

project	house at FOSCHINI'S NURSERY HANGLETON LANE BN12 6PP		
client	Mr & Mrs G L Foschini Hangleton Lane Ferring WORTHING		
agent	Peter Wilson Hilary Mount Way Lancing Sussex BN15 0QD 01903 755765		
drawing	scale	date: 27/07/11	revision: 15/08/11
	Design and Access Statement		tp675/1a

**Design and Access Statement for a New house at
FOSCHINI'S NURSERY HANGLETON LANE FERRING WORTHING BN12 6PP**

The access is from Hangleton Lane entrance to Foschini's nursery. The entrance for the new house is through the non domestic area to the south. The entrance to Hangleton Lane serves Carol Anne house, the nursery, the proposed new house and the greenhouse.

The proposed house is on part of Foschini's nursery site that is owned by the applicant.

The site of the building is between the existing Carol Anne House and the existing store.

The proposed site for the house is partially overlapping the position of the mobile home/caravan that is to be demolished, and the front of the building is on a line between the existing house and the store.

The site is not in a flood risk area

The west elevation will overlook the garden. The garden is shown as 11.00 long as this is a standard length.

The south elevation overlooks the adjacent land in the same ownership.

In front of the house, the cars will be kept between the house and the drive to the existing Carol Ann house. There will be a minimum of three car parking spaces. Cycles will continue to be kept in the store of the adjacent land.

The site is on almost level ground and the house will comply with the current Part M of the Building Regulations, giving accessible ground floor rooms.

The applicant and his wife have three children and the design allows for the children to have their own bedrooms. To reduce the ridge height the bedrooms are formed in the roof space. This reduces the usable floor space but will give the impression of larger rooms.

The house will be self build and materials will be second-hand where obtainable. The ground floor walls will be constructed of new bricks but mis-coloured Ibstock "Arundel" bricks. The first floor will be black stained timber weather boarding. The windows and doors are generally standard sizes and will be hardwood. The roof tiles will be Redland Rosemary clay classic Medium Mixed Brindle. The access to the house will be on a permeable gravel drive. The rainwater will be stored and used on the land, however a soakaway will be included to take any overflow.