

**proposed bungalow and garage
129 East Front Road Pagham**

Design and Access Statement

proposal

To demolish an existing structure comprising a two bedroom dwelling and replace it with a two bedroom bungalow and garage and provide living accommodation to current standards.

design

The design follows the pattern created by the other two recent adjoining bungalows in materials, fenestration, general features and roof pitch.

The siting, size and relationship to adjoining dwellings has been carefully considered and in addition a margin of 1.8m has been set aside for the residential redevelopment of the adjoining site on the corner of Beach Road on the advice of the owner's professional advisers.

need

The accommodation is required by the applicant who currently occupies the adjoining bungalow to the east on a temporary basis after vacating the accommodation to be demolished.

access

The vehicular access to the site exists and no alterations are proposed.

public transport

The only public transport available is provided by buses in an east and westerly direction at a position 100m from the site

general

The two newly erected adjoining dwellings have been built to a raised floor level at the Environment Agency's request and it is anticipated that a similar requirement will be made here.

Care has been taken in the design to make provision for a disabled access to the front entrance with a screened ramp to avoid an unsightly feature. The garage has also been designed to have regard to a lower floor level without unduly affecting the design.

David J Brookwell

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