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Design and Access Statement

Formation of 1no. pair of semi-detached houses and 1no. detached house to rear 55 Victoria Road, Southwick, West Sussex, BN42 4DJ

Overview

This statement is in support of a full planning application for the demolition of an existing bungalow between 53 and 57 Victoria Road and the construction of 1no. pair of semi-detached, four bedroom houses fronting the Victoria Road; and the construction of 1no. detached four bedroom house located to the rear boundary.

Hereinafter the proposed western semi-detached house shall be referred to as 'unit A', the proposed eastern semi-detached house shall be referred to as 'unit B'. The detached house to the rear shall be referred to as 'unit C'.

Use

As existing the site is categorised as C3 (dwelling), and is a derelict detached bungalow which is subject to a demolition order.

Amount

The site is approximately 1140 square metres, an above average plot size for a single dwelling within this locality. The proposed units A and B will each have an internal floor area of 137 square metres; unit A will have a total amenity area of 139 square metres, whilst unit B will have a total amenity area of 101 square metres.

It is proposed for unit C to have an internal floor area totalling 235 square metres, with the surrounding amenity areas (garden, parking and access) offering space totalling approximately 650 square metres.

Layout

It is proposed that units A and B will have three storeys of accommodation; the main living spaces are located on the ground floor with an open plan kitchen/diner to the rear and reception room to the front. The first floors will feature two bedrooms and a family bathroom, whilst the second floor will house two further bedrooms.

It is proposed that unit C provides accommodation over three floors, basement, ground and first. The ground floor will provide the main living accommodation in the form of a semi open plan kitchen/dining/living area with separate 'snug' and utility room/WC. It is proposed for the basement to provide accommodation in the form of a 'games' room. The sleeping accommodation is located on the first floor with 4no. bedrooms (one with en-suite) and a family bathroom.

Scale

Units A and B have been designed to reflect the scale of the surrounding buildings by maintaining a consistent increased ridge height to avoid gaps at roof level within the street. The side access to unit A and

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PLAN	AWDM/1132/15
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the main access for unit C ensure the 'terrace effect' is avoided by maintaining sufficient spaces between dwellings.

Unita A and B have been designed to be reflective of the scale of the surrounding dwellings by maintaining a consistent increase in ridge heights, helping to avoid gaps at roof level within the street. The side access to unit A along with the wide access for unit C ensure the 'terrace effect; is avoided by maintaining sufficient spaces between buildings.

Unit C will provide accommodation spread over three storeys, it is proposed that the maximum height of the building will be lower than the ridge heights of neighbouring dwellings and will be consistent with outbuildings on the adjoining north eastern boundary. A mono-pitch roof and use of below ground accommodation can ensure the need for practical, usable space is met – whilst not dominating or detracting from the character of the area.

As existing the current built area (taking into account out buildings, concrete bases etc) is approximately 170 square metres, as proposed this would increase to approximately 235 square metres. Whilst the proposals seek to increase the existing built footprint by approximately 65 square metres, the proposals include two additional dwellings and a consistent appearance to the street scene. This slightly increased built area also needs to be considered against the unusually large size of the plot.

Landscaping

As existing the land (and property) has not been subject to regular maintenance and as a result the garden has become overgrown and un-kept. Many of the existing trees have been identified as category C or U and are therefore in need of removal.

It is proposed for the rear gardens of units A and B to be laid mainly to lawn with a paved patio adjacent to the rear of the properties. The front gardens will provide off road parking and will be covered with semi-permeable materials.

It is proposed for the main bulk of the garden space associated with unit C to be laid to lawn/wild flower meadow to ensure a bio-diverse and natural environment remains. Those trees that are removed will be replaced where practical. The access drive and parking/turning areas will be covered with semi-permeable materials to allow natural drainage for surface water.

Where possible the existing boundary treatments will be repaired and retained, where new boundary treatments are required it is proposed to install 1.8 metre close boarded timber fences with sufficient new hedging to maintain a bio-diverse environment.

Appearance

Units A and B have been designed to be sympathetic to the neighbouring properties, a combination of the Victorian and inter-war characteristics used throughout the street have been implemented within the design.

The proposed bay windows with gabled roofs are a feature typical for the period and of the street and are feature points of a number of dwellings within the area.

The material palette throughout Victoria Road features a combination of painted render, hanging tiles and face brickwork; these materials have been maintained within the development of units A and B to ensure a fitting and attractive addition to the street scene. Units A and B will represent a substantial improvement over the existing appearance of the derelict bungalow and overgrown hedging.

Unit C has been designed to a contemporary style, contrasting the vernacular design of the main street scene. The proposed materials for unit C feature painted render reminiscent of the dwellings to the front of the site, whilst incorporating contemporary, environmentally sensitive finishes such as zinc for the roof and timber cladding.

Access

Consideration has been made to ensure the needs of future residents can be met either within the existing design or through moderate adaptation. Access to all three houses will be via ramped access with flush threshold entrance doors. Parking will be provided immediately adjacent to the fronts of units A and B whilst parking is proposed a short distance from the entrance of unit C.

The ground floor living accommodation is spacious and the layouts purposely simple to provide generous manoeuvring space for wheelchair users and consideration has been made to ensure all doors and hallways will conform to part M of the building regulations.

C Darby
24.07.2015

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The Applicants have consulted the neighbours at no. 53 Victoria Road as it is felt that they will be impacted most by the proposals. Whilst the applicants themselves live at no.57 Victoria Road, consideration has been made to ensure the impact to future residents of the property is minimal.

As a result of those consultations, significant revisions have been made to the plans as submitted. It is thought most appropriate for the access to unit C to be via a drive which runs between unit B and 53 Victoria Road as no. 53 Victoria Road features fenestration to its south-western elevation. At its closest the proposed unit B will still be over 4 metres from any given point of no. 53 Victoria Road.

The provision of additional border planting and replaced/upgraded close boarded fences to all boundaries (where practical) will provide aesthetically pleasing, identified separation for all dwellings.

C Darby
24.07.2015