

10. EP 17 09

DESIGN & ACCESS STATEMENT

Property / Site address:	LAND REAR OF SEASIDE COTTAGE, SOUTH STRAND, EAST PRESTON, WEST SUSSEX, BN16 1PN		
Applicant Name:	Mr M Belchier & Ms J Belchier	Agent Name:	Mrs E Galloway
Applicant Address:	12 Euston Street Huntingdon Cambridgeshire PE29 3QR	Agent Address:	41 Willowhayne Avenue East Preston West Sussex BN16 1PL
Phone:		Phone:	

1. Design

1.1. Amount

- The proposal is for a detached dwelling in the land to the North of Seaside Cottage on South Strand, East Preston. The total floor area of the proposed is 112 Sq. M on two floors. The first floor of which is partly under eaves, as shown on drawings. The Plot Size is approximately 210Sq.M. This leaves a minimum of 21 Metres between the rear of the new property and the front of the existing Seaside Cottage.
- Seaside Cottage retains a plot size of approximately 412 Sq. M plus a driveway of approx. 100 Sq. with a minimum width of 3.3m.
- The existing entrance from South Strand is closed off and a new shared entrance is provided to the East of the original. The entrance drive is shared for the first 4M then is dedicated to Seaside Cottage for the remainder of its length.

1.2. Layout

- The plot is laid out to provide parking at the front for two cars and paving and lawn to the rear of the new dwelling. The property is set to the Westerly aspect of the site maintaining 1M from the neighbouring property boundary.
- The soffit on the Westerly elevation is at single storey level to minimise impact on the neighbouring properties, 1 and 2 The Lawns. The property will be approximately 3.5M from the side of neighbouring property Chance Cottage.
- First Floor dormer windows facing the side of The Lawns are opaque glazed Bathroom and Ensuite windows. First Floor windows facing the side of Chance Cottage are opaque fixed pane stairs window and a bedroom window which, as it is the second window in this bedroom, will also be opaque with an opener at 1700mm from floor level. This bedroom has it's main window facing South.

1.3. Appearance

- Materials will be sympathetic to neighbouring properties with white (or cream) rendered walls mixed with tile hanging on the gable ends. Tiles will be plain terracotta red concrete tiles and windows and doors will be white UPVc.

Access**1.4. Vehicular, Cycle & Pedestrian**

Access to the new property will be via the shared drive with Seaside Cottage. The original drive to the site will be moved Easterly (as shown on plans) and will be shared for the first 4M only.

South Strand is on a private estate with speed humps along its length. It is not anticipated that vehicular movements on and off the site will have an impact on movement of vehicles on this road.

Pedestrian and cycle traffic runs freely along this and neighbouring roads with easy access to shops, restaurants and bars just a few metres away.

Local bus routes and railway station are within 5 and 15 minutes walk from the site.

Neighbouring properties and street scene

- Seaside Cottage is itself set to the South of the Plot with extensive Northerly garden which is currently unkempt with an unsightly timber garage abutting Chance Cottage near the roadway. The existing garage will be removed to make way for a new driveway. The new property will be set away from Chance Cottage and back from its building line by about 3.6M. The property will be on the same building line as No. 1 The Lawns in its proximity to South Strand so will not cause overshadowing. The dropped soffit line on the West elevation will ensure that light to First Floor windows in The Lawns properties will not be affected.

Signed: ...

Date.....30/1/09.....

On behalf of Mr M Belchier & Ms J Belchier