

January 2025

JOB NO: 2414

PROJECT: Proposed demolition of existing detached garage with creation
of a new 2-storey, 2-bedroom, semi-detached dwelling.
at
110 Downs Way, East Preston, BN16 1AF

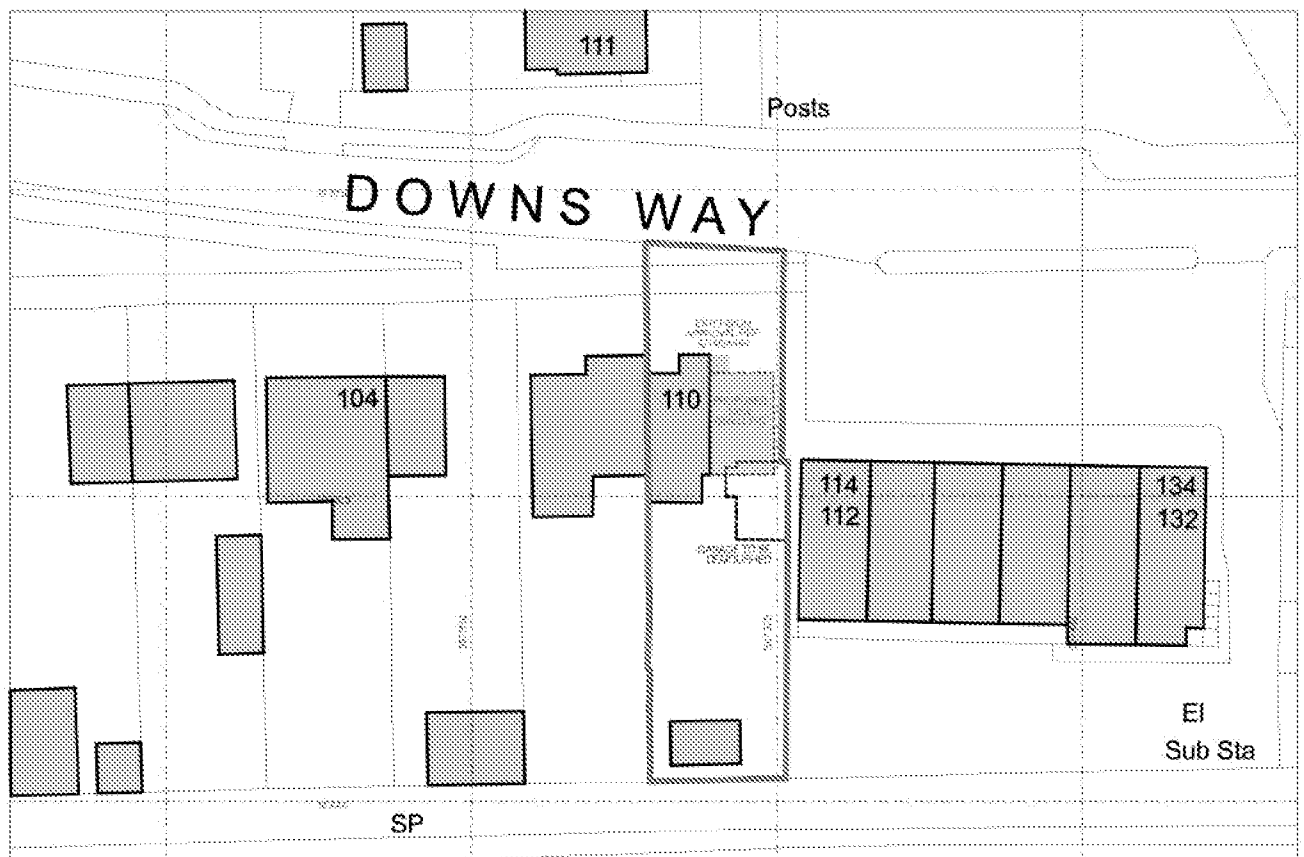


architecture + design



DESIGN & ACCESS STATEMENT

This Design & Access Statement forms part of a Full Planning Application and should be read in conjunction with the full set of existing and proposed drawings and other supporting materials.



Block Plan (as proposed)

SITE LOCATION:

The site lies in a residential road, Downs Way, in East Preston, West Sussex.

SITE CONTEXT:

The site is bounded by residential a garden on the west boundary and a small cluster of commercial units to the east. The front access boundary fronts onto Downs Way.

The area comprises of a series of semi-detached and terraced 2-storey residential dwellings. Many of the neighbouring properties along Downs Way have had a multitude of single storey, two-story extensions and loft conversion developments over recent years. There is a mix of house types & styles of varying designs, including render, brick, tile hanging and tile roofs.



Location Plan (as existing)

SITE CHARACTERISTICS:

The dwelling fronts onto Downs Way with vehicular and pedestrian access to the front. There is pedestrian access down the east side of the semi-detached dwelling. The site benefits from a large south-facing garden which is generally flat.

The existing internal accommodation provides a living room & kitchen with conservatory at ground floor level, with two bedrooms and a family bathroom on the first floor.



Existing Street View

HISTORIC DEVELOPMENT OF THE SITE / PLANNING HISTORY:

The site has an approval for a 2-storey side extension to the existing dwelling.

Reference	Location	Proposal	Status
<u>A/14/24/HH</u>	110 Downs Way East Preston BN16 1AF	Double storey side extension and the demolition of the existing detached garage.	ApproveConditionally

PROJECT AIMS:

This full planning application seeks to introduce a two-storey, two-bedroom dwelling within the massing/volume under approval A/14/24/HH, on the side of the existing dwelling. This would create two 2-bedroom units, both with generous south-facing gardens and two no. car parking spaces each.

