

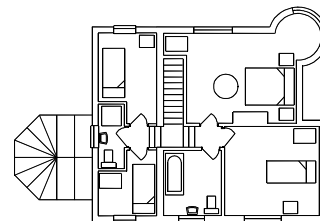
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Gladwyn, The Street, East Preston BN16 1HT Design and Access Statement

Our ref.: 2386

10/12/2018

Proposal

The proposal is to demolish the existing house and erect 3 new 3 bedroom houses. The existing house dates from the 1930s and is in a poor condition with only rudimentary internal provision.

Layout and scale:

The proposal increases the intensity of development on the site but given the sites dimensions this increase is accommodated. The overall site area is 979m² and the proposed terrace footprint is 158.5m² thus leaving ample space for amenity, gardens and parking. The frontage is 15m. The site is in flood zone 1.

The property to the South has been the subject of a planning application for several houses and it is felt this proposal will better integrate into the changing street scene than the existing house.

Appearance:

The drawings indicate the materials and finishes to be used are of a more traditional nature to help reflect the older buildings in the vicinity. The choice of brick and flint is in keeping with the area.

Setting:

The setting is the older part of the village centre with a manor house nearby. Schools, shops and public transport are all within walking distance of the site.

Landscaping:

Landscaping of the front garden will largely centre on the provision of off-road parking with planted borders and the retention of the shrubs on the road frontage. The rear gardens will be part laid to lawn and are large enough to provide proper amenity space. Bicycles will be accommodated in the rear gardens.

Amount:

The existing house has with the permitted extensions a footprint of 155m² the proposal increases this to 158.5m² which the site is large enough to accommodate. The proposal does not affect local amenity nor any communal space.

Nationally described space standards for a 5 bed 3 storey house require a minimum of 99m² floor area plus 2.5m² of storage, the proposed houses have a usable floor area of 117m². The rooms also comply with the minimum dimensions requirement.

Access:

The houses will be designed with access and internal layout complying with part M of the Building Regulations. The site is essentially flat.

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

Affordable housing contribution:

The applicants are aware of the affordable housing contribution required by this development and will enter into the Section 106 agreement.