

DESIGN AND ACCESS STATEMENT

FOR THE NORTH BOUNDARY FLINT WALL TO THE NURSERY SCHOOL COMPANY, 12 MANOR ROAD, WORTHING, BN11 3RT

1. Introduction

It is proposed to rebuild the north boundary flint wall to 12 Manor Road, which is currently damaged and defective. The wall is to be rebuilt like for like with matching bricks, flint and mortar. As much of the original wall material is to be retained as possible for the wall.

The following document demonstrates the steps that have been taken to appraise the context of the development and how the design of the development responds to that context. During the development of which, access arrangements have been considered to ensure that all users will have equal and convenient access to the buildings, spaces and the public transport network.

A previous application, AWD/0637/22, has been approved previously with an additional Application for Approval of Details Reserved completed and approved.

2. Design Principles and Concepts

2.1 The Proposed Use

The proposed use of the property is unchanged, which is a nursery school. The relationship between the property and the rest of the street and neighbourhood will be unchanged.

2.2 The Amount of Development

The Nursery School Company (12 Manor Road, Worthing) is located on the corner of Manor Road and Rowlands Road in Heene, Worthing. The flint wall that forms the boundary between the property and Rowlands Road on the north side of the property is failing and is to be rebuilt to make it safe.

The wall that is to be rebuilt is approximately 20m in length and runs from the masonry pier on the east side of the wall to the driveway to Rowlands Road and to the masonry pier on the west corner at the road junction near the sign to The Nursery School Company.

This Planning Application is to gain approval for the reconstruction of the north boundary flint wall to the property. The wall is to be rebuilt

like for like, using the same type of materials. Most of the materials from the original wall will be reused in the construction of the proposed wall.

2.3 Layout

The layout of the wall and the property is to remain the same.

2.4 Scale

The existing property footprint will be unchanged, being approximately 566m². The property and north boundary flint wall will remain the same height excluding an area adjacent to the opening on Rowlands Road which is intended to be raised in line with the remainder of the wall in keeping with the surrounding properties and adjacent wall.

2.5 Landscaping

The existing hedge between the flint wall and the nursery playground on the property is to be retained, and the hedge will be trimmed during construction to allow for the wall to be reconstructed.

2.6 Appearance

The existing appearance of the wall and property will remain the same.

2.7 Response to Context

The relationship between 12 Manor Road and the rest of Heene will remain unchanged as the wall will be rebuilt like for like.

3. Access to the Development

3.1 Access to 12 Manor Road, Worthing and the works to the flint wall will be via Rowlands Road, Worthing.

3.2 The reconstruction of the wall will be carried out on the pavement north of the wall to Rowlands Road, and during construction the pavement will be cordoned off to allow the wall to be reconstructed safely. Once, complete, the finish wall will not affect the existing access to and from the property. Demand to the nursery will remain the same and the proposed use for the nursery will remain the same. It has therefore been deemed unnecessary to undertake consultation.