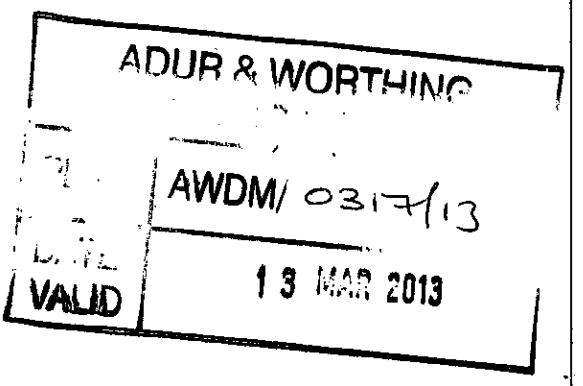
Design & Access Statement

Proposed rear extension to a residential bungalow in Berriedale Drive, Sompting, Lancing, West Sussex BN15 0LE



PLANNING, DESIGN AND ACCESS STATEMENT

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1.0 Introduction and Legislative Background

1.1 This Design and Access Statement has been prepared by Dave Blunsdon in respect of a full planning application for the proposed extension to the rear of the property

1.2 The above changes to the property are necessary to accommodate the mobility needs of myself and to make the property more user friendly.

1.3 In accordance with the requirement to formally state how design and access issues have been considered (under section 62 of the Planning Compulsory Purchase Act 2004), this document addresses the design principles and concepts that have been applied to the development in relation to the quantum of floor space, layout, scale, landscaping and appearance in relation to the site's context. It also addresses how specific access issues have been addressed and why the main access points have been chosen.

2.0 Site Description and Context

2.1 The site is located in Berriedale Drive in the village of Sompting, West Sussex.

2.2 The site contains a one storey brick building (bungalow) with the front door facing onto Berriedale Drive

2.3

3.0 **Use.** What buildings and spaces will be used for.

3.1 The extension will provide a new kitchen diner area to the rear of the property and enable the existing kitchen to be used as a third bedroom as well as enabling levelling within the property of floor levels. The bungalow will continue as a residential property.

4.0 **Amount.** How much would be built on the site.

4.1 There will be an increase to the depth of the existing property.

5.0 **Layout.** How the buildings and public and private spaces will be arranged on the site, and the relationship between them and the buildings and spaces around the site.

5.1 There will be alteration to the layouts internally.

6.0 **Scale.** How big the buildings and spaces would be (their height, width and length).

6.1 The building extension will be 5846mm wide, an additional 3307mm in depth and will be 2.4m to underside of ceiling height internally.

7.0 **Landscaping. How open spaces will be treated to enhance and protect the character of a place.**

7.1 There will be no changes to the landscaping apart form some new turf and perhaps a patio area on completion of the extension.

8.0 **Appearance.** What the building and spaces will look like, for example, building materials and architectural details.

8.1 Traditional cavity wall with face brickwork externally. 3 layer felt to the flat roof.

9. **ACCESS.** Vehicular and transport links - Why the access points and routes have been chosen, and how the site responds to road layout and public transport provision.

9.1 The pre-existing transport links remain unaltered by this proposal.

10. **ACCESS.** Inclusive access - How everyone can get to and move through the place on equal terms regardless of age, disability, ethnicity or social grouping.

10.1 As an existing site, the operation and access requirements are already established. Level floors throughout the property internally will aid mobility and ease of access.

11.0 Conclusion

11.1 The subject site is an established residential property and the proposed minor alterations will not detract from residents living close by.

11.2 It has been demonstrated above that the proposal is in keeping with the style and character of the existing building through the use of matching materials and design features.

Dave Blunsdon
13th March 2013