

project	1A & 1B NORTHWAY ROAD WICK LITTLEHAMPTON BN17 7JX		
client	Mr J Boyazis 35 Graham Road Micham CR4 2H		
architect	Peter Wilson Hilary Mount Way Lancing BN15 0QD [REDACTED]		
drawing	scale	date: 10/09/19	revision
	design statement	tp782/30	

Site

The site is adjacent to 1 Northway Road and at the rear of 22-30 Lyminster Road. Northway Road is un adopted and is privately owned. The road has a wide grass verge and no foot path.

The virtually level site is undeveloped and overgrown and with no significant trees. A shed is on the site and the site is bounded by a high fence. In May 2015 an environmental assessment was carried out by Middlemarch and is attached. The site is in an area not likely to flood.

existing houses in Northway Road

The existing houses in the road are brick built and some with white render to the first floor. The roofs are tiled with hip or barn ends. Some entrances have pitched roof porches with gables.

proposed houses

The application is for a pair of semi-detached three bedroom houses for five people. The roof will comprise of Marley Ashmore Interlocking Double Plain Tile, old English dark red, with a pitch of 35° and barn ends. The tiles give the appearance of plain tiles. The elevations will be white boarding over brick walls, and the entrances with pitched roof porches in the form of gables. The brick walls will be similar colour to the neighbours.

The houses have been designed to the minimum internal space standards required by the draft local plan. The required and the proposed areas are:

	required	proposed
general floor area	96	98
kitchen	8.3	14.8
dining area	4.5	
living	16	22.4
double bedroom 1	12	13.44
double bedroom 2	12	12.58
single bedroom	8	8

design statement continued

The windows will be white UPVC and the front doors black with a letterbox and vision panel. Side windows will have obscured glazing and ground floor windows will have laminated glass. External lights over doors would have PIRs and utility meters will be external. The dwelling will be constructed to comply with Security by Design.

gardens

The rear gardens have an area of approximately 85 square metres. The front gardens will have 1.000 high brick wall adjacent to the road, 1.000 high fence adjacent to 1 Northway Road, and a 1.800 high fence adjacent to the houses in Lyminster Road and Globe Place.

The rear gardens and side access will have 1.8 timber fences and lockable gates to provide access to bin storage. Hard standing permeable paving will form the patio, paths and car parking. Bike store 1.04 x 2060 long x 1340 are for 4 bikes to each house.

Drainage will be to the main sewer in the road. Soak a ways for rain water have been calculated in accordance with BRE365. Four parking spaces are shown and will be formed of permeable block paving.