



## **Bryceson Shaw Associates**

2 Wellesley Court, Fitzalan Road,  
Littlehampton, West Sussex BN17 5FW

### Design and Access Statement

Project Reference: 1160

September 2011

Address: 46 Old Worthing Road, East Preston BN16 1DY

#### **Design:**

##### 1 The proposal:

The proposal is to convert the current detached 4 bedroom house into 2 2 bedroomed cottages. The bulk of the works will be internal with only minor changes to the exterior. The front garden is extensive and easily able to accommodate the additional parking.

##### 2 Layout:

The site layout will not change appreciably with the existing house being essentially retained. The frontage is likely to be too close the entrance to Saxon Close to permit another cross over to create 2 drives. Therefore it is proposed that the front garden be communal to the 2 cottages and the rear garden can be divided to provide drying areas and privacy.

##### 3 Scale:

The house is of individual design with a detached property to the East and a more modern development in Saxon Close to the West and South. The scale of the proposal is similar to the Saxon Close scale in terms of provision and amenity.

##### 4 Appearance:

As the existing house shell will be retained with only minor alterations to the exterior there is no appreciable change in appearance.

##### 5 Landscaping:

Little additional landscaping is proposed other than in a minor way to accommodate refuse bins, drying areas and the like in the rear garden. The site is mature and well stocked with planting and this will be retained, the hedges to the frontage will remain.

##### 6 Context

The site is in a residential area on the Eastern edge of East Preston. Access to schools, shops and amenities will not change.

##### 7 Amount

The creation of the additional housing unit does not reduce the amenity of the area nor remove any communal space. The need for housing in Arun District is recognised and the applicant is aware of the need for a section 106 agreement with regard to social housing provision.

**Access:**

8 Externally:

There is no change to frontal access via the existing cross over and rear access has never been available. The site is essentially flat so disabled access in accordance with Part M of the Building regulations will not present a problem.

Emergency services access is considered adequate to all parts of the buildings and site.

9 Internally:

The cottage layouts internally are based on the existing room divisions. A ground floor disabled access toilet is proposed in accordance with building regulations together with widened front doors. The finished floor levels are well above the flood datum and will match the existing houses.