

Design Statement for the Proposed New House and Garage on land at Hunters Chase Fontwell Avenue Eastergate Chichester

The Application Proposals

The proposal is to build a four-bedroom two-storey house and a garage with an accommodation above with a link between the house and the garage within the residential cartilage of Hunters Chase, Fontwell Avenue, Eastergate. The proposed buildings and the existing house are served by the new private access from Fontwell Avenue. The existing access from Fontwell Avenue to the existing house will be closed.

The Site

The site is situated on Fontwell Avenue about 200m along Wandleys Lane.

The area east of the site was formerly a small industrial estate and has now been redeveloped as a housing estate. The total amounts to an area of 2680.3 square metres. The proposed to build in the garden to the south of Hunters Chase, which is 2078.5 square metres and the existing house is sited 601.8 square metres. The total floor space of proposed new house is 196.4 square metres, garage is 114.2 square metres and the link is 18.5 square metres.

Design Solutions

Access

Access to the site is via the new entrance from Fontwell Avenue to serve the development. This access would be laid out to provide visibility splays of 2.4m x120m long on each side. The access drive would be surfaced in gravel to provide a rustic appearance, and within the development the access is sufficiently articulated in its design and treatment through the integration of landscaping feature and other forms of soft landscaping yet maintaining pedestrian safety.

Siting

The new garage is sited in front of the existing swimming pool and it is served by the existing access from Wandleys Lane. The new house is sited in West Side of the garage and two buildings are jointed together by the link. The proposal gives two parking areas, and have turning areas.

Appearance

To ensure that the new dwellings fit into the local environment, quality materials and local vernacular details will be used, including windows, brick quoins and brick chimneys. It is proposed that the dwellings will be constructed from local colour brickwork with plain roof tiles and bonnet hips in an appropriate colour. The dwellings are arranged in such a way as to provide privacy between neighbours and create a community feeling within development. The dwellings are set back from the road and have very large garden with the existing pool.

Landscaping and Screening

The garden would be professionally landscaped and planted to provide the purchasers with a sound basis on which to expand their horticultural ambitions. The site is relatively well screened by existing wooden fences, which would be retained except where a new access opening will be cut for access to the houses. The proposed development would not result in the loss of any important walls or hedges fencing, planting and landscaping. This would achieve a satisfactory balance of objectives within the site and surrounding it.

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Conclusion

The site is large enough and perfectly capable of accommodating new dwellings, and at the same time respecting its neighbours, on a site of good proportion. The design of the dwellings creates a subtle and satisfactory relationship with itself and Fontwell Avenue. The new dwellings fit well with the existing pool and creating a satisfactory relationship in the area.

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