



Design & Access Statement

Introduction

This Design and Access Statement has been produced on behalf of Mr & Mrs Clark in support of their application for the Change of Use of Eagle Barn, High Street, Angmering to form an independent residential dwelling and, the implementation of the permission for a double car port with storage above (A/33/11) at Eagle Cottage, High Street, Angmering.

The statement will address issues concerning the amount of development, layout, scale, landscaping and, appearance.

Statement

Amount

The proposed development is for the conversion of existing ancillary accommodation to form an independent one bedroom property. The new residential dwelling will have an approximate internal floor space of 111.52sq.m.

Layout

The conversion of Eagle Barn to form a single residential property will be accommodated within the existing structure. Private amenity space will be provided in the form of a paved courtyard to the front of Eagle Barn.

The delivery of the car port with storage above as permitted (A/33/11), is located within the curtilage of Eagle Cottage, with the existing driveway extended to provide access to the new carport.

Scale

The proposed development represents the conversion of existing ancillary accommodation in Eagle Barn to form an independent one bedroom property and, therefore does not represent additional development on the site.

Landscaping

As part of the conversion of Eagle Barn to form a residential property, private amenity space is to be provided for the use of the residents of Eagle Barn. This is to be achieved through the creation of a 36sq.m paved courtyard to the front of Eagle Barn, with planting along the boundaries.

Appearance

The conversion of Eagle Barn to form a residential property will not alter the appearance of the building, which, when permission was granted for the existing use (A/73/10) was noted as acceptable and sympathetic to neighbouring properties.

Use

The proposed development represents the conversion of the existing ancillary accommodation to provide a single residential dwelling within a predominately residential area. Therefore the proposed development is coherent with the surrounding context.

Access

The proposed conversion of Eagle Barn is fully compliant with the Disability Discrimination Act in that level access is provided to the ground floor of Eagle Barn from the existing driveway and, the property is within walking distance of Angmering Village Centre.

Vehicular access to the proposed dwelling at Eagle Barn will be achieved via the existing driveway that leads from High Street and serves Eagle Cottage. The proposed implementation of the car port with storage above (A/33/11) at Eagle Cottage prior to the conversion of Eagle Barn, will incorporate the extension of the existing driveway, providing dedicated parking provision for both Eagle Barn and Eagle Cottage.