PROJECT CONCEPT:

This proposed 'infill' dwelling utilises an area of hard impermeable concrete that is undefined and leaves a gap in the street scene. The proposal seeks to introduce a two-storey addition within the existing 'gap' in the street frontage, to create an additional small 2-bedroom home with parking, refuse, recycling and gardens.

PRE-APPLICATION ADVICE:

Not applicable.

AMOUNT OF DEVELOPMENT:

The proposed new dwelling would be the same proportions as the existing, with the existing roof being extended over the new dwelling. This will mirror the existing massing of the attached dwelling (no. 108 Downs Way).

The exterior will remain traditional, matching the existing.

LAYOUT:

The proposed development seeks to create a modern open-plan kitchen, living and dining area opening onto the garden. At first floor level, the accommodation includes two bedrooms and a family bathroom.

SCALE & LANDSCAPING:

The scale of the proposed works are in keeping with the existing building. The proposed extension is part single-storey, part first floor extension with scales matching the existing. No major landscaping is proposed as part of this application. The existing area of hard landscaping is to be utilised for the infill extension.

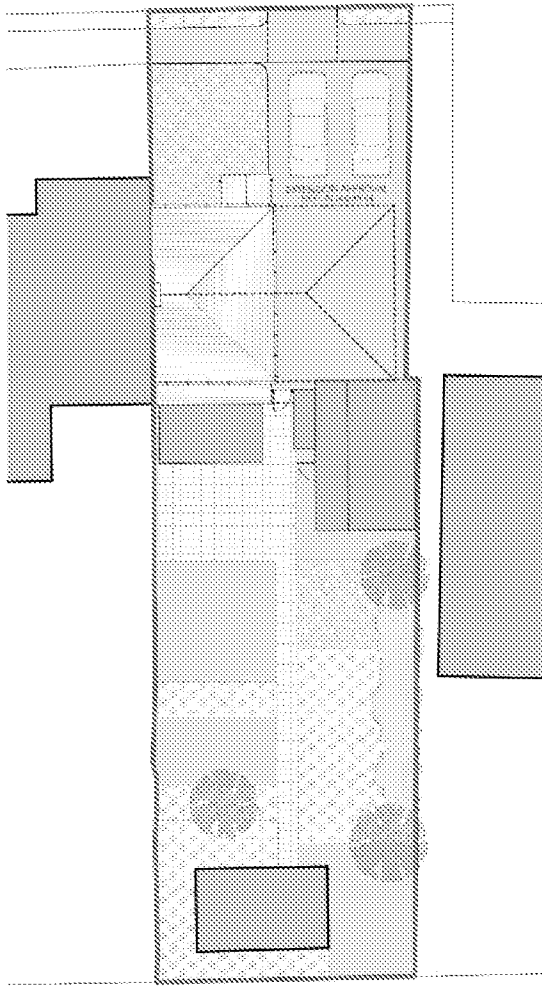


Existing Front View



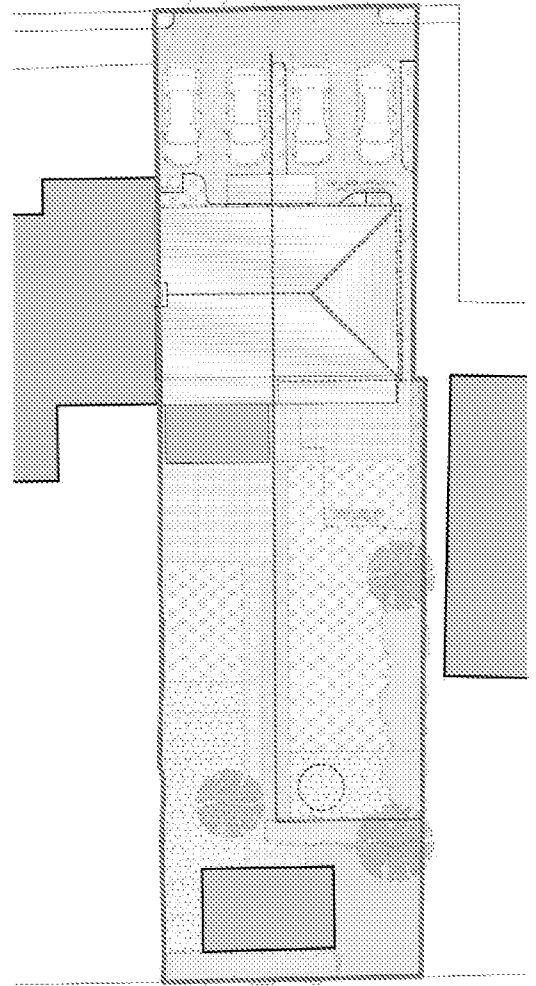
Existing Rear View

DOWNNS WAY



Existing Site Plan

DOWNNS WAY



Proposed Site Plan

APPEARANCE:

The proposal seeks to balance the existing appearance of the buildings, mirroring the massing of the neighbouring (attached) property, in order to create a symmetrical mass, and improve the overall appearance to the street scene.

The proposed materials as follows:

- External walls: Painted render (to match existing)
- Roof: Red clay tile (to match existing)
- Windows & doors: UPVC (to match existing)

SUSTAINABILITY:

All materials are to be sustainably and locally sourced where possible. All works are to exceed the minimum standards as set out in the Building Regulations Approved Documents.

ACCESS:

Access to the site is to remain as existing. The accesses into the dwelling are to remain as existing with new access to the new dwelling.

CONCLUSION:

This full planning application seeks to create a new 2-bedroom dwelling on an existing underutilised brownfield site.

The proposed design seeks to create a new dwelling that is in keeping with, and compliments the existing dwelling.