

Our ref: 121/p/220

DESIGN & ACCESS STATEMENT IN RESPECT OF THE PROPOSED

ADDITION OF TWO ROOMS OVER PREVIOUS GROUND FLOOR

EXTENSION

AT

20 HIGHVIEW ROAD

EASTERGATE

WEST SUSSEX

PO20 3XB

DATE: NOVEMBER 2012

Client

Mr. and Mrs. H. J. A. Lee
20 Highview Road
Eastergate
West Sussex
PO20 3XB

**DESIGN & ACCESS STATEMENT IN RESPECT OF THE PROPOSED ADDITION
OF TWO ROOMS OVER PREVIOUS GROUND FLOOR EXTENSION AT 20
HIGHVIEW ROAD, EASTERGATE, WEST SUSSEX, PO20 3XB**

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1. PURPOSE

This statement is a re-submission to the previous application EG/60/12 which has been amended to integrate the addition in a less visually intrusive street scene, in accordance with policy DEV19.

This statement has been prepared in support of the Householder Application for Planning Permission for the proposed addition of two rooms and a shower-room over previous ground floor extension as depicted in Drawings No. 121/p/220.01B and 121/p/220.02E.

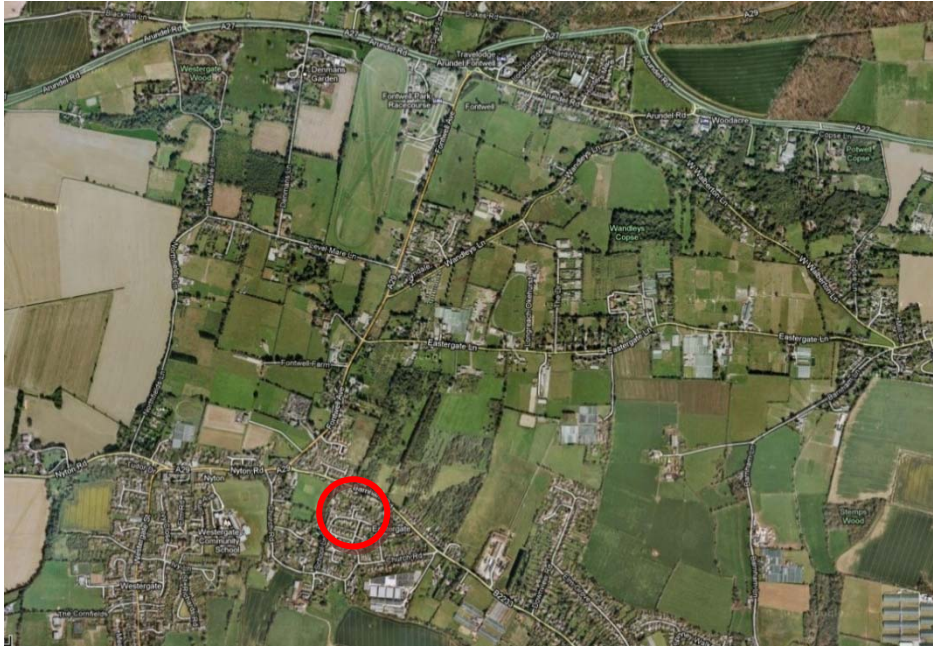
The statements purpose is to explain how the proposals have taken into account the site itself and development adjacent to the site.

2. LOCATION

The site is located close to the centre of Eastergate and is situated to the South of Barnham Road and to the North of Church Road.

The village is located five miles east of Chichester, the major town in the area, and is connected to it by railway and a motorway, the A27. Chichester is has major amenities and commercial premises and is well connected by regular local bus routes to the nearby villages. In addition, Eastergate is linked by bus and railway to Portsmouth, Chichester, Worthing and Brighton.

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3. THE SITE

The application site (see Appendix 'A') is approximately 271 sqm and is currently used for residential purposes.



