

Job No. 6016

RECEIVED

DESIGN and ACCESS STATEMENT**-for Proposed-****RE-DEVELOPMENT OF DEANS YARD, ORCHARD WAY,
FONTWELL, ARUNDEL, WEST SUSSEX****INTRODUCTION**

The proposed development involves the demolition of six commercial units at Deans Yard, Orchard Way, Fontwell. The units have been in existence for a considerable amount of time and are currently used as storage with some workshop use. A significant amount of re-development has occurred in the area recently which has involved the demolition of similar commercial units and re-development for residential use.

ACCESS

Access to the site is via a roadway from Orchard Way which has long standing use in providing access to the site for vehicular and pedestrian traffic.

The scheme allows for adequate on site parking.

Orchard Way is a no-through road and it is not anticipated that the development will result in any increased traffic in the area from that which presently exists. It is anticipated that the type of traffic using the site will change from what is presently commercial, i.e. vans and large lorries to that traditionally associated with residential development e.g. private cars.

APPEARANCE

There has been a significant degree of modern residential development in the area. The four proposed properties have been designed to be in keeping with the modern development.

This scheme involves the provision of two pairs of semi-detached houses, each with two bedrooms. The layouts and external appearance has been kept relatively simple to reflect the regular nature of the site.

The external appearance of the building will be similar to that of other properties in the area. It is intended to finish external walls with face brickwork, perhaps with an element of colour wash render. The main and subsidiary Porch roofs will be finished in tiling, again in keeping with properties in this around the area.

LANDSCAPING

It is anticipated that the landscaping to the front of the property will be generally open with an area made available for off-street parking. The remainder of the front elevation will comprise lawns with paved access to the front door and side paths. Paving will be provided to give rear access to each individual unit. The gardens to the rear will be enclosed, in some cases utilising existing vegetation and hedging to boundaries.

There is a high degree of screening already in existence to the rear boundary from mature Leylandii and other vegetation.

LAYOUT

The four proposed units sit comfortably into the existing site which has been simply sub-divided into four plots of similar width.

Each unit will be set approximately 1M away from adjacent side boundaries in order to provide access to rear gardens.

The proposed properties will be a reasonable and acceptable distance from adjacent properties. The garden space provided is more than adequate for the requirements of a two-bedroom property.

SCALE

The width and depth of the proposed buildings is, to some extent, dictated by the confines of the site. The site comfortably accommodates four semi-detached houses, each with two bedrooms.

The proposed development is set over two storeys in common with the modern development which has recently occurred in the area.

The development by virtue of its size and massing, will have no adverse effect on neighbouring properties.