DESIGN AND ACCESS STATEMENT

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Proposal

The property known as no. 13 Slonk Hill Road, Shoreham By-Sea is located on a slight bend in the road facing North, the property is accessed to the rear with a drive to the west of the property leading to a single garage. The property has a large rear/ side garden facing South and an additional area of land between no 11 (neighbouring property) and no.13 currently used as an extension to the rear garden.

The properties surrounding No.13 vary in height and size, the properties opposite in particular sit considerably higher and overlook the North facing properties.

The proposal includes constructing a 2 bedroom chalet bungalow style property between no's 11 and 13 Slonk Hill Road, the style of the property will match no.11 with the front door to the side and the pitch running from East to West. The width of the property is slightly less than no. 11 to allow a 1m path to both sides, however the depth of the property is similar to the neighbours.

The property will offer off street parking for 2 cars to the front of the property to maintain the trend set by other houses within the road.

The Design

Location:

Slonk Hill Road is a wide residential road running from East to West with properties on both sides however the South facing properties which back onto the A27 (albeit at a much higher level) sit considerably higher than those on the opposite side of the road.

The proposed property will sit between no's 11 & 13 and face North, with the front of the property not extending beyond the building line of neighbouring houses on the Easterly side. It is intended that the front of the property will match the neighbours design/ style and maintain the continuity of the elevations along the road. The rear garden of no. 13 will be divided up and a proportion allocated to the new property as shown on the attached drawings.

Scale:

The property has been designed with neighbouring properties in mind, the pitch of the roof has been kept to a minimum to avoid overpowering other bungalows and the style of neighbouring properties has been mimicked so the new property blends in with its surroundings.

The exterior façade of the proposed property will be of traditional brickwork with a tiled roof to match the neighbours property.

Landscape:

The driveway will encompass the majority of the front garden with small areas of lawn and planting providing a good balance of soft and hard landscaping. The rear garden will essentially be left as lawn with a small patio area located towards the rear of the property.

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Conclusion

The proposal for the construction of a 2 bedroom property between no's 11 & 13 Slonk Hill Road is considered to be in keeping with surrounding individual houses. The property will sit neatly on a reasonable size plot with a combination of soft and hard landscaping whilst maintaining the open plan feel of the front gardens within the road.