**Design and Access Statement**

**To accompany a Full Planning and Listed Building Application at;**

**32 High Street Steyning BN44 3YE**

This document has been prepared as part of a Full Planning and Listed Building Application for;

The change of use of the existing ground floor commercial space to residential and return the building to wholly residential use as a single dwelling house. As well as change of use there are some alterations to enable residential use and add the area to the existing single residential unit.




**1. Use**

The building became 'Steyning Tea Rooms' in 2004 / 2005, the current plan is as Permit DC/05/0899. The commercial floorspace included the ground and basement floor of the property with a single residential dwelling within the first and second floors above.

The Steyning Tea Rooms closed its doors due to financial pressures such as rent, rates, insurances and with the limited number of seats/covers and space and no room for expansion.

The property has been actively marketed for sale as mixed residential commercial since December 2022 but at the time of writing remains vacant (both parts).

The proposed use is for a change of use of the existing ground floor commercial space to residential and return the building to wholly residential use as a single dwelling house.

**2. Amount**

The proposal does not change the volume of the property or layout of the rooms. The works are limited to internal alterations to convert the ground floor to living accommodation. The ground floor commercial floor space lost is 70 sq m and this will become residential and add to the existing first and second floor 115 sq m fl residential floorspace.

**3. Layout.**

The building is a 'mid terrace' Designated Heritage Asset with Grade 2 Listing. The proposed layout is the cellar/basement used for storage, at ground floor will be kitchen, living and dining rooms, first floor and second floor will be bedrooms and bathrooms to make a four bedroom house. The properties each side are residential.

### 4. Scale

The size and scale of the building does not change. Proposed works are contained within the existing building.

### 5. Landscaping

There is no landscape to the front which is public pavement. To the rear is garden and this will remain as existing and unchanged.

### 6. Appearance

The external appearance changes are limited to a small lantern style rooflight added to the flat roof at the rear.

### 7. Access

Access to No. 32 remains as existing with pedestrian access to the front elevation through the existing door and access to the rear through the garden area.

### 8. Refuse Disposal

The existing storage for refuse and recycling remains as existing which is wheelie bins stored at the rear of the property.

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Rathbone Miller