

DESIGN AND ACCESS STATEMENT

70 George Street Hove

This statement is to support the planning application for the change of use of the first floor from A1 use to residential flat.

During the last 12 months , there are 3 applications in George Street relating to converting commercial use to residential use. Big empty retail commercial units are no longer utilized to their maximum capacity due to COVID 19 and the big business bill.

The applicant would like to convert the first floor into a one bedroom flat with separate lounge and kitchen space. With a large floor place, the layout is an ideal starter home for young professional couples. The flat will be close by to all amenities with advantage of the high street and local shops.

The proposed alteration to shop front to open a separate entry point is gained directly from the George Street into the above flat via new stairway.

Policy HO9 supports the conversion of larger properties, contributes toward the provision of a wider range of housing and helps to meet the needs of a growing number of smaller households. This proposal not only increases the number of housing opportunities but also utilizes the unused space to their maximum potential both architecturally and financially.

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