

DESIGN AND ACCESS STATEMENT

APPLICANT : **Ms Vilma Edmonds**
SITE : **1 Willow Brook, Littlehampton, West Sussex, BN17 7NW**
OUR REF : **DP/1917/ES**
DATE : **19 April 2013**

Direct Planning Limited
Riverbank House
95-97 High Street
St Mary's Cray
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1.0 THE SITE LOCATION AND DESCRIPTION

The proposed development site is located at the side of 3 storey building at 1 Willow Brook, Littlehampton.

The property adjacent to side (1 Willow Brook) is a end of terrace family dwelling with integral garage on the ground floor. The proposed development seeks to get planning permission for the land adjacent for a same height building with matching characteristics.

2.0 THE PROPOSAL

2.1 Erection of a 3 Storey Building to Create 3 x 1 Bedroom Flats.

3.0 DESIGN PRINCIPLE

3.1 i). The development of the property should be in keeping with the style and character of the area.

ii).The development should respect the amenity of neighbouring properties in terms or privacy, day lighting and disturbance due to noise from adjacent living areas.

iii).The design of the proposed development should be in keeping with the general standard of the area in terms of design, amenity, layout, facilities and convenience.

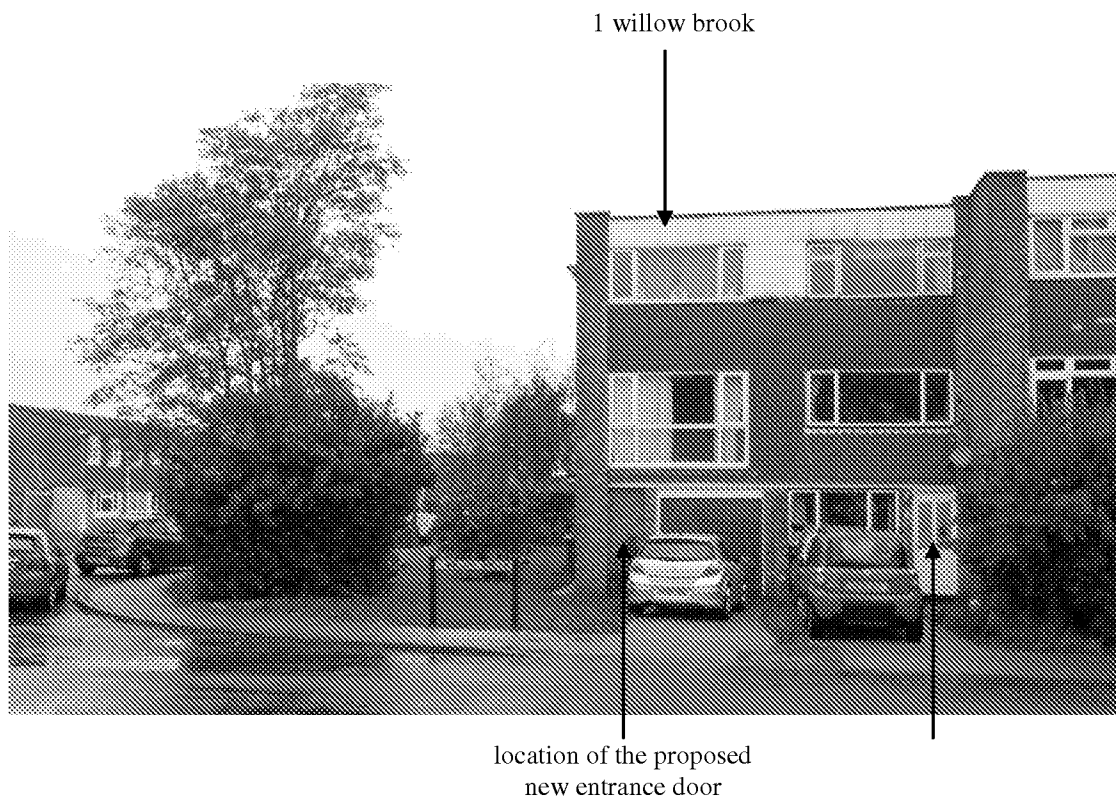
4.0 DESIGN SOLUTION

4.1 The proposed development will create 3 number of 1 bedroom flats with spacious and light living spaces. All rooms and other aspects of the building has been designed according to guidelines set out by the local planning authority (LPA).

