

Land to the side of "Ivy Cottage"
42, Flansham Lane, Felpham

DESIGN AND ACCESS STATEMENT

The land parcel to which this statement relates is a broadly square one of approximately 0.05 hectares in area, and which currently encompasses a single detached house known as "Ivy Cottage". The house itself sits within the centre of the plot, it has a wide access drive to its side (that once served a garden centre, but which will now serve a new development of twenty-nine houses to its rear), and which has a large L-shaped garden wrapping around its rear and side. The house is of two storeys, of a symmetrical appearance (from the front) and has a very simple level of detailing coupled with well-proportioned fenestration and chimney 'framing'. The houses nearby are diverse in character, shape, form and age, and the one in closest proximity – at No.40 – is currently undergoing a flint-fronted side extension across two storeys.



The proposal, therefore, is to build a very simple two bedroom, two storey, detached house in the space to the side of the existing house, and to do so in a manner that is entirely complementary and sympathetic to its surroundings. Its proportions, and detailing, are shown to be akin to that of the main house, and strenuous efforts have also been taken to ensure that the new-build has no conflict with those to either side of it (whether that be through over-looking or over-shadowing). The roof-line, as proposed, is intentionally subservient, and of a very shallow pitch, and a chimney has been introduced to help with a transitional street-scene. A simple porch canopy is shown to be added to the frontage, in homage to that of its sister-property, and all of this is to be centred around a minimal-width-penetration of the road-fronting flint-facing garden wall.

The new property will be served by a garden to its rear – of 11 metres in length – and by a single parking space that is to be found via a reorganisation of the

existing property's provision (thereby leaving "Ivy Cottage" with 2No. spaces of its own).

In terms of the accommodation to be provided, the house is very simple, and therefore has a minimal number of rooms: at ground floor there is to be a kitchen and a lounge (with a w.c. provided below the stairs), and, at first floor, there are to be just two bedrooms and a single bathroom. The house itself will have a 'footprint' of 41square metres, and an internal gross floor area of some fifty-nine square metres. The house will be designed to accord with all relevant 'Code' requirements, and access will be afforded to all, as it is to be built-out with level thresholds and disabled-person-friendly features (as required by the Building Regulations) such as an entry level toilet, wide doors and corridors throughout, and sufficient turning areas for those in wheelchairs too. It is also worthwhile stating that the site is well located in terms of local facilities, with access to shops and public transportation being readily available to all future occupants.



As has been shown above, the proposal to add this very simple dwelling is harmonious, of no detriment, and entirely appropriate, and, by virtue of its small size, will add a small (and therefore far more readily affordable) family home to a market place that currently seems to be filled with much larger – and far more expensive – houses.

As such, we would respectfully request that planning permission is granted for it, although should any issues arise during its consideration, we would welcome the opportunity to talk to you.

Samantha Collins
FHG Planning Services

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