

Design & Access Statement

PROJECT

18 Beechlands Court and
land to the side facing
Beechlands Court
East Preston, BN16 1JZ

Remodelling of existing
Bungalow and two new build
semi-detached houses.

RSP Architects Ltd
1 Westbourne Grove
Hove
BN3 5PJ

DESIGN/APPEARANCE

The two new build houses are to be in brick and render. This is to echo the design of the flats that surround the site in Beechlands Court. Brick similar to that of the flats and white render panels reference the flats without slavishly copying them in detail. The roofs will be concrete tile and pitched to a similar degree to the flats.

The extension and remodelling of the bungalow at number 18 Beechlands Court is more traditional and in keeping with the other bungalows in Beechlands Close, which this house addresses more than the Beechlands Court frontage which is addressed by the proposed new houses.

All three houses have off street parking, the bungalow having a double garage as well as parking on the frontage. All three houses will also have electric vehicle charging points, and these are shown on the planning drawings.

USE

The site is currently a single dwelling house and garden with a piece of land to the side that is used as hardstanding for parking.

AMOUNT

The proposal is for an extended existing bungalow of 132.5sqm and two 70sqm semi-detached two storey houses.

LAYOUT

The plans and elevations are shown on the drawings provided.

SCALE

The scale of the proposed houses are in keeping with the surrounding properties.

LANDSCAPING

The existing bungalow site retains its garden surrounding the house. The new build houses have small rear gardens that have enough space to eat outside and provide amenity space. There is also proposed hardstanding to the front of both houses that provides off street parking and electric vehicle charging points for each house. All hard landscaping is to be permeable to allow for water to drain easily through to the ground beneath.

ACCESS

All three houses have level access, with ground floor WC's being provided.