4.2 A minimum required gross floor space for a 1 bedroom flat is normally 45m². The smallest flat with our proposal is 48.5m² with contemporary open plan layout. As the case officer has mentioned on his pre application report "*it is considered* that the proposed development would be acceptable on the residential amenities of neighbouring

properties because the siting of the building to the end of an existing terrace and the *proximity of neighbouring sites.*”

- 4.3 The proposed units have been designed to meet the requirements of Lifetime Homes. The ground floor unit (Flat A) will be disable friendly with level access entrance, and large hallways and available turning circles for vehicle chair access. (please refer to submitted plans for more details)
- 4.4 External material and style of the building will match adjacent building at 1 Willow Brook and the building will fit in well within the street scene.
- 4.5 The current entrance door to existing unit at 1 willow brook is on the side elevation where the new development will be erected therefore the entrance has been re located towards the front elevation of the property matching the neighbouring properties.

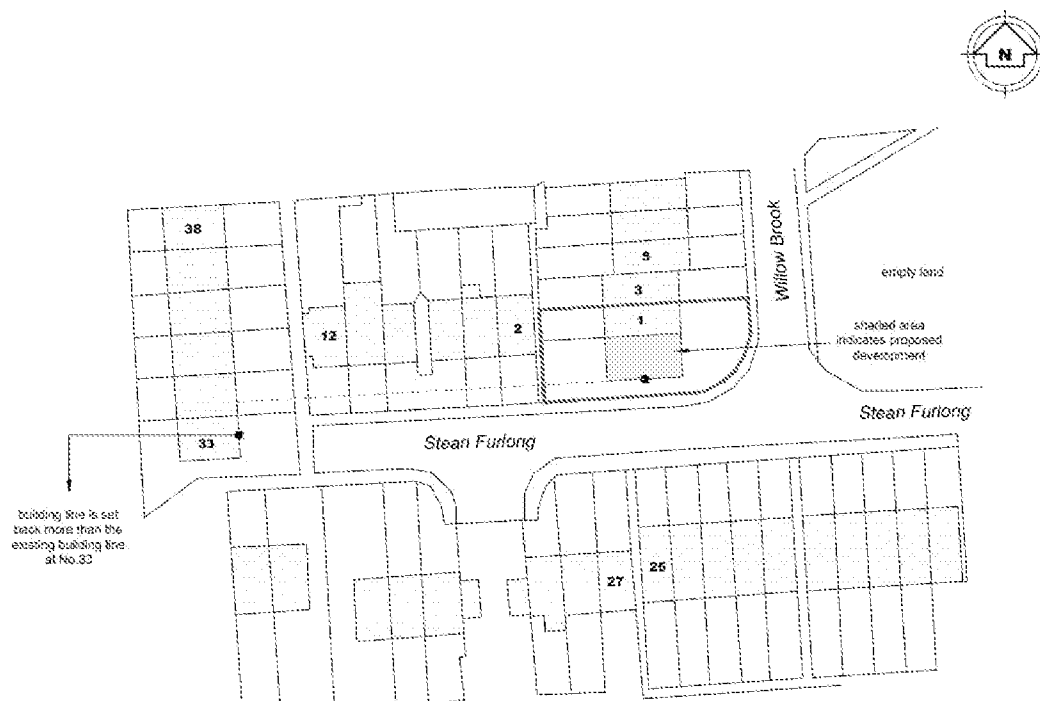


- 4.6 As shown on the image above a similar conversion of the garage have already been carried out at the neighbouring properties in fact this development have been carried out at most of the terraces along this line. The proposed alteration of the door and the

conversion of the garage will only enhance the front elevation and will create a symmetry to the neighbouring property at No.3.

4.7 On the pre application advice the case officer has mentioned that the conversion of the existing garage at 1 willow brook will not be looked favourably by the council due to loss of parking space. However as the space has never been used as for vehicle storage and has only been used as storage for personal items of the occupiers the loss of parking space is not relevant in this instance. As shown on the image on the previous page there is an existing parking space on the drive already therefore the unit will still have it's off road parking space together with the free parking that is available within the roads around the site.

4.8 Proposed block plan shown below indicates that the proposed development will not be out of line from the other buildings on the other end of the road, in fact the building line is set back from the road by almost 4.5m to allow visibility for vehicles as this is a corner plot.