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4. THE SITE ACCESS

Site is accessed directly off Highview Road.

5. RESIDENTIAL CHARACTER OF THE AREA

The Application site is situated within a predominately residential area. The majority of dwellings comprises of traditional cavity wall reaching two storeys in height.

6. TREES AND SHRUBS

It is confirmed that there are no trees / shrubs in the affected area of the plot.

7. PROPOSED DEVELOPMENT

This proposal seeks to establish the principle of residential development with a planning application. The proposed development is for the extension of the dwelling in one more storey over the existing garage of the house.

As with any redevelopment it is important to consider the need to ensure that the amenities of neighbours are maintained. The proposed elevations will match all existing materials reflect its immediate surroundings.

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VIEWS OF THE PROPOSED DEVELOPMENT

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8. MATERIALS AND QUALITY CONSIDERATIONS

It is proposed that the materials used on the buildings will be to a high specification and have due regard to the locality and surfaces of adjacent structures with all specific details agreed after detailed consultation with the local Planning Authority.

9. CONCLUSION

The proposal is intended to provide increased living space for the applicants that we believe meets Central Governments proposals for caring in the community and 'future proofing' the property for the family.

For this re-submission we have considered a less visually intrusive proposal that matches in style, colour, materials and other matters previous extensions located within the area.

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SURVEYOR:-

.....
DAVID DE MIGUEL VIDAL
ARCHITECT Part II

For and on behalf of McAndrew Martin Partnership
TEL: (02392) 697193

Dated this 30 November 2012

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APPENDIX A
SITE LOCATION PLAN



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EXISTING SITE LOCATION PLAN
(SCALE 1:500)



GENERAL NOTES

This drawing is the property of McAndrew Martin and must not be reproduced in part or whole or used for the execution of works without their permission.

All dimensions to be checked on site prior to commencement of any construction works and McAndrew Martin notified of any discrepancy via the Supervising Officer.

Figured dimensions are to be used in preference to scaled dimensions. However for Planning purposes scaling is permitted.

No deviation from this drawing will be permitted without the express consent of McAndrew Martin via the Supervising officer.

All works are to comply with the current edition of the Building Regulations and British Standards.

It is the contractors responsibility to check all dimensions and quantities on site prior submitting his tender for the works.

CDM REGULATIONS 2007 RISK ASSESSMENT 

M & E

Standards required - CIBSE, BAFE, NICEIC, Gas safe.
Dampers to ducting where required.
Fire stopping where required.
Light fittings to be Fire Rated where ceilings are fire separation.
Fire Officer Testing and Certificate.

BUILDING REGULATIONS

To Building regulation and British Standar Requirements in all respects.
To Fire Officer requirements in all respects.
The Building Contractor must include for all works required by the M&E Contractors.

HEALTH & SAFETY

Refer to Designers Risk Assessment.

PROJECT INFORMATION

CLIENT: MR. H. JIM A. LEE
20 HIGHVIEW ROAD
EASTERGATE
WEST SUSSEX
PO20 3XB

PROJECT: ERECTION OF NEW STOREY OVER EXISTING
SINGLE STOREY EXTENSION AT
20 HIGHVIEW ROAD
EASTERGATE
WEST SUSSEX
PO20 3XB

DATE: 03.07.2012

DRAWN BY: AMC / DMV

CHECKED BY: JBB

SCALE: 1:500 @A3

DRAWING TITLE: EXISTING SITE LOCATION PLAN

DRAWING NO: 121P 220.00

REVISION: B

AMENDMENTS:		DATE	BY
A	Initial drawing (not revised)	03.07.12	JBB
B	Name of the roads added	21.09.12	DMV



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APPENDIX - B

PHOTOGRAPHS

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FRONT ELEVATION OF EXISTING BUILDING



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VIEWS OF THE SURROUNDINGS



EXISTING DETAIL OF REAR ELEVATION