

Design and Access Statement

**Site off High Ground Lane, Barnham,
Bognor Regis. PO22 0BU**

1. Amount

The proposal is to construct one 5-bedroom dwelling with vehicle access from High Ground Lane. Parking provision for at least 4no cars to be provided.



2. Layout

Due to flood risk in the area the proposal will be raised, with steps up in two locations to enter the property, all rooms off a central hallway area. Floor level set approximately 1.3m above natural ground level.

Entry doors, and windows will be of a 'Secured by Design' type for maximum security.

3. Scale

The overall dimensions of the proposal are: -

Length – 19.35m

Width – 17.80m

Height – 6.00m from natural ground level to ridge

4. Landscaping

There is no real existing landscaping, just grass and wildflowers with some screen hedges/trees on the north-west boundary. The grass can be cut back where required and left as meadow elsewhere. Suggest new drive and parking areas be in gravel or other porous material. If screening required to southern boundary suggest hedge as north-west boundary.



5. Appearance

The appearance of the proposal will be black clad walls on brick piers, with a slated pitched roof. Windows and doors to be Oak (brown) coloured uPVC type to contrast the cladding.

6. Use

The use of the proposal will be residential, with 5-bedrooms

7. Access

The premises are accessed from High Ground Lane by pedestrians and vehicles. Although Barnham Railway station is within walking distance, the fact that the lanes around the area are unlit (and some unmade) may deter pedestrian use after darkness. This also applies to bus routes the nearest of which is on the B2233 a distance to the north.