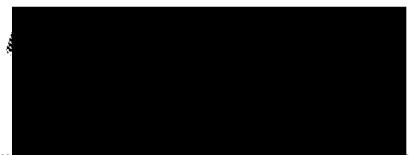
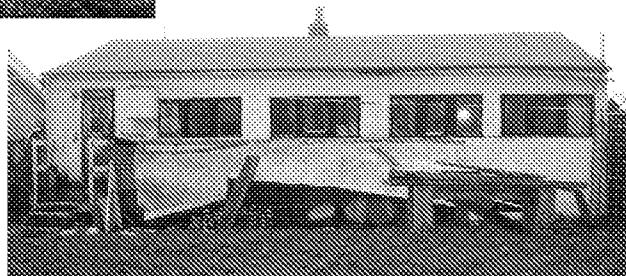
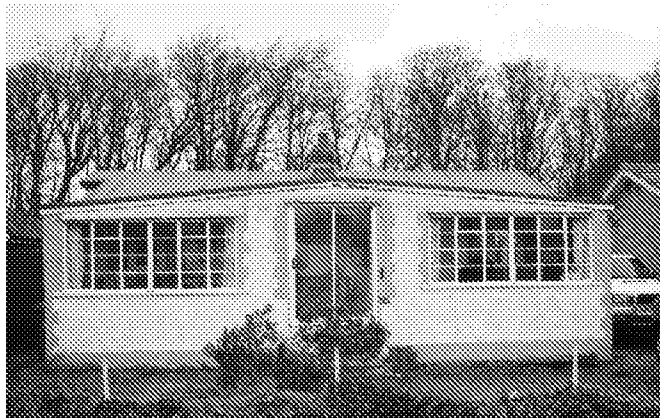


DESIGN & ACCESS STATEMENT

102 ANCTON WAY
ELMER
WEST SUSSEX
PO22 6JR

THE REMOVAL OF THE EXISTING RAILWAY
CARRIAGE DWELLING AND THE NEW BUILD OF A
TWO STOREY DETACHED DWELLING.



Design & Access Statement

102 ANCTON WAY, ELMER, WEST SUSSEX, PO22 6JR.
REMOVAL OF EXISTING RAILWAY CARRIAGE DWELLING.
NEW BUILD TWO STOREY 4 BEDROOM DETACHED DWELLING

INTRODUCTION

This document sets out the planning, design and access statement to accompany the Full Planning Application for the removal of the existing property and replacement with a new build detached dwelling.

BACKGROUND

The railway carriage bungalow was erected on the site in 1929. Purchased by the current owners family in 1972 as a 'railway style bungalow'. Two carriages are supported on brick pillars with a central linking hallway. The whole building was sealed with weatherproof pebble dash render some years ago. Originally a holiday home the property is in need of a great deal of maintenance/improvement and is currently in a poor condition.

SCOPE OF WORK

The submission is for the total removal of the existing railway carriage dwelling, with some demolition work. A replacement new build two storey modern energy efficient 4 bedroom detached dwelling is proposed to replace the existing property.

PLANNING ITEMS

There have been no recent planning submissions for the site.

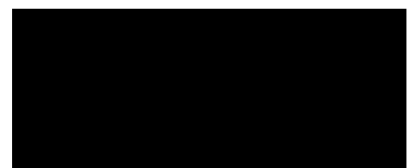
DESIGN PHILOSOPHY

The proposed new property has been designed to create a visually appealing dwelling. The intension is to create a modern 'New England' vernacular appearance that complements the surrounding residential properties. The scheme proposed relates sympathetically with the Elmer Estate whilst visually integrating with the site in design, form, and materials.

Careful consideration of the impact of the scheme on the surrounding area has been undertaken. We do not create any adverse overshadowing, overlooking or overbearing that effects any neighbouring properties. The design does not project forward of the existing building footprint.

The new property is intended to be of a high energy efficient, sustainable standard. Insulated 200mm eco (Warmcell) insulation to walls and roof, sprayed into a SIP panel construction. All glazing will be AAA rated. Underfloor heating throughout the ground floor, with a pellet boiler situated in the main living area. An accumulator tank will store hot water and solar tiles are also under consideration.

The internal layout has been sensitively chosen to provide a comfortable modern family home. A spacious hallway leads to all ground floor accommodation and the central staircase to the first floor. An open plan living area with kitchen and dining space overlooks the rear garden, along with a study space, snug, shower room and access to the integral garage. At the front of the property two additional living area's are proposed. The first floor provides 4 good sized double bedrooms, one with ensuite and a separate family bathroom.



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The living area's and bedrooms all have windows affording rear or front garden views.



EXTERNAL APPEARANCE

The construction materials proposed for the new property reflect many of the existing dwellings and local environment. A controlled palette of good quality materials is proposed, such as facing brickwork plinth, coloured weatherboarding walls, grey slates to the pitched roof and simple GRP flat roof system.

SITE

Refuse and recycling bins provision will be made within the rear garden.

ACCESS

The existing driveway from Ancton Way is to be retained. On-site driveway parking is proposed for a minimum of two cars, along with a garage. Cycle storage will be provided.

CONCLUSION

The proposed new quality dwelling is of a scale and design appropriate for the area in which it is located. The proposal complies with the relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality nor would it have an adverse impact upon the established character of the surrounding area.

