DESIGN AND ACCESS STATEMENT – 9th March 2011

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BOROUGH OF WORTHING
DEPOSITED 30/3/11
TP. REF. No.
WB/11/0759/FUL

Client (applicant)
Mr and Mrs V. Le
107 Grand Avenue
Worthing
BN11 5BE

Project:
Proposed new bungalow in place of existing double garage

Amount
The development will consist of demolishing the existing double garage to make way for a new 2 bedroom chalet bungalow 9m long by 6m in width.

Layout
The site is approached from Rugby Road via an access lane owned by the applicant and is suitable for vehicular access to the new property and the existing one. The proposed new dwelling has been positioned to the side of the plot leaving comfortable access to off-road parking for the existing property and space at the front for waste storage, cycle storage and parking for 1 car.

Scale
The size has been designed at the minimum necessary to provide a comfortable dwelling with clear vehicular access past to the existing property on the site and allowing for a suitable outside space for the proposed new dwelling. The existing dwelling sits on an extremely large plot and as such would not be adversely affected by the proposals. The ridge height as proposed would be 6m in height and this has again been kept to the minimum possible by utilising the roof-space rather than designing a second storey.

Landscaping
The access drive is at present unfinished and a tarmacadam treatment or similar is proposed which would improve the look from Rugby Road and provide a safe access into the site. A block paved parking hardstand is proposed to enhance the front area to the new dwelling and a scheme of landscaping is proposed to include new walling/fencing to the boundaries and shrub planting to front and rear of the property.

Appearance
The proposed dwelling has been designed to provide an aesthetically pleasing small property that will sit well on the plot. Materials have been chosen to reflect other properties in the area and the existing dwelling.

Use
The property will provide accommodation suitable for a young couple or retired couple etc with level access from Rugby Road both on foot or by car. The surrounding area provides all necessary amenities such as train and bus services, shops, leisure facilities etc making it suitable for all types of future occupant including disabled. The current garages are in disrepair and unsightly. They are not used or required by the current owner (the applicant). As such this scheme would benefit the plot and make an untidy, dark corner of the plot into a more satisfactory and pleasing area.