

DESIGN and ACCESS STATEMENT

MR and MRS MOOR

**DEMOLITION OF THE EXISTING DWELLING AND CONSTRUCTION OF
A NEW 3-BEDROOM ONE AND A HALF STOREY DWELLING**

SITE: **Windsong
The Thatchway
Rustington
BN16 2BN**

INTRODUCTION

The Design and Access Statement has been compiled to support the detailed planning application for the demolition of the existing dwelling and construction of a new 3 bedroom, one and a half storey dwelling.

The statement will briefly analyse the characteristics of the site and the surrounding area and is to be read in conjunction with the photographs and drawings in the accompanying appendix.

LOCATION

The application site is situated in the town of Rustington, just off the A259. The town is served by good road links to surrounding towns as well as all local amenities.

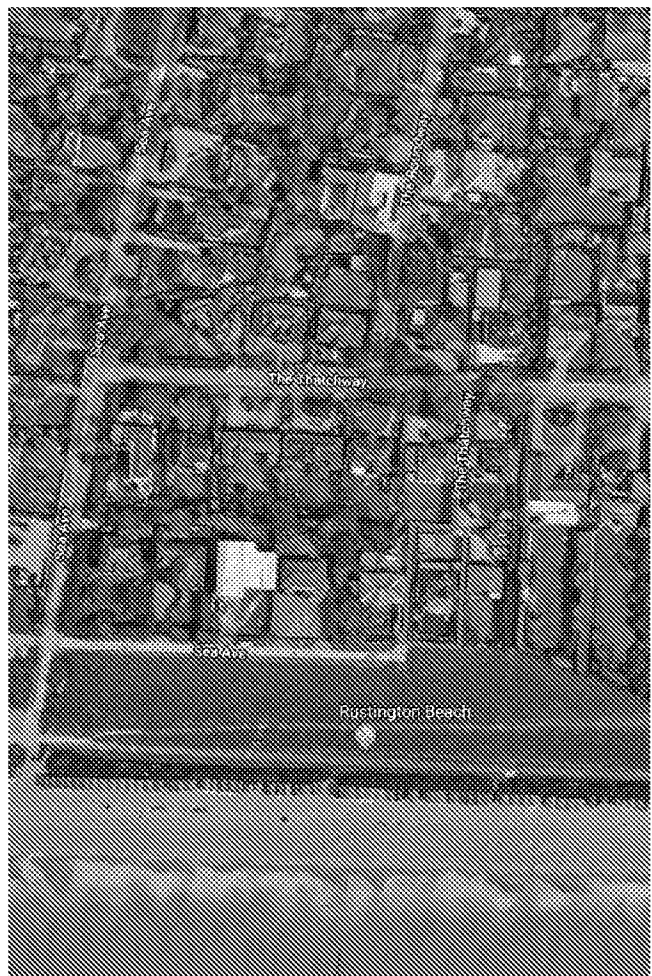
SITE

The application site occupies a large plot that currently houses one residential dwelling with a large garden area. The site is within an area of high density housing and comprises of approximately 573.32m² with hedgerow and trees to all boundaries. The topography on the site is relatively level.

The plot is large and the proposed dwelling has been designed so as to not obstruct any adjoining neighbours with the proposed dwelling sitting away from the neighbouring properties and on the footprint of the existing dwelling with no issues of overlooking. The site will be located along the existing access driveway.

The surrounding properties are a mix of individually designed properties, including bungalows and two storey buildings. No one style of property dominates the surrounding area.

Another characteristic of the area is the mix of external materials, including brick, render and timber.



SCALE

The existing footprint of the dwelling is 140.99 m² with the proposed building having a footprint of 102.59 m².

The proposed ridge height is 7.66 m and does not obstruct the view or overshadow any surrounding neighbours.



FRONT ELEVATION



REAR ELEVATION

DESIGN

The design of the proposal is imaginative, respects the characteristics of the site and offers architectural value. The needs of the home owner have also been carefully considered with easy access to both floors and ease of movement around the dwelling considered throughout.

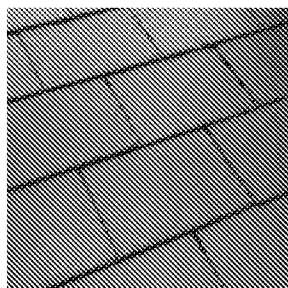
The proposed dwelling has been designed in a way to greatly improve the aesthetics of the current building whilst not overpowering any surrounding buildings.