Proposed Block Plan



- 4.8** Image shown above shows the current state of the plot and the approach to Stean Furlong from Willow Brook. The current visibility is restricted due to the existing trees and hedges on site, the proposed building with the wall being set back by almost 4.5m from the road and removal of the tree and the hedge shown on the image will create a better visibility for motorist.

5.0 AMENITY

- 5.1** Proposed scheme will allow ground floor flat to have direct access from kitchen/dining/living area into the rear garden and patio. The upper flats will not have any outdoor amenity space however they will benefit from the Juliet balconies proposed to the rear.

6.0 ACCESS

- 6.1** Ground floor unit will have a level access from the side where the main entrance door will be. The shared entrance door to the upper flats will also be based on the side elevation of the building. The ground floor unit will also have a rear access to the garden area (refer to drawing no. DP/1917/ES – 2 for more details).

7.0 REFUSE AND CYCLE STORAGE

- 7.1** 240 litre refuse bins will be stored under the stairs which lead to first and second floor flats. The access to the bins is through the ground floor doors to the front elevation.
- 7.2** Provision of cycle storage has been provided to the rear for upper flats as the ground floor flat has a large rear garden where a bicycle can be stored.

8.0 CONCLUSIONS

- 8.1** It is considered that the proposed scheme will not adversely impact residential amenity or the visual amenity of the host building. Nor is it considered to have a detrimental impact upon the character and appearance of the street scene and the general townscape. The proposed development will create new affordable units which there are a high demand for in the current climate. All proposed units will offer high quality living spaces and the building itself will be built with materials matching the existing surrounding properties.

9.0 SITE PICTURES

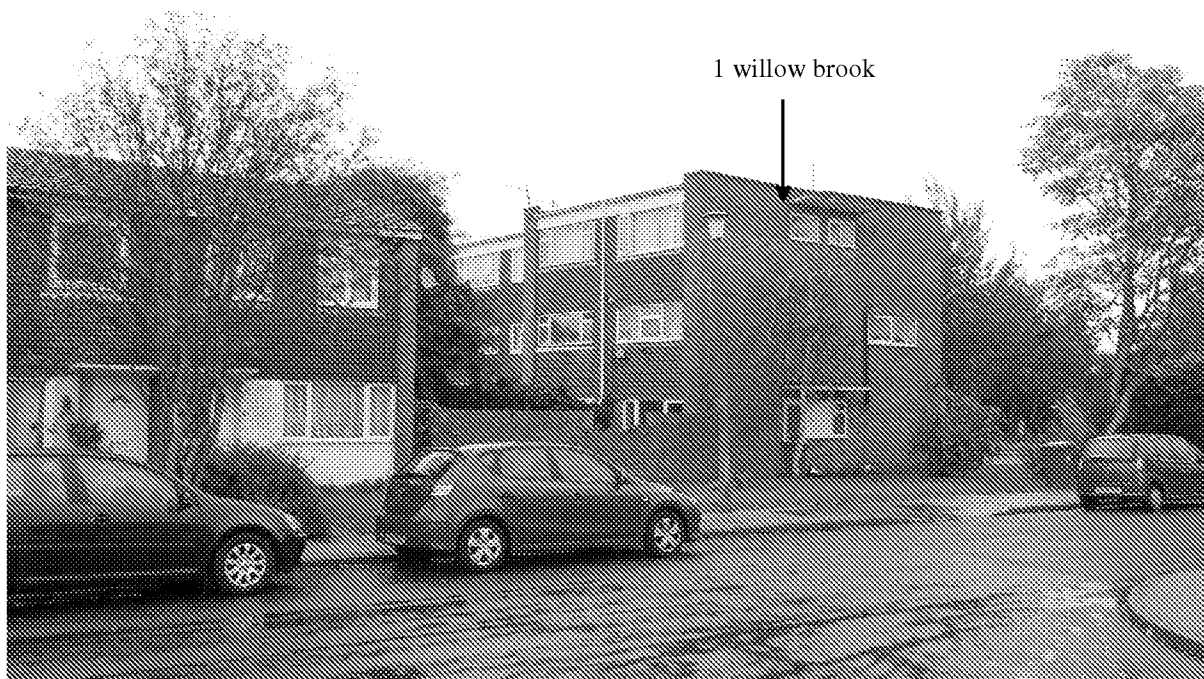


Image showing existing land adjacent to 1 willow brook



Image showing existing front elevation of 1 willow brook and the empty land adjacent



Image showing existing side elevation of 1 willow brook and the empty land adjacent