

**DESIGN AND ACCESS STATEMENT
FOR**

**PROPOSED PAIR OF SEMI DETACHED DWELLINGS, AT
PLOT 1 LAND WEST OF FONTWELL AVENUE,
ALDINGBOURNE WEST SUSSEX**

INTRODUCTION

This design and access statement is provided in support of a full application for the proposed construction of two semi detached dwellings with associated parking and access. Planning permission has previously been granted for 3 detached dwellings (AL/95/13 outline) This application relates to plot 1 of the original granted consent. This application is submitted on behalf of the plot owner E Parker and should be read in conjunction with the associated plans

SITE DESCRIPTION

The area of land to which this application relates is an area of grassed land 1830M2. The site is a level area located on Fontwell Avenue and is adjacent to established residential development.

Residential properties are located on both sides of Fontwell Avenue to the immediate north and south sides and the rear adjoins a scrap yard. Dwellings are mainly one and two storey detached dwellings with some semi detached and they vary in size and design. Plot size and distances between dwellings varies considerably

The proposed properties will be positioned well back from the road in a linear layout with ample sized gardens. Access would run along the site frontage parallel to Fontwell Avenue with entry and one end and exit at the other. There is a driveway and parking in front of each property.

PLANNING CONTEXT

Social - It is envisaged that no neighbouring occupier will be affected by the proposal, particularly given the previous consents on this site. There is screening to the front of the site and no overlooking or overshadowing of any neighbouring property.

Economic- The proposed buildings will provide high quality sustainable homes

Planning- Planning ref AL/95/13 Outline planning for 3 detached houses with garaging was granted

Planning ref AL/121/16/PL Full application for a pair of semi detached dwelling on plot 3 was granted

Plot 1 is a subdivision at the southern end of the larger site that had approval for 3 dwellings. This plot is to be divided roughly in half with a pair of semi detached properties similar to those opposite. The plot width is wider than others in the area and the gap to the next existing property Oaktrees would be around 4.5m

Use The site is currently a grassed area and has not been used for any purpose. This proposal is for a pair of semi detached family houses to be built on plot 1 in place of one detached dwelling

The proposal is for a high quality pair of two storey residential houses of individual design. They are for residential use only and will be economical low maintenance dwellings with high specifications of insulation and energy efficiency.

INVOLVEMENT OF LOCAL INTERESTS

The Parish Council have not yet been consulted in respect of the current proposals.

DESIGN PRINCIPLES

The proposed houses are of simple traditional form and are designed to sit comfortably in their surroundings and with other buildings in the local area. Materials with low levels of embodied energy or recycled / recyclable properties will be used where possible, with all materials and trades, where economically viable, will be found locally. The subsequent Building Regulations design for the site infrastructure will focus on sustainability and ensure minimal impact on the environment and resources.

AMOUNT OF DEVELOPEMENT

The Proposed buildings have a footprint of 90m² and an overall floor area of 180 m²

LAYOUT

The site has been sub divided into 3 equal plots . This plot is located at the southern end of the site. The proposed dwellings have been orientated to take full advantage of the plot shape and size and leave sufficient gaps between adjacent properties

APPEARANCE

The proposal is for traditional looking semi detached houses with brick cladding and a pitched roof in tiled finish. Windows to be white upvc and front doors to be traditional timber. There will be paved parking areas to the front together with planted areas and the rear gardens will be lawned and separated by 1.8m close boarded fencing

SCALE

The proposed building are two storey with a pitched roof and a footprint of 90 m² each, the overall height being around 8.5 metres from the ground.

LANDSCAPING

The site is currently unused grassland. There are some isolated trees and shrubs along the site boundary between the land and the public highway, these will partly screen the buildings from view. There is some existing screening to the rear of the site. The site will be landscaped and enhanced to provide gardens and parking areas for the residents

CYCLE STORAGE

Secure cycle storage will be provided within the curtilage of each dwelling for storage in a secure lockable outbuilding

ACCESS

Access to the site is from Fontwell Avenue which is an adopted local authority highway. It is proposed to enter the site from the existing access at the north end of the site and to exit via a new exit at the southern end of the site.. There are public transport links close by.

FLOOD RISK

The proposed site and its environs lie outside of a flood plain as the Environment Agency's flood maps. The site is defined as having a low probability of flooding of less than 1:1000.