



**LAND TO THE NORTH OF 68 ARUNDEL
ROAD, ANGMERING, BN16**

**APPLICATION FOR ERECTION OF 2NO. 3 BEDROOM
SEMI -DETACHED DWELLINGS:**

DESIGN & ACCESS STATEMENT

DOCUMENT REFERENCE: 1802-PL-D&A (~)

20TH NOVEMBER 2018

USE:

The proposal is for the erection of a 2no. semi-detached 3 bedroom dwellings on the land to the North of 68 Arundel Road.

The land is currently unused and sits overgrown with trees & vegetation. The site lies to the North of 68 Arundel Road, and to the East of it is an industrial yard. The Southern boundary is Arundel Road and the Northern boundary is another unused plot that has become susceptible to fly tipping.

The plot is of a similar size to others along the road that house 2no semi-detached properties.

AMOUNT:

The proposal consists of 2no. semi-detached dwellings over 2 storeys with 2 double bedrooms and 1 single bedroom, with room sizes that comply with or exceed the council's minimum standards.

The footprint of the two dwellings is 153sqm (total) on a site of approximately 880sqm.

The height of the proposed dwelling is higher than that of the immediate neighbour to the South but is in keeping or slightly lower than the ridge heights of other properties along the road.

LAYOUT:

The dwelling consists of a family/living room, WC, under stairs storage, pantry/utility room and an open plan dining and kitchen area at ground floor, with the open plan portion opening out onto the rear gardens.

At first floor there is a family bathroom, a single bedroom, double bedroom and master bedroom and ensuite with storage in the eaves of the roof space.

SCALE:

The scale of the proposed dwelling shall be similar to other buildings along Arundel Road, in height, width and length.

APPEARANCE:

The appearance of the proposed dwelling will be similar to that of the neighbouring properties in form & style. The mix of properties along Arundel Road range from bungalows to 2 storey dwellings, typically of a semi-detached or terraced nature.

The proposal mimics the architectural form and style of the road, and although spread over 2 storeys, it is done in a "room in the roof" arrangement to pay tribute to the bungalow properties on the road.

The palette of materials chosen respects those of the existing dwellings on the road, whilst still enabling the building to have a more modern appearance, with face brick work, stone cills, brickwork headers & detailing, grey concrete roof tiles, black rainwater goods and more modern grey windows in a casement style, along with grey timber cladding to the gable ends on the rear elevation.

LANDSCAPING:

There will be minor landscaping work to the front boundary of the site in order to provide a means of access (via a ramped access) and a low level boundary/retaining wall to the existing embankment.

The creation of the site access will also require the creation of a vehicle crossover within the kerb.

The existing embankment will have the majority of trees retained & have the existing vegetation maintained / new vegetation planted where required, along with the provision of a close board timber fence to the top of the embankment to match the immediate neighbour at 68 Arundel Road. This will help to maintain the street scene and screen the new building from the road.

The front of the properties will be landscaped to provide parking for 4no vehicles, and access to the principal entrances & side gates to the rear gardens.

To the rear of the property the dwellings will have a timber decking off the open plan kitchen & dining room and large lawned gardens. The boundaries will be created using 1.8m high close board fencing to match the existing boundary treatments.

ACCESS:

Access to the proposed site will be via Arundel Road, with access to the dwellings being via the main front doors on the front elevation. The proposal allows for adequate parking & secure cycle storage will be provided in the rear gardens to promote more sustainable means of transport.

The proposal has been designed that future adaptation can occur if needed to suit the needs of a wheelchair user.

the proposed dwelling was neither a major development nor within an Air Quality Management Area, and therefore no further assessment was required.