DESIGN AND ACCESS STATEMENT

LAND ADJACENT 21 UPPARK WAY

1. Context

No 21 Uppark Way comprises a bungalow located at the end of a cul-de-sac on a relatively modern 60/70's housing estate, with more recent development interspersed with the original. The character consists of a mix of both bungalows and houses, with most properties having open frontages and enclosed rear gardens. The existing property has a garden that is bigger than typical.

2. Amount and layout

It is proposed to erect a small single storey bungalow, comprising lounge, kitchen, sunroom/dining, bathroom and two bedrooms (one with ensuite).

3. Scale

The proposed bungalow is similar to the scale and appearance of the adjacent properties. It fits in sympathetically with its surroundings, as demonstrated by the street scene. Being single storey, there are no overlooking issues.

4. Landscaping

The proposed bungalow will have a small enclosed rear garden to the east. Likewise, a small rear garden is retained for No 21. Both of these gardens are similar in size to many of the other properties found on the estate. The front garden will be open frontage to fit in with the surrounding character. The landscaping bund will be partly retained.

5. Appearance

The proposed materials will be similar to the surrounding properties, and will comprise brick elevations, white UPVC windows and concrete tile roof. The brick wall along the footpath will be extended along the new rear garden.

6. Access

Two parking spaces are proposed for the new dwelling. Subject to the necessary Highways consents, the existing drop-kerb will be extended to facilitate this parking. No 21 will use the existing on-street parking within the cul-de-sac. Cycle storage will be provided within a small shed to the rear garden.

Level access into the dwelling will be provided in accordance with Part M.

ARUN DISTRICT COUNCIL FP/241/10/