The submitted design is an attractive and honest scheme of high quality with clean lines that will complement and enhance its surroundings. The area is characterised by a wide variety of architectural styles and by the coexistence of buildings with a variety of uses.

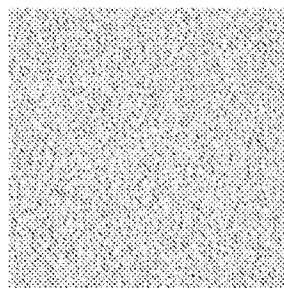
The application site is located on a residential lane with neighbouring properties to the North, East and West of the site. The surrounding buildings have no distinct style which could be mimicked with the existing dwelling already being distinctly different to others in the area. The proposed development would be a positive addition to the character of the area.

Materials to be used include:

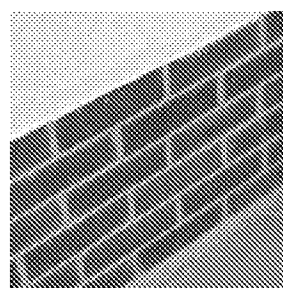
Roof Finishes	Slate Roof Tiles
Walls	Off White Render with Blue/Grey Brick Plinth
Windows and Doors	Aluminium Clad Timber Triple Glazed Windows



Slate Roof Tiles



Off White Render
Parex G00



Blu/Grey Brick Plinth

SITING

The proposal for the house has been placed on the footprint of the existing dwelling.

The siting is respectful of the existing dwelling's location and has no adverse impacts on residential amenity of any neighbours.

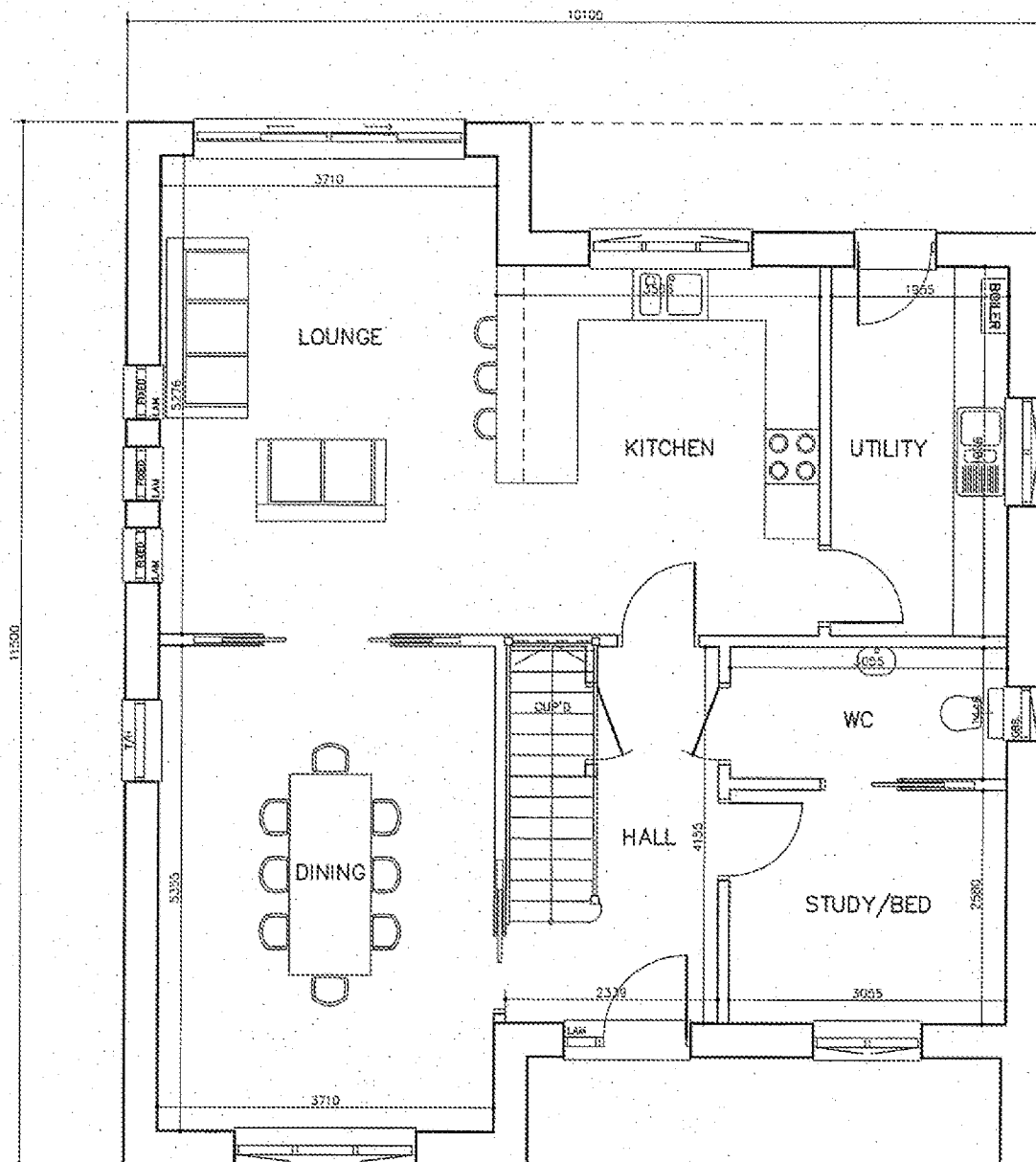
The distances allowed to site boundaries are greater than recently permitted schemes approved in the area.

