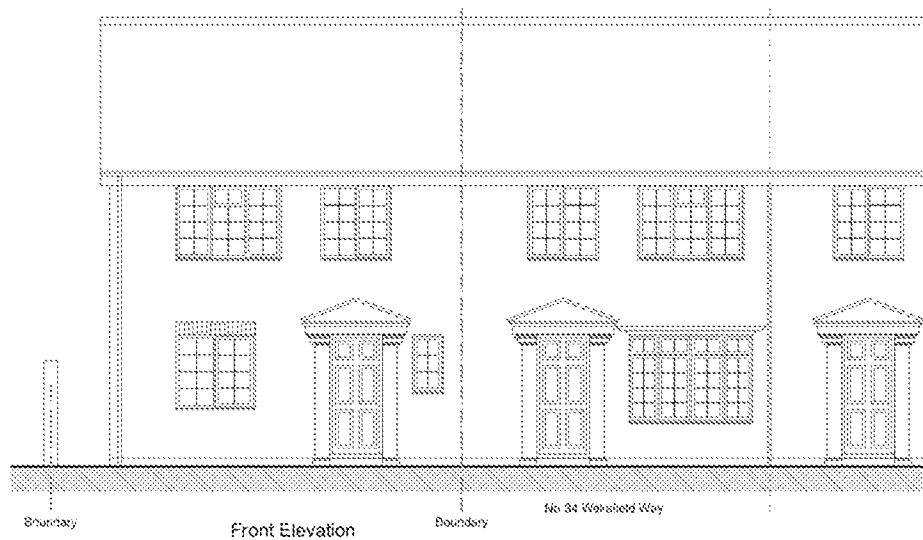


Design and Access Statement

Proposed New Residential Development

At

34 Wakefield Way
Aldwick
West Sussex
PO21 3RS



IVON BLUMER ARCHITECTS

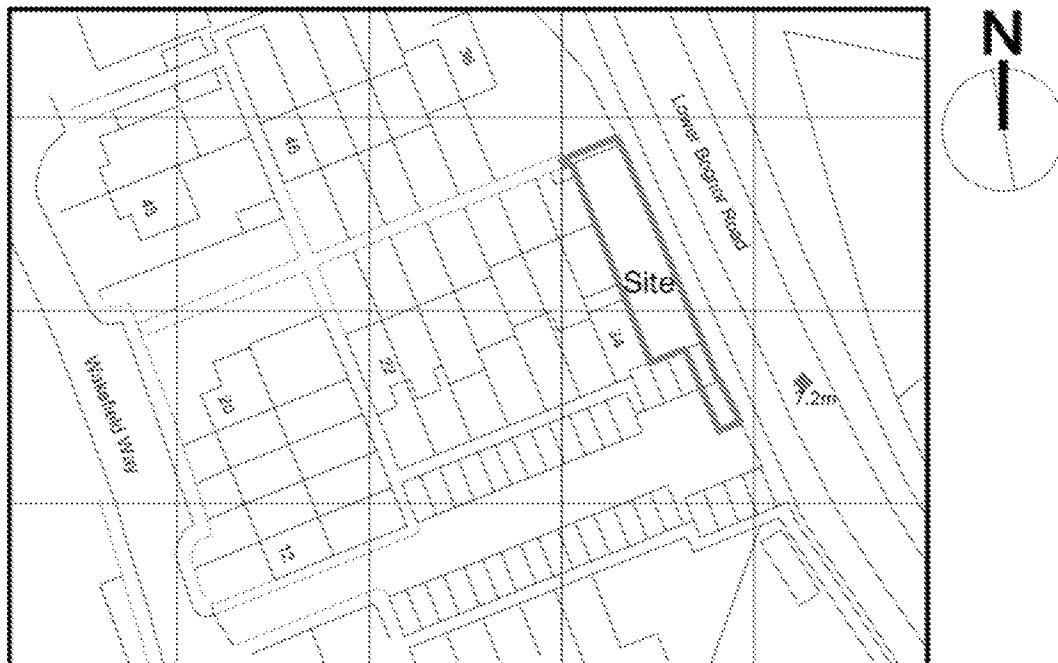
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Introduction

The proposed development is for the construction of a two storey 3-bedroom 5 person end of terrace house on land adjacent to No 34 Wakefield Way. The style and design of the proposed house will be in keeping with the existing houses on Wakefield Way. The site is considered a windfall site, providing much needed new family housing.

Location

The site was previously residential garden land owned by No 34 Wakefield Way.



Location Plan

Assessment of Physical Context

The site is located in a mainly residential housing estate built in the late 60's/early 70's, typically being 2/3 bedroom terraced houses. The site is accessed from a shared private drive serving the garage court to the rear of the existing terrace of houses and from the pedestrian footpath to the front of the existing terrace of houses, from Wakefield Way. The site is flat and is approximately 232 sq. m in size. There are no trees on the site and the site is mainly laid to lawn with shrub planting.

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Planning Policy & History

Planning History – None

The Scheme will take into account ADC Planning Policies

Arun District Local Plan	Gen 7	The form of new development
	Gen 9	Foul and surface water drainage
	Gen 12	Parking in new developments
	D DM1	Aspects of form and design quality
	D DM2	Internal Space Standards
	D DM3	External Space Standards
	D SP1	Design

Planning Policy Guidance

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

Design Principles

The starting philosophy for the design brief is to design a high quality house, whilst respecting the relationship between the proposed house and the adjoining residential properties. The architectural style is similar to the existing property at No 34.

