

Design and Access Statement

Rear Of 43 Old Manor Road, Rustington

1. Amount

The proposal is to construct a log cabin in the rear garden, for use as dwelling by owner of no.43

2. Layout

The cabin will be accessed from the drive of the existing flats
New entry doors, and ground floor windows will be of a 'Secured by Design' type for maximum security.

3. Scale

The overall dimensions of the proposal are: -

Length – 11.6m

Width – 3.66m

Height – 3.25m to ridge

4. Landscaping

There is no real existing landscaping, just grassed area and concrete base. These can be tidied up and new planting suggest in pots provided around new cabin.

5. Appearance

The appearance of the proposal will be brown stained cladding with tiled pitched roof. See example below



6. Use

The use of the proposal will be residential

7. Access

The premises are accessed by pedestrians and vehicles from Old Manor Road, using the existing driveway, which can be extended (in gravel to match) to provide an off-street parking space if required. Cycle storage facilities i.e. a shed can also be provided if required.

There is a bus route (700) along the B2187, Worthing Road, 2-300m to the north of site, with regular services to Worthing to the east, and Littlehampton to the west.