ARUN DISTRICT COUNCIL:FG/116/08/

Design & Access Statement

- for -

Proposed Bungalow at site to rear of 120 Ferring Street, Ferring

Introduction

This statement is prepared in support of the planning application for approval of reserved matters for the proposed new bungalow on the site to the rear of 120 Ferring Street, Ferring. The reserved matters include (a)Scale (b) Appearance (c) Landscaping.

Existing Environment

The proposed development site lies to the rear of the 120 Ferring Street, which is located on the corner of Ferring Street and Elm Park. The properties in Ferring Street are predominately three storey terrace buildings, with flats over retail units. The properties along Elm Park are predominately bungalows.

There is currently a detached double garage positioned in the centre of the site with access from Elm Park.

Design principles

Layout

The proposed bungalow will be positioned in the South West corner of the site with amenity space to the north and east. A parking area for the proposed bungalow and existing flats will be formed to the side of 120 Ferring street, with a new access from Elm Park.

Scale & appearance

The bungalow is designed as a very low key development in a similar style to the existing bungalows in Elm Park. The walls will be rendered and painted, with a brick plinth to a height of 600mm. The roof will be constructed with a low pitch and clad with concrete interlocking tiles.

Amount

The proposal is for a two bedroom bungalow with a gross external area of 76m2, within a site of approximately 0.03 hectares.

Landscaping

The existing access to the northern boundary will be closed up and a new 1.2m high timber close boarded fences erected. A pedestrian gate will be positioned in the northern boundary, with a path leading to the front door.

The garden will be laid mainly to lawn, with an area of paved terrace to the eastern side of the bungalow and path along the south and west sides of the bunglow. Paths and terraces will be formed with concrete paving slabs.

The parking area will be surfaced with grey tarmac.

Access & parking provision

A new vehicle access will be formed from Elm Park into a new parking area providing parking for the proposed bungalow and the existing flats. The parking area will be surfaced with Tarmac and a paved path will be formed from the parking area to the front door, providing good disabled access.