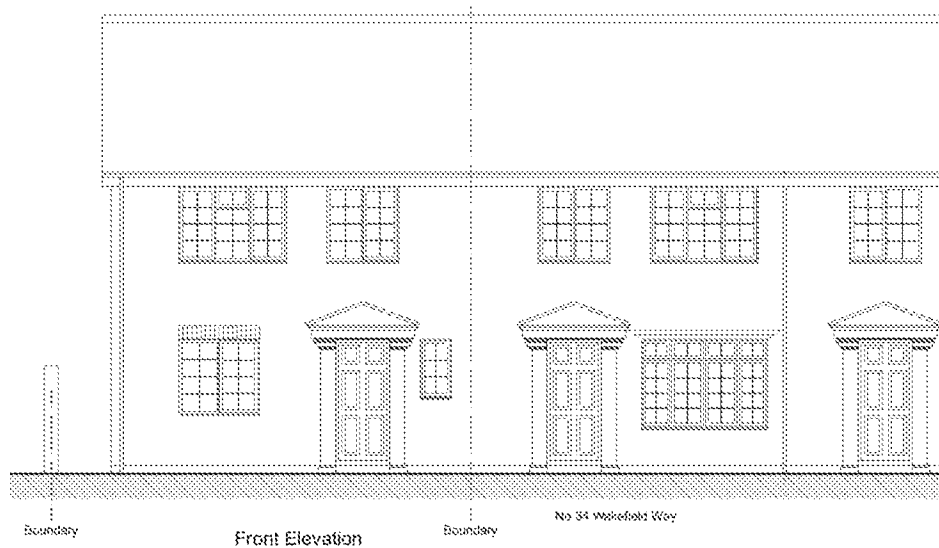
Internal and external spaces will comply with Arun District councils current space standards.

The main design principles are:

- i) To be in context and respect the existing residential area character.
- ii) To make efficient use of the available land.
- iii) To minimise any impact on the adjoining properties.
- iv) To create a positive visual enhancement to the locality
- v) Architectural detailing and materials to be of a well-considered and innovative approach.
- vi) To comply with part M of the building regulations.
- vii) The design will not give rise to any overlooking of neighbouring properties.
- viii) Not to compromise the amenity space and integrity of No 34 Wakefield Way.

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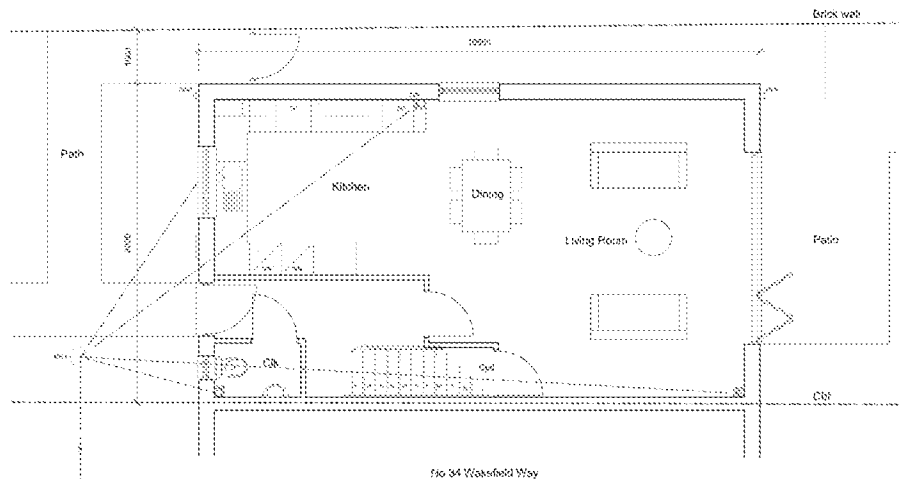


Front Elevation

Amount

Footprint	63.5 sq. m
GIF area	110 sq. m on two floors
Garage	1 No
Parking	2 cars
Cycles	2 spaces in garage
Bin Store	In Garage

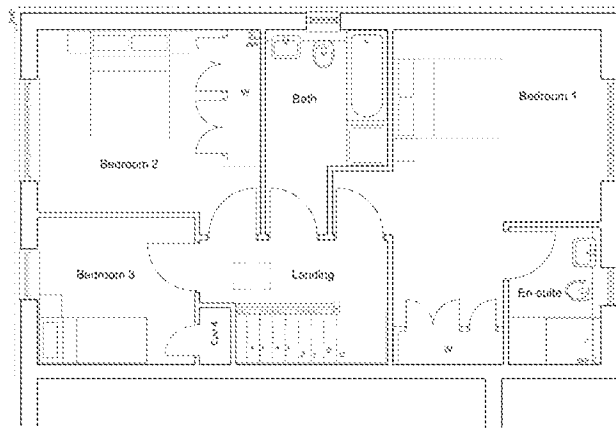
Floor Plans



Ground Floor Plan

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First Floor Plan

Drainage

Foul Drainage:

Foul drainage is into the existing public foul water drain serving the existing houses.

Surface Water:

Surface water will be dealt with by cellular soakaways.

Refuse Collection

3 No 250 litre bins to be provided in garage store

Access Statement

The development has been designed in accordance with the Disability Discrimination Act 1995, BS 8300 and Part M of the building Regulations 2004.

Vehicular & Transport Links

Parking is provided on site, with one garage space and one parking space in front of garage.

Cycle and bin storage will be provided in the garage.

Inclusive Access

Internal design of the house will comply with Part M of the building regulations.

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Conclusion

The development meets the design principles set out above. The development is in line with the relevant planning policies. The development responds to and will enhance the visual amenity of the surrounding area. The development will not compromise the adjoining properties. The development will be of a high architectural design. The development will comply with the relevant Local Plan Policies. The development will comply with the DDA and Part M of the Building Regulations.

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