DESIGN AND ACCESS STATEMENT

IN SUPPORT OF

A PLANNING APPLICATION TO DEMOLISH THE FIRE DAMAGED EXISTING AND ERECT A REPLACEMENT DWELLING

AT

14 TWYFORD ROAD, WORTHING BN13 2NP



Date: 25 June 2025 **Our Ref:** 250823

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1.0 INTRODUCTION

1.1 This Design & Access Statement has been prepared by Gateley Smithers Purslow in support of a planning application to demolish the existing fire damaged dwelling and erect a replacement single dwelling.

1.2 Gateley Smithers Purslow are a national multi-disciplinary consultancy consisting of Architectural, Planning, Heritage, Engineering and Surveying Professionals.

1.3 This statement should be read together with all existing and proposed drawings and supplemental building reports. From here on the term “the building” will refer to the existing building and the term “the site” to refer to the site subject to this application. This statement follows the guidance of the Design Council and the CABE publication ‘Design and Access Statements – How to write, read and use them’. Where required it also takes guidance from Historic England advice Note 12 ‘Statements of Heritage Significance in Heritage Assets’.

2.0 PLANNING HISTORY

2.1 There is limited planning data available for the property on the local public access.

3.0 HERITAGE AND SETTING

3.1 The property is in an established residential area of Worthing and is neither heritage listed or within a conservation area. There are no know heritage assets which could be impacted by this proposal.

4.0 USE

4.1 The replacement will be a like for like bungalow.

5.0 LAYOUT

5.1 There will be no change to the layout except for ramps to provide level access.

6.0 AMOUNTS

6.1 The proposal is for a single replacement dwelling.

7.0 SCALE

7.1 There will be no significant change to the scale of the replacement other than modest changes to suit modern building regulations and components.

8.0 LANDSCAPING

8.1 No change – a ramp will be provided for level access. Bin storage and cycle storage will remain as existing.

9.0 APPEARANCE

9.1 The fire damaged property was a mixture of painted brick, panelling and render. The proposal will be exclusively brick to match the local vernacular.

10.0 ACCESS

10.1 Access will not be changed.

11.0 BIODIVERSITY

11.1 As this is a single replacement dwelling it is considered that the requirements for bio diversity calculations will not be required.

12.0 ENERGY STATEMENT

12.1 The proposal will look to comply with the requirements of the latest building regulations for limiting heat loss and energy use for power, heating and hot water.

12.2 The contractor will ensure minimum waste is generated from the redevelopment. Where possible reuse of sustainable materials and timber will be used.

12.3 The use of PV panels will be included to assist with generating electricity.

13.0 PHOTOS



