



Design and Access Statement

For

Construction of new two-bedroom Semi-detached property

at

Land adjacent to 4 Gladstone Cottages, Angmering, West Sussex

Existing

The proposed site is to the east of No.4 Gladstone Cottages. The site is located in a residential street at the eastern end of Water Lane. The site is adjacent to an existing terrace of 4 cottages. There is a two storey property to the east called Banky Field and two storey terraced properties situated opposite. Water Lane has varied development forms, with different orientations and proximity to the road.

Proposal

The proposal is to construct a new storey two-bedroom property to extend the existing terrace.

Appearance

The proposed fenestration and materials will match that of the existing cottages. It is felt that by ending the terrace the maintain the uniformity and character of the existing terrace.

Layout

The property will have an open plan Living, Kitchen, Dining Room on the ground floor. The first floor will have two bedrooms (1 double and 1 single) and a bathroom.

Access

Off road parking for one car will be provided for each property.

Bike storage will be provided in the rear garden which will be easily accessible from the side of the property.

Bin storage will be located so easily accessible from front of property.

Scale

The scale of the proposed property will match that of the existing cottages. With matching eaves and ridge heights. The prop



Landscaping

The rear garden will have a patio area across the back of the property with lawn beyond. Borders will be provided to the south adjacent the boundary. The front garden will be block paved to provide off road parking for 1 car for No.4 and another space for the new property. There is an area of the site which is elevated this will be reduced to provide a more level garden space. Where possible any mature shrubs will be retained.

Sustainability The site is located within 2Km of the railway station and close to bus routes. There are two schools within walking distance, ie. Less than 1Km from the site. Local shops are also located within .3Km of the site.

Disability Access

Access to and within the property will be in accordance with Approved Document Part M of the current Building Regulations.

The main entrance will have a level threshold and an entrance door with a clear width of 800mm, including an internal leading edge of 300mm.

All doors will also be 800mm clear opening. WC and shower facilities are provided at the ground floor level.

Emerging Local Plan

It is felt that the proposal addresses / complies with the following policies set out in the Emerging Local Plan:

Policy SP 2 – Built Up Area Boundary

The proposed development is located within the Built Up Area Boundary.

'Development will be permitted within the area defined as the Built up area Boundary on the proposals map, subject to all other policies in the Local Plan.'

Policy D SP1 – Design

'All development proposals should be of good quality and demonstrate a high standard of design. Development proposals should have been derived from: a thorough site analysis and context appraisal; adherence to objectives informing sustainable design (inclusivity, adaptability, security, attractiveness and usability, health and wellbeing and climate change mitigation); and the influence these objectives have on the form of the development. All development proposals must consider the efficient use of land, layout, landscape and its setting, density, mix, scale, massing, materials, finish, architectural details and nearby habitats.'

Policy D DM1 - Aspects of form and design quality

'1. Character

Make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area, in terms of its scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping, and design features.

2. Appearance/attractiveness

Demonstrate a high standard of architectural principles, use of building materials, craftsmanship and hard and soft landscaping.

3. Impact

Have minimal impact to users and occupiers of nearby property and land. For example, avoiding the loss of sunlight/over-shadowing, over-looking issues, loss of privacy, anti-social noise/disturbance or having an over-bearing presence.

5. Adaptability

Acknowledge diversity and difference. Buildings and places should be flexible to future adaptation, including the changing needs of occupants (for example ageing users, family circumstances).

Policy D DM2 - Internal Space Standards

The proposed internal rooms comply with the proposed internal space standards.

Foul and Surface Water Drainage

There is existing foul drainage at the to No.4 and the proposed dwelling will connect directly into this.

The Rainwater from the new roofs will be discharged to a soakaway(s) in the rear garden. The front driveway area will be finished with permeable block paving.

Conclusion

It is felt that the proposed scheme is a sympathetic design which is in keeping with its locality.

