenestration.

## Context

This Design and Access statement has been prepared to accompany an application for planning approval at 12 Little Paddocks, Ferring, West Sussex for the proposed Conversion of existing 1no. 3 bedroom flat into 2no. 1 bedroom flats, conversion of the loft into habitable living space with the installation of 3no. rooflights, erection of a two storey and single storey rear extension, and alterations to fenestration.

The site is appropriately located within the built-up residential area of Ashington. The proposals will create two high-quality new homes and make a valuable contribution towards the Council's housing target. The proposal will create large family dwellings, and allow for home working.

The proposal will make efficient use of land in a sustainable location. The site is within walking distance of the amenities of Ashington. The site is also within walking distance of sustainable transport options bus services which operate from London Road. These factors will all encourage sustainable living.

## Amount/ Space

The proposed conversion and extension will provide 198.5m<sup>2</sup> of living space.

Flat 1 - 72m<sup>2</sup>

Flat 2 - 126.5m<sup>2</sup>

The scale and form of the proposed extensions are to be an attractive addition to the existing property and has been designed so as not to detract from the amenity, privacy or daylight of the neighbouring properties.

## Use

The new dwelling is to be for residential use.

## Layout

The proposed units will comprise of an entrance hall, kitchen, living/ dining area, with Flat 1 having 1 bedroom and Flat 2 having 3 bedrooms with one with an ensuite. The layouts have been carefully planned to give the main habitable rooms an aspect looking out onto the garden areas, whilst minimising the overlooking of adjacent properties.

## Appearance

The materials have been chosen carefully to complement the existing building and the surrounding area.

## Landscape

The existing property has hard standing to the front of the dwelling and the rear that will be retained.

## Access

Vehicular access to the property will retain the existing access which opens up from London Road. The new dwelling will have at least 2 parking spaces on the drive with room for additional parking if required.

## Services and Drainage

All mains services are available to serve the proposed dwelling. Foul water drainage will connect to the existing foul water system.

## Energy Saving

The new extensions are designed to have a high level of insulation, in line with or exceeding Building Regulations requirements, and will be extremely thermally efficient compared to the existing house.