

R/175/12.

RE: DEVELOPMENT OF 46, SEAFIELD ROAD, RUSTINGTON,
WEST SUSSEX BN16 1JQ

DESIGN & ACCESS STATEMENT

REF: 12/3907

RESPONSE TO CONTEXT

1. The proposal is to demolish the rear dwelling (No 46) of an existing pair of semi-detached bungalows, whilst retaining and making good the front dwelling (Seagulls). It is then proposed that No. 46 is replaced with a new chalet bungalow and the common boundary resited all as shown on the drg no. 12/3907/1. The result will provide two fully detached dwelling in lieu of the original semi's. Site density is not increased.
2. The application site is historically residential, a situation which remains unchanged.
3. It is therefore within this wholly residential environment that the context of the application proposal should be assessed.

AMOUNT

1. No increase in dwelling numbers.
2. Proposed dwelling (No 46) is larger than the original and approx 300 higher overall from ground level to ridge.

LAYOUT

1. The layout has been designed to set the dwelling comfortably within the site whilst providing a good relationship with and without unreasonable impact or detriment to the surrounding dwellings.

SCALE

1. Although larger than the existing which it replaces, the proposed dwelling is in context with the surrounding dwellings in Seafield Road.

LANDSCAPING

1. No specific landscaping proposals are included but any requirements from the L.P.A can be dealt with by way of condition.

APPEARANCE

1. The proposed architecture is traditional in nature to emulate the surrounding dwellings.

CONSTRUCTION

1. The proposed will be traditional in nature with the levels of materials, workmanship and insulations at or above those required by the authorities.

ACCESS

1. Vehicular and pedestrian access from Seafield Road remains as before and unchanged.
2. The proposed dwelling is designed to accommodate the requirements of the Disability Act including: ramped access and level entry together with minimum doorway and circulation widths.
3. A cycle store to accommodate 3 No cycles will be incorporated.

CONCLUSION

It should be noted that the existing building comprising No 46 and Seagulls probably dates from the 1920's, and is constructed with a high proportion of timber framing and sprayed asbestos panels and no thermal insulation of note. It is set above ground level making access difficult. The proposal will provide a modern and environmentally improved replacement for No 46 together with significant improvements to Seagulls.