



6, Market Close, Barnham, West Sussex, PO22 0LH
Telephone: 01243 552762 Fax: 01243 554674 Mobile: 07960 888558

LPA reference: **TBA**

DESIGN AND ACCESS STATEMENT IN SUPPORT OF:

REPLACEMENT DWELLING AT:

BRICKFIELDS, HOE LANE, FLANSHAM, BOGNOR REGIS PO22 8NW

Website: <http://www.homeplanit.co.uk>
e-mail: mail@homeplanit.co.uk



HOME PLAN-IT Limited is registered in the UK under Company No. 5269104
Registered Office: 74 - 76, Aldwick Road, Bognor Regis, West Sussex PO21 2PE

Reference(s):

- A. "Design and Access Statements – How to write, read and use them" by the Commission for Architecture and the Built Environment (CABE).
- B. Government Circular DCLG 01/2006.

INTRODUCTION

1. This document is compiled in accordance with advice and guidance provided under References A & B inclusive. To aid understanding, this design and access statement should be read in conjunction with reference to the drawings and notes on plans Edition 6, Sheets 1 to 3 of 3 inclusive.

ASSESSMENT

2. The objective of the proposal is to replace the former existing dwelling (a sub standard mobile home/caravan) with a substantial single storey building designed to suit the plot.

3. The plot itself is slightly raised above the private unadopted road, Hoe Lane, immediately to its North, and is largely level with neighbouring dwellings to the West and East and open agricultural land to the South.

4. The proposed property will sit back from the road to the immediate North, Hoe Lane, in a slightly elevated position dictated by the topography of the land. Its North elevation will be in line with the North elevation of the neighbouring detached garage at Carpenter's Cottage and will be largely screened from the road itself by a 1.8 metre high brick and flint infill panelled boundary wall, set 5 metres back from the roadway.

5. Panoramic images of the part completed boundary wall are attached hereto.

SCALE

6. The proposed building is intended as a multi-generational family home for the owners, who run a successful independent business in nearby Felpham with the assistance of their adult sons. It is the owners' intention that the proposed dwelling caters for them in their senior years and for their sons' families as these expand.

7. As a consequence the house is deliberately designed as a single storey building with widely dispersed common areas that would facilitate several independent simultaneous groupings within the building envelope, proximate to, but independent of, each other.

8. Reflecting the diversity of ages and activities of the residents of the house, both social and occupational, it is envisaged that generous parking arrangements will be required but that these should be provided off road and, in order to maintain the visual amenity of the area, discreetly.

9. Accordingly, within the footprint of the building garaging for three vehicles is provided, accessed via the in and out driveway fronted by the boundary wall, of brick construction with contrasting infill flint and local stone panels, thereby reflecting the property name.

LAYOUT

10. As plans Edition 6 Sheets 1 & 3.

APPEARANCE

11. The building is shown in scaled elevation, on the accompanying drawings at Edition 6 Sheet 2.

12. The use of separate wing extensions off a central common area within the building provides an opportunity to introduce several roofs of common pitch but varying sizes over, reminiscent of a close grouping of agricultural buildings common in rural locations. The „rustic“ appearance is further underlined by the introduction of the panel inserts of flint and local stone on the elevations, common in other buildings in the immediate vicinity.

USE

13. Residential.

AMOUNT

14. The 450 metre² proposed building will account for 23% of the available land within the curtilage of the 1895 metre² (0.19 hectare site).

LANDSCAPING

15. No changes to the existing neighbouring fenced boundaries or rural vegetation at the front (roadside) boundary of the property are intended. Within the curtilage of the site, it is the owners' intention to lay the surrounding areas to lawn.

ACCESS

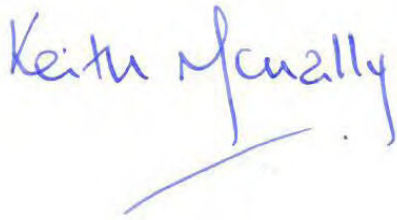
16. It is the applicant's intention that the proposed extension fully complies with the requirements of the Disability Discrimination Act and Approved Document M of the Approved Documents under the Building Regulations as a work place.

CONCLUSION

17. This design and access statement is intended to be read in conjunction with the viewing of plans referred to, and accompanies the submitted application for Full Planning permission.

18. Questions arising from the stated design intentions, or perceived omissions relating to the intended proposal and/or the content of this

document, should be referred direct to the undersigned in the first instance for clarification.



M K McNally PG Dip (Cran)
For and on behalf of HOME PLAN-IT Ltd

Dated: Monday, 07 December 2009



'Carpenter's Cottage'

'Hedgerows'

Part completed boundary wall at Brickfields, Hoe Lane, Bognor Regis PO22 8NW,
looking East along Hoe Lane.

'Carpenter's Cottage'



Part completed boundary wall at Brickfields, Hoe Lane, Bognor Regis, PO22 8NW,
looking West along Hoe Lane

