

Design and Access Statement.

30 Limmer Lane, Felpham, Bognor Regis, West Sussex.

Design Statement

The site is located in an area of residential development comprising a mixture of Victorian and more recently built traditional 2 & 3 storey housing, to the East of the village centre and is the easternmost property in the Felpham Conservation Area.

Adjacent properties are residential with the property to the East (no. 32 Limmer Lane) a block of apartments

Proposed Use

The proposed development is for private dwellings with shared private garden and off street parking accessed from Limmer Lane. The architectural style has been selected to blend with the predominantly Victorian buildings in the surrounding area. Access both pedestrian and vehicular from Limmer Lane with adequate turning space onsite.

Amount of Development

The proposed development is for 6 No. 2 bedroom flats over 2 floors.

Layout

The proposal occupies an increased proportion of the site than the existing dwelling and represents a 'better use of land' while respecting the private amenity space of the adjacent properties and the established 'building line'

Scale

The proposed building is designed to visually integrate with the adjacent properties and is sympathetic to their proportions, ridge height and the street scene.

Landscaping

A large south facing garden is to be retained for the communal use of residents and each apartment is provided with private amenity space in the form of either terraces or balconies. Additional mature trees are to be planted to assure the adjacent properties privacy is maintained.

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Appearance

The architectural style has been selected to blend with the predominantly Victorian buildings in the surrounding area with render to walls and slate roofs to reflect the opposite properties both old and new. The proposed development will make a visually attractive contribution in the street scene by replacing a dwelling that is clearly out of scale with its neighbours.

Transport Links

The proposed development is very well served by the local transport infrastructure. The Railway Station is located approximately 1.5 miles to the West. The adjacent roads are regularly served by scheduled local bus services and the Village centre is approx. 10 minutes walk with a good mix of stores and services offered.

Approaches to and around the site

The site is only accessible directly from Limmer Lane.
The site is generally level grading up from Limmer Lane in the first 8m to form a level plateau through the remainder of the site.

The existing double crossover entrance to Limmer lane is to have one crossover closed and the other modified sited eccentrically to the Western boundary of the frontage to aid vehicle and pedestrian visibility of oncoming traffic, particularly from the East.

Parking provisions allow for 11 no. car parking spaces (calculated at 1.7 space per dwelling) several of which are disabled accessible.

The proposal includes internal cycle storage for each dwelling.

August 2011.