

DESIGN and ACCESS STATEMENT

for

NEW DWELLING

**DESIGN and ACCESS Statement for the
Demolition and erection of a pair of Semi - detached Dwellings (Chalet Dwellings) to the building
plot (after demolition of the existing sub -standard dwelling) at White horses 9 Main Drive
Middleton on Sea BOGNOR REGIS West Sussex P22 7TN**

This Design and Access Statement has been drawn up in accordance with the Arun District Council's Planning document requirements and Guidelines.

CONTEXT

1. The proposed new dwellings have been subject the subject of a previous application on the site (which was subsequently withdrawn by the applicants) due to the lack of Amenity space around the proposed dwellings (the planning portal reference number is unknown) and this information that is not available under the Freedom of Information Act according to the ADC (Planning Department) and a such this application seeks for address those reason of the application be withdrawn by means of a reduction is overall size and design of the two dwellings being similar in format and design to those that exist within the Street Scene of Main Drive Middleton on Sea especially the property adjacent to the site and on those on the opposite side of the Highway (to highway access is off an un-adopted road within a Private Estate) of Middleton on Sea.

The new dwellings rely upon a foot print and elevations similar to those of that to the adjacent dwelling and those opposite (see noted above) as (recently built) dwellings to this Private Estate.

2. The style of the proposed dwellings takes into consideration other similar and adjacent dwellings (again as noted above) in Main Drive and its surrounding area whereby pitched roof's can be found to a number of these dwellings and bungalows whilst this proposal would not impair the Amenity Space of the two adjacent dwellings or give reason for objection from Neighbours die to the possible over looking of their properties.
3. Careful consideration has been given to the immediately adjacent Chalet and Bungalow dwelling the side and rear of this application site and the right of LIGHT angle to the Bungalow in Green Way and its amenity space as above noted and any intrusion thereto by way of the sides of the proposed Dwellings being of a single storey nature with a small Dormer to one of the dwellings only (with a pitched roof over) and with this in mind and the style of proposed dwellings this has been orientated in the same plane and foot print as the adjacent existing Dwellings and its own footprint to avoid any complications or issue rights that may occur or be created by the lack of privacy to them and those to the dwellings know as 7a Main drive and 8 Green Way.
4. There are NO trees on the site (apart from bushes that are to be removed) that may be detrimental to good construction practice and affect any foundation design now and in years to come due to climatic and weather change.
5. Access to the application site dwellings is two fold one beign from Main Drive and the other from Green Way (both are Un-adopted roads) and will be by means of the upgraded footpath and driveway to the application plot dwellings in each case.
6. The proposed dwellings have therefore been designed as an integral part of the street scene (as have other more recent dwellings within Main Drive and the adjoining Private Estate roads all as are already built approved and occupied whereby this proposal will harmonise with the existing dwellings around it.

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AMOUNT

7. The development proposed by virtue of the other similar dwellings in Main Drive has taken into account the overall size and area of the site thereby creating a similar sized Dwellings with similar sized gardens and Amenity space around them providing access for a Disabled Person's Wheel Chair user and this has been achieved by means of a parking space(s) adjacent to the front entrance doors (off the new car parking hard standings) - a new covered area space has been shown for the storage of (as shown on the block plans) 3 cycle within EACH SITE as well as a Refuse Bin Compound (Adjacent to the front doors and the Kitchens to each) as is now required under any TCPA application as described in the Planning guidelines. The overall accessibility to the site and its access thereto has been achieved without any incumbrance to other properties.

LAYOUT

8. The relationship between the proposed dwelling and those adjacent Dwellings will not be compromised by this proposal as they will sit on a very similar footprint to that which current exists to 9 Main Drive Middleton on Sea with good space around same.

SCALE

9. The scale of the proposed Dwellings by virtue of the design and style will compliment rather than over power the adjoining Dwellings or any other properties on both sides of the Highway as the proposed dwellings are of a similar size and foot print thereto and the height is appropriate to those adjacent Dwellings.

LANDSCAPING

10. As stated in item 1 above there are NO trees (apart from bushes) on this site. No new tree planting is envisaged only small salt tolerant bush planting as any new trees may be detrimental to the design of the foundations and Salty Environment so close to the Coastal Plane lying on a shallow beach substrata with medium London Clay below same. The existing fences and walls around the perimeter of the site are all to be replaced with Close Boarded 1800mm high fences to the side and rear boundaries whilst the front boundaries to the both Roads will be fence with a 900mm high Picket fence with gates as appropriate.

APPEARANCE

11. The Architectural merits of the proposed dwellings being the external materials and finishes and colour in design thereto will suggest that the proposal when maturity is achieved in a few years time will add to and make the development look as if it were part and parcel of the original street scene.

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ACCESS

12. Access to the Dwellings will be via Main Drive and Green Way (both NON classified Private Estate un-adopted roads) and whilst the development is set back from the road it lies within a very short distance of a very regular bus route to Bognor Regis on onwards to Chichester and other out lying Villages this being on a frequent 30 minutes bus service route running every throughout the day. The area is also served by a two Mini Super Stores in the Village as well as having many other shops - a Bank and a Post Office and a variety of good shops close by.
13. The proposed dwellings have been designed as user friendly for the Disabled person(s) with one en-suite Bedroom to the ground floor as well as providing access from a car to the front door by way of a hard footpath with parking immediately outside.

This Design and Access Statement was prepared by:

DCS Architectural Services
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