

## 7.0 Access

The site is generally level from the front to the rear, to the rear, with steps leading up to the ground floor at the front, and steps leading down to the existing basement level. Disabled access to the ground, first and second floor will be by way of the existing ambulant stair.

The property is conveniently located within 15 minutes walking distance from the busy Aldrington overground station to the north with links to Brighton station to the east, and Portslade station to the west, leading to Gatwick, central London and other stations beyond. The site is also within 10 minutes walking distance of the beach and. It also has access to a good selection of local shops and facilities within the local Town Centre.

## 8.0 Conclusion

We believe that this site is suitable and appropriate for development in the form shown and that we have adopted a positive and credible response and urban intervention to the site and context. The density accords with the development plan and central Government guidance. The layout and access arrangements are appropriate and the proposal will not prejudice the character of the area.

The scale, proportions, elevational treatment, and design detail have all been handled with care and sensitivity, and the scheme is attractive and coherently designed. Space standards are adequate and building relationships are acceptable.

The Council is therefore asked to agree that the scheme is acceptable and to grant permission subject to the appropriate conditions.