

## **DESIGN AND ACCESS STATEMENT**

### **ERECTION OF ONE NEW DWELLING**

### **ADJACENT TO MANOSS LEA MANOR PARK PAGHAM**

### **AND ALTERATIONS TO MANOSS LEA**

#### **CONTEXT**

The site for the new dwelling is a part of the gardens to Manoss Lea, Manor Park, Pagham.

The area is part of the residential street with a mixture of detached, semi-detached and terraced dwellings of 1 and 2 stories set in varying sized plots and private gardens.

Manoss Lea is a detached bungalow with accommodation in part of the roof; it has private gardens to the east, south and west of the dwelling. The garden to the east contains a swimming pool and this area; with the south garden are the main used garden areas. The western garden is laid to grass with established hedges to the boundaries. This garden is little used and the loss of the area would still leave Manoss Lea with adequate private garden area. The site is generally level and approximately 300mm lower than the remainder to the site of Manoss Lea.

Apart from Manoss Lea no other properties would be affected by the introduction of an additional dwelling. Works are proposed to Manoss Lea to overcome the affect of the development. Any possible affect on 10 Manor Park (the bungalow south of the site) is avoided by not having any south elevation windows in the new dwelling.

There are 2 bedroom windows and 2 small secondary lounge windows in Manoss Lea overlooking the site of the new dwelling. It is proposed to alter the internal layout of Manoss Lea and block the 2 bedroom windows. The 2 lounge windows and a new bathroom window will be obscure glazed and non-opening.

#### **AMOUNT**

The dwelling proposed is a chalet design with ground floor accommodation of kitchen/dining room, lounge, bedroom, bathroom and utility room off a hallway with stairs to the first floor where 2 further bedrooms, one with en-suite shower room and a bathroom are arranged off a landing. The dwelling has a floor area of 120m<sup>2</sup>. This floor area is compatible with the adjacent dwellings, Manoss Lea-145m<sup>2</sup> and number 10-118m<sup>2</sup>.

#### **LAYOUT**

The site is on the north-west side of Manoss Lea. The new dwelling will sit parallel to Manoss Lea with 3m between the buildings, 1.5m to each plot. 2 parking spaces are proposed to the north, with access to the existing highway cul-de-sac part of Manor Park. Provision for refuse bins is located adjacent to the parking and the private garden areas will be contained by the existing established hedges and new 1.8m high fences. Secure cycle storage is proposed to the side of the dwelling. A short section of cypresses hedging will be removed on the northern boundary to provide the access to the parking area. This will be finished with permeable paving. The private garden space provided is 165m<sup>2</sup> sited to the south and west of the new dwelling and screened from the adjacent plots. In particular the area of the plot of 10 Manor Park closest to the development is the drive, followed by the front garden, which is open to public view.

#### **SCALE**

The proposed dwelling is comparable to those in the immediate area and has private garden area in excess of Arun DC standards. The choice of chalet design adds a new dimension to the existing diverse appearance of the area.

## LANDSCAPING

Apart from the removal of a short section of cypresses hedging no other trees or hedges are affected by the proposals. The existing hedges will be maintained at least 2.0m high to the south and west sides of the site. The private garden will be laid to lawn.

## APPEARANCE

The new dwelling has been designed to blend in with the existing area. By selecting a chalet design the new building adds to the variety of the already varied appearance and avoids creating a large isolated 2 storey dwelling which could dominate the immediate area.

Good quality roof tiles, stock facing bricks and tilehanging are proposed, with upvc windows and aluminium doors.

New fences will be stained timber, set with concrete supporting posts.

## ACCESS

A new drive with 2 parking spaces is proposed for the new dwelling, with permeable paving finish. It is not considered necessary to provide turn on site facilities in this quiet cu- de-sac.

Access to the dwellings to comply with part M of the building regulations will be provided.

## SUSTAINABLE CONSTRUCTION

The new dwelling will be detailed to comply with an appropriate BREEAM rating and the Building Regulations. Provision has been made to locate solar panels on the new roof, east elevation, away from the main public view.

## FOUL AND SURFACE WATER DRAINAGE

Foul drainage will be to the existing foul sewer connection to the site.

Surface water drainage from the building will be to soakaways in the rear garden of the dwellings.

## PRE-APPLICATION ADVICE

Pre-application advice for the proposal was sought on 5<sup>th</sup> July 2016 and received on 1<sup>st</sup> August 2016. This was followed by a meeting with Mr Davis on 23<sup>rd</sup> August at Arun DC offices to discuss the advice given. Additional drawings were brought to the meeting; copies were left with Mr Davis.

The main points of concern were discussed and drawings produced to explain the positions.

- Comparative sizes of adjacent dwellings and garden spaces was a concern which we were able to demonstrate on a drawing was not a problem as these were similar.
- Neighbour amenity to Manoss Lea with affected windows; this has been resolved by changing the layout/windows to Manoss Lea.
- Neighbour amenity possible overlooking to 10 Manor Park, resolved by not have first floor windows looking towards no.10.
- Proximity of garden to 10 Manor Park, although close (5m, new dwelling to boundary) the part of the plot to 10 Manor Park adjacent to the boundary is the drive and turning space, which is set in the, exposed to public view, front garden, the private garden to no.10 (228m<sup>2</sup>), to the east of the bungalow is not affected.
- Amount of external space (private garden) retained for Manoss Lea, the existing dwelling will still have 220m<sup>2</sup> of private garden space to the south and east of the dwelling, where the swimming pool and main patio areas are located.

By taking on board the matters raised in the Pre-application Advice we believe we have produced a design that does not affect the neighbouring properties and will add to the appearance of the area. As a windfall site it also provides one dwelling towards Arun DC's requirements to provide new dwellings, without resorting to green field sites.



Views of the site from Manor Park

July 2017.