

DESIGN & ACCESS STATEMENT

84 FLANSHAM LANE
FELPHAM
WEST SUSSEX
PO22 6AH

THE REMOVAL OF THE EXISTING BUNGALOW AND THE NEW BUILD OF TWO DETACHED BUNGALOWS.

INTRODUCTION

This document sets out the planning, design and access statement to accompany the Full Planning Application for the removal of the existing property and replacement with 2no. new build detached bungalows.

BACKGROUND

The site is situated within the urban area of Bognor Regis in West Sussex. The site comprises 84 Flansham Lane which has an existing property on the site that is in very poor condition and would require total modernisation if retained. The site is generally unused and unkept.

It is a corner plot bordered by Summerhill Drive, a residential street comprising bungalows or chalet type houses. The property opposite forms a rear carpark to commercial premises fronting Flansham Lane.

SCOPE OF WORK

The submission is for the total removal of the existing dwelling. A replacement new build bungalow and additional bungalow, both of which would be modern, energy efficient, 3 bedroom detached dwellings.

PLANNING ITEMS

The site has been the subject of several planning applications since 1971. Most recently application FP/44/15/OUT granted permission for 1no. bungalow (whilst retaining the existing bungalow) on the site.

DESIGN PHILOSOPHY

The proposed new properties have been designed to be visually appealing. The intention is to create a modern 'New England' vernacular appearance that complements the surrounding residential properties. The scheme proposed relates sympathetically with the Hurstwood Estate whilst visually integrating with the site in design, form, and materials.

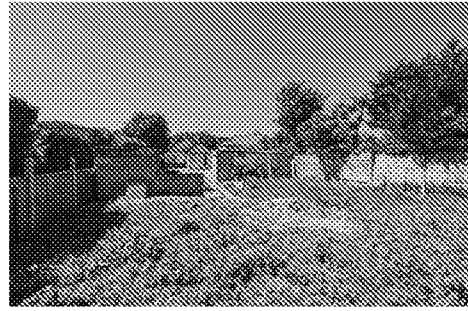
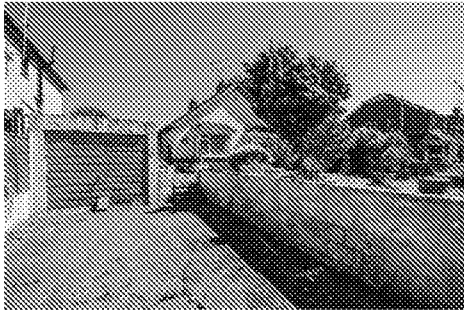
Careful consideration of the impact of the scheme on the surrounding area has been undertaken.

AMdesign Architects



Design & Access Statement

84 FLANSHAM LANE, FELPHAM, WEST SUSSEX. PO22 6AH.
REMOVAL OF EXISTING DWELLING.
NEW BUILD 2NO. 3 BEDROOM DETACHED DWELLINGS



We do not create any adverse overshadowing, overlooking or overbearing that effects any neighbouring properties. The design does not project forward of the existing building line.

The new property is intended to be of a high energy efficient, sustainable standard. All glazing will be AAA rated. Underfloor heating throughout, with a wood burning stove situated in the main living area. An accumulator tank will store hot water and solar tiles are also proposed.

The internal layout has been sensitively chosen to provide a comfortable modern family home. A spacious hallway leads to all ground floor accommodation. An open plan living area with kitchen and dining space overlooks the garden. 2no. good sized double bedrooms, one with ensuite, a study or third bedroom is provided along with a store and separate family bathroom.

The living area's and bedrooms all have windows affording garden views.

Refuse and recycling bins provision will be made within the garden area, along with a cycle store.

EXTERNAL APPEARANCE

The construction materials proposed for the new properties reflect many of the existing dwellings and local environment. A controlled palette of good quality materials is proposed, such as facing brickwork plinth, coloured weatherboarding walls, grey slates to the pitched roof and simple GRP flat roof system.

ACCESS

The existing driveway from Flansham Lane is to be removed. On-site driveway parking is proposed for two cars from Summerhill Drive for each property.

CONCLUSION

The proposed new quality dwellings make efficient use of this site through good design and layout, whilst reflecting the established mixed character and appearance of the surrounding area. The proposals are of a scale and design appropriate for the area in which it is located. The proposal 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.

AMdesign Architects

