

Design & Access Statement

4 Berewecke Road

Felpham

West Sussex

PO22 7EQ

Conversion of existing detached dwelling into 2no. semi-detached dwellings.



AMdesign Architects



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4 Berewecke Road

Conversion of single dwelling into 2no. dwellings

SCOPE OF WORK

This document sets out the planning, design and access statement to accompany the Full Planning Application for the conversion of a 5 bedroom detached dwelling into 2no. semi-detached dwellings (1no. 2 bedroom and 1 no. 3 bedroom).

PLANNING ITEMS

No recent applications for the site.

DESIGN PHILOSOPHY

The existing dwelling requires little work to create 2no. dwellings.

Each property will have a front garden suitable for parking 2no. cars, a side path to access mature rear gardens, with storage areas.

A new fence will separate the gardens and border planting is proposed.

The new dwellings make limited alterations to the existing street scene, with the only addition a new front door with side window, in place of an existing larger window.

No extensions or alterations to other elevations are proposed.

Minimal internal alterations will be undertaken.

Careful consideration of the impact of the scheme on the surrounding area has been undertaken. We do not create any adverse overshadowing, overlooking or overbearing that unduly effects any neighbouring properties. Our proposal is based on an understanding of the location and the necessity to provide an exemplary completed project.

EXTERNAL APPEARANCE

The only alteration to the external appearance of the property will be a new front door with side window to replicate the existing front door arrangement.

SITE

The site is flat. No felling of existing trees is proposed as part of the works.

Refuse and recycling bins provision will be made within the rear garden areas.

ACCESS

The existing access from Berewecke Road will be utilised.

Existing on-site driveway parking is retained with 2no. parking spaces per dwelling.

Secure cycle storage will be provided within the rear gardens.

CONCLUSION

The proposed conversion complies with the relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality nor would it have an adverse impact upon the established character of the surrounding area.

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