folkes architects

Design & Access Statement

Proposed dwelling at land adjacent to

27 Roedean Road
Worthing
West Sussex
BN13 2BS

1.0 Existing Site: the site lies to the North of the property known as 27 Roedean Road, which is located at the junction of Roedean Road and Sunningdale Road to the North West of Worthing city centre.

The site comprises of residential garden amenity space which lies to the North of the existing property. The overall area of the site is 142 sq.m.

The proposed site is located within Worthing District Councils jurisdiction.

The site will be accessed via a new driveway from Roedean Road.

The existing building on the site is a two storey dwelling house with an overall gross internal area of 124 sq.m. approximately.

This statement is to be read in conjunction with the accompanying Architectural Drawing Pack.

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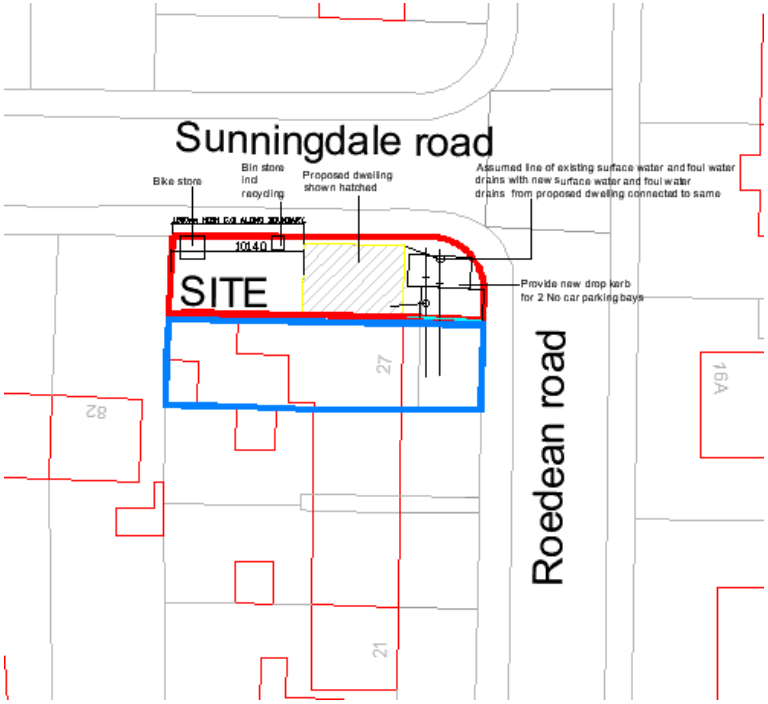


Figure 1.0 Proposed Site plan

2 – Amount of development: The proposed development is for the construction of a 1no. two bedroom end of terrace residential dwelling.

The site will be accessed via a new driveway from Roedean Road to serve 2 car parking spaces for the new dwelling.

The total GIA proposed is 70.25m² with provision made for cycle storage and bin store for normal and recycling waste.

3 - Layout: The proposed site layout is to simply continue the street scape by adding the dwelling to the end of terrace to match and marry to the existing.

The proposed floor plan layout comprises of an open plan living room, dining room and kitchen to the ground floor together with cloakroom/ wc. On the upper floor there are two bedrooms and a bathroom.

