

Design & Access Statement.



The Bungalow
Station Road
Rustington
West Sussex - BN16 3BA

Application for;

Proposed demolition of existing garage and storage area and construction of new 3 bedroom dwelling and new garages for both dwellings.

Context



This Design and Access statement has been prepared to accompany an application for planning approval at The Bungalow, Station Road, Rustington for the proposed demolition of the existing garage and storage area and the replacement of it with a 3 bedroom dwelling and new garages for both dwellings.

The existing garage and storage area is of poor construction and is of need of replacing. Station Road itself and the surrounding area has been subject to redevelopment in recent years, with a number of other areas being redeveloped to provide properties more suited to modern day living requirements including a number of two storey houses.

Amount/ Space

The footprint of the new dwelling will be placed in the area of the existing garage and storage area of the existing house, but with a modern sympathetic design. The new dwelling will provide 140m² of living space. The scale and form of the proposed new dwelling are to be an attractive addition in the Station Road setting where there are a number of styles and sizes of houses and has been designed so as not to detract from the amenity, privacy or daylight of the neighbouring properties.

Use

The new dwelling is to be for residential use.

Layout

The proposed dwelling will comprise of an entrance hall, kitchen, living room, kitchen/ dining area, W/C, utility room and bedroom with en-suite at ground level with 2 bedrooms with a bathroom and en-suite at first floor level. The layouts have been carefully planned to give the main habitable rooms an aspect looking out onto the garden areas, whilst minimising the overlooking of adjacent properties.

Appearance

The materials have been chosen carefully to complement the mixed styles found in Satin Road and the surrounding area.



Proposed Front Elevation (East). Scale 1:100

Fig 2. Proposed Front Elevation

The proposed new dwelling anticipate that the following materials will be used:

- Grey slate effect tiles for the roof
- Face brickwork at ground floor level with white painted render for the external walls.
- Grey framed windows and doors to be used.

Landscape

The existing house is situated in a large plot mainly lawn with mature hedging, trees and planting to most of the boundaries. The proposed new dwelling has been carefully positioned on the site to maximise the garden space and retain most of the lawn, mature hedging, trees and planting.

Access

Vehicular access to the dwelling will retain the existing access which opens up from Station Road. The new dwelling will be provided with a garage to provide parking.

The dwelling will meet Part M of the Building Regulations in terms of access for disabled users. The front door will have a level access from the driveway.

Services and Drainage

All mains services are available to serve the proposed dwelling. Foul water drainage will connect to the existing foul water system.

Energy Saving

The new dwelling is to be designed to have a high level of insulation, in line with or exceeding Building Regulations requirements, and will be extremely thermally efficient compared to the existing house. In the National Planning Policy Framework (NPPF) and the Local Ferring Parish Neighbourhood Plan, both state that 'The Presumption (is) in favour of sustainable development' for new dwellings.