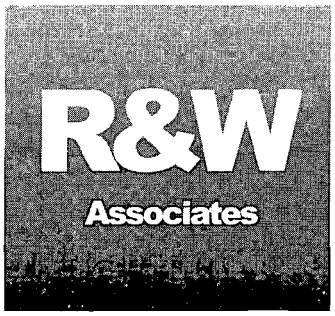
R&W Associates



DUR DISTRICT COUNCIL
PLANNING DIVISION

PLAN No.	A0d053567
DATE RECEIVED	28 AUG 2007

Design & Access Statement
337 Brighton Road, Lancing, West Sussex

Proposed Re-development to provide six one bedroom units.

10th August 2007.

ROBERTS & WRIGLEY ASSOCIATES
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Design Statement – 337 Brighton Road, Lancing, West Sussex

The Site

At present no 337 Brighton road is a commercial premises currently being used for car sales. The site lies on the north side of Brighton Road (A259) in a generally residential area approx 30 min walk to Lancing Railway station & Lancing town centre, local shops can be found within a 5 min walk. There is a bus stop for a main route located outside this site.

Proposal

It is proposed to construct a new development to match the existing, on the land to the side of the property, with all materials to match existing.
With the proposed new development added it will still fall within the building line of the property to the east side.
The proposal will provide a much needed new small units on a brown field site located in Lancing.

Access

At present there is no access to the site, but it is proposed to reinstate the original access via the west side of the site. A parking area would be available at the front and rear of the site.
It is proposed to provide off street parking for the new development as well as bicycle to promote environmentally friendly modes of transport, due to its close proximity to public transport systems.

The units are designed to comply with Building Regulations for disabled access on the ground floor. Entrances will be on level ground, with level thresholds to doors.

Scale.

As shown on the site plan the proposed development will line up front and rear with the immediate building to the East.
It is proposed to provide six low cost units which is greatly in demand with first time buyers, creating optimum use for this spare land.

Landscaping.

It is proposed that the site is to remain hard surfaced as it is at present with some low shrubbery in small flower beds located on the site.

Justification of design from precedents.

There has been a previous approval on this site ***Application no. L/132/91/TP/OA 17th Dec 1991.*** The new application is a modification of the original approval.

Please find attached a copy of this approval and a copy of the appeal against Condition No. 4. I have highlighted section 4 on the appeal in regards to access and parking.