

Design & Access Statement

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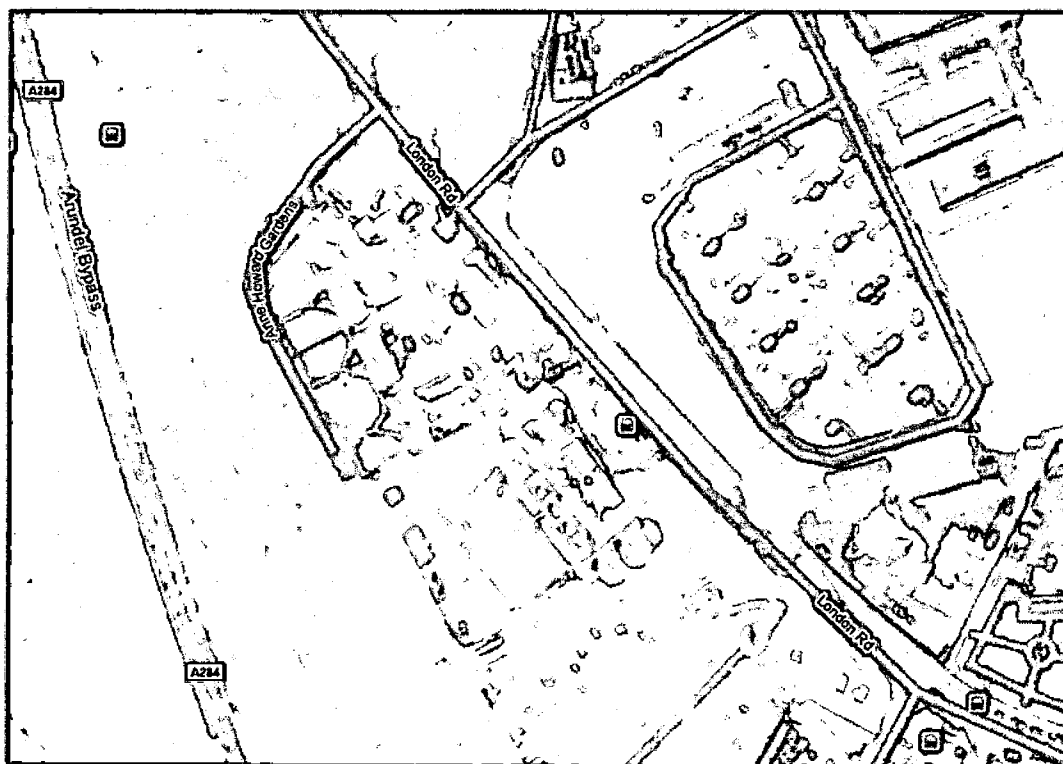
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Resubmission Of Previous Application AB/68/06**New Detached Dwelling****Land Adjacent To 1 Anne Howard Gardens, Arundel, West Sussex, BN18 9BB****Context –**

The site is currently excess garden area for no.1 Anne Howard Gardens. The site is located just to the north west of Arundel running parallel with the A284 Arundel Bypass. The site is within the built up area boundary as set out in the Arun District Council Local Plan. The site is also within a conservation area. The properties in Anne Howard Gardens were approved in 1955 under application AB/41/55. The properties are semi detached two storey houses with face brickwork elevations and a plain tile roof. The front gardens are predominately open with some low level hedging, the remainder of the site is enclosed with a 2m high brick wall which is to be retained. There are some listed buildings on London Road although due to their elevated position it has been previously noted that the proposed development will not have an adverse impact on these properties. London Road does not seem to have a particular style or unified pattern although there is evidence of the "Norfolk Estate" style.



- Amount –** Once the site has been split to accommodate the proposal the existing property will be positioned on a site approximately 282m². The proposed property will have a footprint of 57m² positioned on a site approximately 256m². The sizes of both sites are within local and government issued guidelines. The expected occupancy levels are likely to be two adults and two children with the possibility of guests and extended family on intermittent occasions.
- Layout –** The property has been designed inline with the previous approval although some minor amendments have been incorporated. The style of the property has been changed to enhance the property and to help remove any impact on the existing street scene whilst complementing the larger surrounding area. The main entrance has been moved to further remove any impact on the adjoining houses and street scene by enforcing the main entrance to the site will be from a point on Anne Howard Gardens leading to London Road. The property will now also benefit from accommodation within the roof space with its main window facing south west.
- Scale –** The property has been designed to have as little impact on the immediate surrounding area as possible. The ridge height and eaves height will match the properties in Anne Howard Gardens to reduce any potential overbearing nature. The roof has been stepped where possible to further reduce the overall bulk of the proposal and to give certain architectural breaks in the elevation. The style and therefore the proportions have been taken from properties in the local area conforming to the "Norfolk Estate" type to remove any impact on the character of the existing line of properties as raised by surrounding residents in the previous application.
- Landscaping –** The existing 2m high brickwork wall is to be retained to the boundary adjoining Anne Howard Gardens to remove any impact on the approach into the area. The proposal includes for a part 1.8m high close boarded fence to the new boundary between the existing property and the proposed, the front section of this boundary will be identified by low level planting and hedging to match the existing layout of the area. The rear garden area will be a mix of hard and soft landscaping suitable to the enjoyment of the proposed occupants and surrounding area. It is not proposed to plant any trees or large areas of landscaping as this may cause overshadowing of the existing properties. It was not deemed necessary to increase any screen planting to the boundary adjoining the listed properties to the north east as these properties already occupy an elevated position. There will be an area as indicated on the previous application allocated to off road parking.

Appearance –

The property will now follow the principals of the local “Norfolk Estate” style. The roof will be plain clay tiles with painted timber barge boards, fascias and soffits. The rafter feet will be exposed with black rainwater goods. The walls will consist of facing brickwork with a crease line at ground floor window head level. There will be a slightly different coloured lacing course at points throughout the elevations. The windows will be painted timber framed units with glazing bars. The windows will have arched brickwork headers above. The roofline of the north east projection will catslide on a continuous pitch to create a lower eaves detail to the south west elevation.

Access -

The site currently has vehicular access to the stretch of Anne Howard Gardens that leads to London Road, this will be retained. The site is less than 500m from the A27 Chichester Road giving great vehicular access to surrounding towns and cities. There are also bus stops just a few minutes walk away in London Road leading into the town centre and surrounding villages. Arundel town centre is a 600m walk away with plenty of local amenities and attractions. Although Arundel itself is quite hilly the pathways are firm and even and it is easy enough for disabled people to navigate the area. In line with current building regulations the property will have a firm and even path from the principal entrance to the boundary line. There will be a level threshold to the entrance door and door widths will be carefully selected to deal with internal access.

Conclusion -

As this application relates to a previously approved proposal it was not deemed necessary to consult with the local authority prior to this submission.

If any non material planning issues arise with reference to covenants, easements or other “private” matters it would be appreciated if these could be set aside and the application be considered on its own planning merits.

It should be noted that planning applications should be assessed against the policies of the local authority development plan and any other supplementary planning guidance. An assessment of these issues should determine whether “demonstrable harm” would be caused to matters of acknowledged importance.