Size:

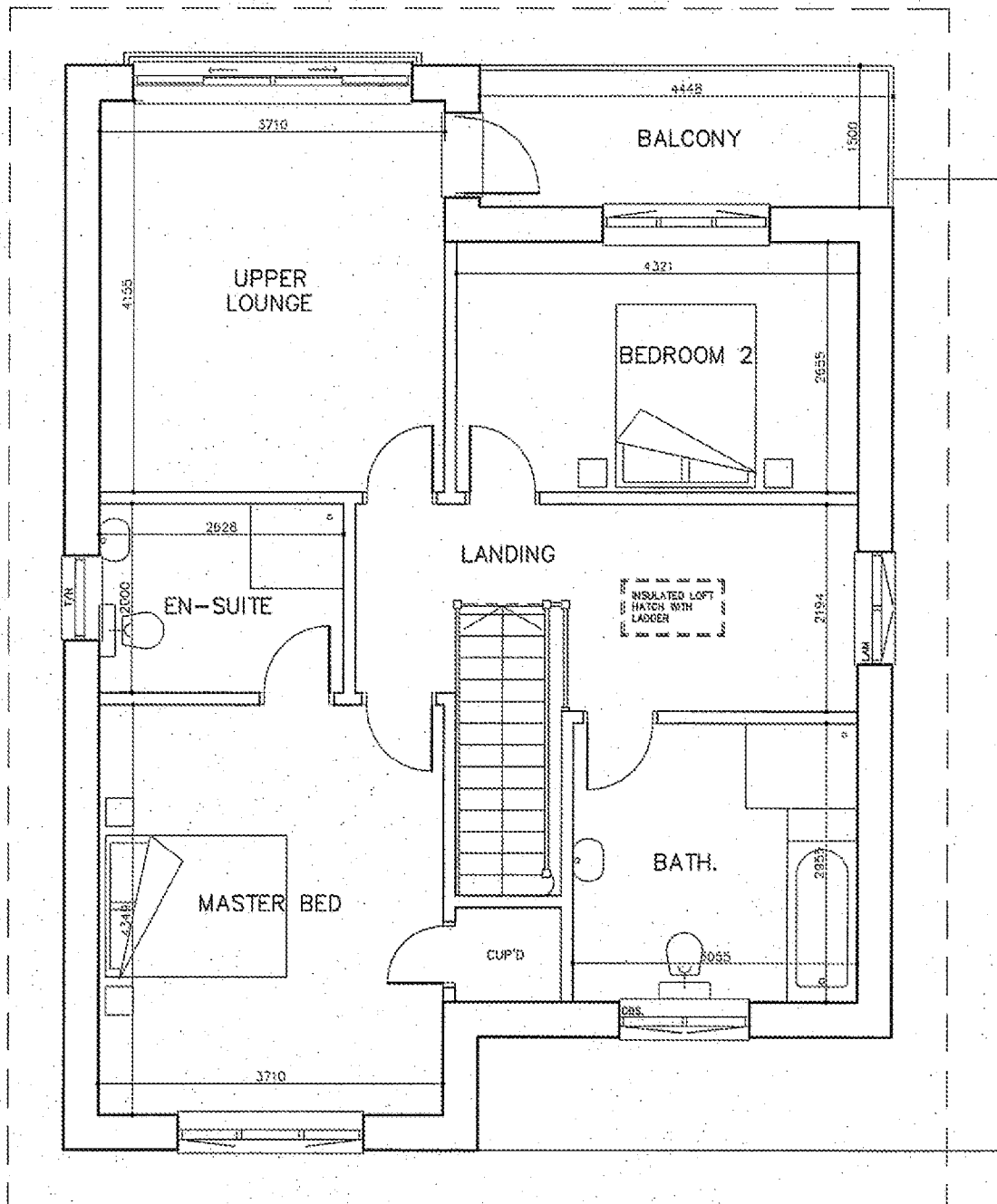
Ground Floor Area 102.59 m²

First Floor Area 90.36 m²

192.95 m²



GROUND FLOOR PLAN
EXTERNAL AREA ~ 102.59M²



FIRST FLOOR PLAN
EXTERNAL AREA -- 90.36M²

ACCESS

There is an existing access from The Thatchway which will be retained and improved to provide access to the new dwelling. The access is a private residential road with good visibility in both directions.

The driveway will accommodate 3 cars at any one time in addition to providing ample storage for bicycles.

Turning and parking to the front of the site will be provided to enable a vehicle to enter and leave the site in forward gear. It is therefore anticipated that Highways will have no objection with our proposal.

The retained driveway will be laid to fall into gulleys which will be discharged to rainwater soakaways, therefore rainwater will be dispersed onsite.

The dwelling has been designed to future proof accommodating of mobility impaired occupants.

Design features include:

- (i) Ramped approach to the front door
- (ii) wider access doorways and level thresholds

DRAINAGE

Foul Water – the proposed dwelling intends to connect to the existing mains sewer onsite.

Rainwater – there will be 2 No. Crate soakaways of 3m² provided to accommodate rainwater from the house. There will be an additional Crate soakaway of 3m² at the front of the house to accommodate for rainwater from the driveway.

THERMAL EFFICIENCY

The proposed new dwelling provides a positive enhancement to the environmental impact compared with surrounding dwellings. The modern construction of the proposed dwelling exceeds the levels of insulation required by current building regulations, details of the thermal efficiency can be seen in our 'Materials and Components Specification'.

The applicant is focused and committed to build a sustainable 'energy efficient home' and are looking to reduce the environmental impact of the dwelling and they are considering the use of:

