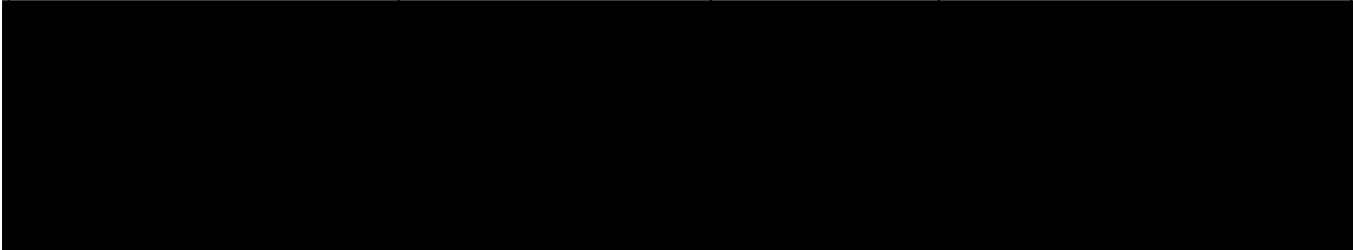


DESIGN & ACCESS STATEMENT

Property / Site address:	49 Sea Lane, Rustington Sussex, BN16 2RG
	

1. Background

Mr & Mrs Roberts bought the property after a two storey extension was built. The property, since the extension was built, has two front doors, one of which, the original front door, is now impractical and little used.

The is approximately 300mm (1ft.) from the boundary gate to the white line delineation of the busy Sea Lane giving rise to extremely dangerous access and egress to and from the property. Mr & Mrs Roberts do not use the original doorway on Sea Lane for this reason. Also Mr Roberts has ambulant problems and it is extremely hazardous for him to venture from the west gate on to Sea Lane.

The close and dangerous proximity between traffic and pedestrians leaving the property from the West gate has given rise on several occasions to rudeness and 'road-rage' vented at pedestrians. This can be very frightening.

Mr & Mrs Roberts now only utilise the new southerly doorway and thus propose to put a gate in the wall to facilitate the access to the new front door. The new access leads on to Cudlow Avenue which is a far less busy roadway and has a frontage before the road of more than 1M. Currently when accessing the property the owners and visitors have to negotiate pathways from the vehicular access double gates in Cudlow Ave. The new proposed gate will give direct access from Cudlow Avenue to the front door.

See also photos attached.

2. Design

2.1. Amount

The proposal is to provide a small single gate for pedestrian access to the property's new front door on Cudlow Avenue.

2.2. Layout

The layout of the property was changed when it was extended under R/111/97/L and R/113/97. The original front door was set on Sea Lane with approximately 800mm between the front door and the original flint boundary wall, and a further 300mm to the white line depicting the main road boundary. The original front door was retained, but is little used as it is in a dangerous position in relation to the roadway. See below and photos.

2.3. Appearance & Original Features

The new gate will be placed in the flint wall opposite the new Southerly entrance door. The flint wall will be made good in flint where disturbed and the new gate will match the gate in the West elevation in style and materials.

The shrubs and plants will be cleared from in front of the gateway and a new pathway of concrete paviours to match those in front of the double doorway vehicular access in the same wall.

3. Access

3.1. Vehicular, Cycle & Pedestrian

Pedestrian access will be improved and made safer by the provision of the new gate.

4. Neighbouring properties and street scene

4.1. The proposal will not affect neighbouring properties. Opposite the new gateway is the side elevation of a retail premises.

Signed: ...(Liz Galloway) Date...6th August 2012.....

Electronic transmission

On behalf of Mr & Mrs Roberts