

A. J. SALTER & SON

Established 1976

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50 WINDSOR ROAD
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DESIGN AND ACCESS STATEMENT

NEW DWELLING

**CRINNIS HOUSE,
SEAFIELD ROAD,
EAST PRESTON,
LITTLEHAMPTON,
WEST SUSSEX.**

Design and Access Statement

Crinnis House, Seafield Road, East Preston, Littlehampton

1. Amount

The proposal is to build a new dwelling in the grounds of the existing property.

2. Layout

The new dwelling is an open plan unit, with lounge and bedrooms on the first floor, and kitchen and bedrooms on the ground floor.

New entry doors, and ground floor windows will be of a 'Secured by Design' type for maximum security.

3. Scale

The maximum overall dimensions of the proposal will be as follows: -

Height: - 6.90m

Width: - 6.60m

Depth: - 12.58m

4. Landscaping

The existing landscape will be retained in the north garden; this area is currently grassed. The gravel drive to the existing garage may be replaced by a porous material to form the yard area. The new parking area will be in gravel to match the existing.

A new blockwork boundary wall is proposed, and this will screen a bike shed/store building. It is proposed to provide some tree screening to the road, and to the car parking area.

5. Appearance

The appearance of the proposal will be painted rendered blockwork, with tile hanging above. The roof will be tiled or natural slates, with solar panels or photovoltaic cells either side.

6. Use

The use of the proposal will be residential

7. Access

Pedestrian access is via Sea Road to the east, and vehicular access will be from Seafield Road, adjacent to the existing access.

The site is close to the centre of East Preston, with access to a shopping parade a short walk away.

Buses are available to the north of the site, again a short walk to the nearest stop.

Cycle storage facilities are proposed on site.