- i. Heat Recovery and Ventilation Systems
- ii. Underfloor Heating
- iii. Rainwater Harvester

It is considered that the dwelling would represent an example of sustainability in the local area: an environmentally efficient building through its construction, the use of construction / materials and local businesses, providing employment opportunities. An environmental role, the proposal will enhance the built environment in offering a different style of property in the area providing much needed accessible accommodation. It is also considered that the proposal will have a significant

impact on the use of natural resources by adapting to climate change. This will move towards a low carbon economy. The proposal has modern energy efficiency technology using sustainably sourced materials.

TREES

The proposed dwelling has been carefully sited so as not to impact on any existing trees. It is not in close proximity of any trees and the development is not anticipated to cause any issue to the trees surrounding the site, but protection to trees will be provided should any be specified. No trees are intended to be removed during construction.

LANDSCAPING

The submitted site plan indicates the established boundary of hedgerow and trees, all of which will be retained.

The existing driveway will be retained and improved.

SUMMARY

We believe the proposed scheme will enhance and improve the area creating a modern family home. The proposed replacement is sited away from any surrounding neighbours and the access road. The very compact design which has been achieved results in a building which has minimal impact on and relates very sympathetically with its surroundings. The design is honest, attractive and will enhance and benefit the character of the area. The new dwelling will incorporate the latest 21st century construction methods, creating a highly efficient, sustainable dwelling. We therefore hope that the Local Authority Planning Department supports and approves this application.