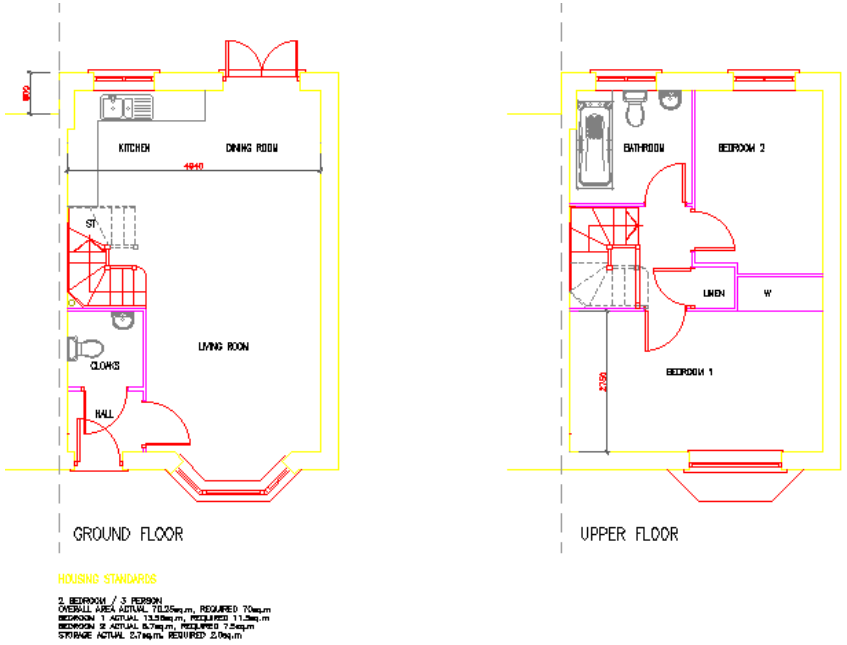


Figure 2 - Proposed floor plans

4 – Scale, massing and appearance : The proposal has been designed in consideration of the overall site, boundaries and the existing street scene and also matching and marrying the new window / door head, eaves and ridge heights throughout.

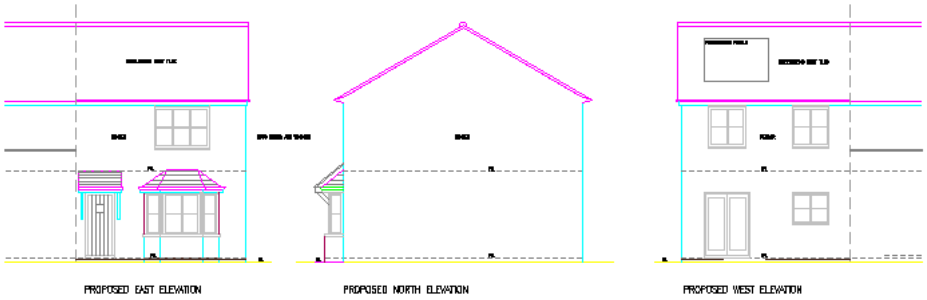


Figure 3 - Proposed elevations

5 – Landscaping: There will be a rear garden serving the property which will be laid to lawn with a patio area together with dedicated cycle and bin storage.

6 – Access: As previously stated the site will be accessed via a new driveway from Roedean Road.
The dwelling has been designed to comply with Approved Document M - access to and use of buildings - Volume 1: Dwellings - M4(1) Category 1: Visitable Dwellings, with level thresholds throughout and a ground floor w.c. which exceeds the regulations. Level access is provided to all primary entrances from the off street parking.

7 – Sustainability statement: The use of local materials will contribute to the sustainability credentials of the development and will form just part of the methods to reduce the environmental impact of the scheme
Other sustainability features include, but are not limited to:

a) The dwelling will have insulation standards in excess of those required to comply with the current Building Regulations.

b) The WCs will incorporate low-flush cisterns and aerated taps will be fitted to the sink, shower & wash hand basin, with the aim being to reduce water consumption.

c) Low voltage lighting will be included throughout the dwelling to reduce electricity consumption.

d) Demolition waste will either be retained for re-use on site as hardcore, or recycled, with any new materials being sourced locally where possible. It is intended that local contractors and tradespersons will be used during the construction phase.

e) A Sustainable Urban Drainage System (SUDs) is proposed for the parking/ turning area, which is likely to be used as an attenuation tank to store water and provide a controlled discharge of surface water into the mains drainage as it is unlikely that traditional soakaways will be able to be used due to site constraints and the requirement to locate soakaways 5.0m from either building or boundaries.

8 – Conclusion: The proposed development has been designed to respond to and respect the site and its immediate surroundings while taking into account the neighbouring properties.

The proposed development can be demonstrated to be of appropriate scale and density for the surrounding area.

The proposed dwelling has been designed to reflect local architectural styles and detailing so as to provide a high quality of development, which when combined with the high performance levels required by the current Building Regulations will create desirable properties which will positively contribute to the local area and the street scene.