

ARUN DISTRICT COUNCIL				
No.	AW	202	06	
RECEIVED		8.9.06		

proposed flats
Aldwick Road - Princess Avenue
B5 Limited

Design and Access Statement.

Use and Layout

The proposed use, extent of the development and layout of the site were substantially established on this site by the approval of application no AW 252/04.

This application is now made to address professional advice given on the internal composition of the flats and certain Building Regulation problems from the original approval.

The entrance to the approved and proposed building stands approximately five metres from the public highway and whilst the site and surrounding area is flat the physical access to the building is controlled under Part M (disabled access) of the Building Regulations which has to be of a permanent nature and specific gradient.

Another shortfall in the approval was a safe and secure access to the flats. From current practice and advice a double secure entrance is now proposed.

All parts of the site are visible from within the building.

Scale and Appearance

This element of the development has also been established.

The three storey building approved was designed largely to reflect the architectural materials and general character of the existing hotel and there appears to be no reason to challenge this.

Landscaping

As a large area of the site has been used as a car park with an impervious surface it is requested that this element of the proposal be set aside to establish ground conditions when revealed and obtain advice on appropriate planting. It is expected that the soil will be brick earth composition.

Access and transportation

As previously stated the only access to the building is short and connects to a public footpath. Since post war a public transport system has served this site and a bus-stop is contiguous with the development.

A central reservation is in place in Aldwick Road to facilitate safe and close access to a bus stop for the opposite direction.

David J Brookwell

7 September 2006