

Design and Access Statement

Proposed single dwelling - 5 Birkdale Road, Durrington, Worthing, BN13 2QY

Introduction

This Design and Access Statement has been prepared in support of a planning application for the demolition of existing garage and outbuildings and the erection of a new detached three-bedroom dwelling at 5 Birkdale Road, Worthing.

The statement provides a summary of the site context, design approach and access arrangements.

Site Context

The application site forms part of the residential curtilage of 5 Birkdale Road, a semi-detached property dating from the 1970s. The site extends to approximately 0.036 hectares and currently comprises the main dwelling, a garage and a collection of ancillary outbuildings.

The surrounding area is characterised by suburban residential development of a similar period, with a consistent architectural language including brick piers, tile hanging, rendered elements and ribbon windows at first floor level.

To the east of the site is a commercial premises at 1-3 Birkdale Road, occupied by Simpson Electrical, which operates from a single-storey building.

The existing outbuildings on the site are of poor quality, do not contribute positively to the character of the area and are considered suitable for removal.

Amount

The proposal comprises the demolition of the existing garage and outbuildings and the construction of one new detached three-bedroom dwelling.

Layout

The proposed dwelling is positioned to the side of the existing house, making efficient use of previously developed land within the established residential plot.

The siting has been carefully considered in relation to neighbouring properties, particularly the commercial use to the east. The new dwelling is set off the boundary, with separation increasing towards the front of the site. Existing boundary treatments, including fencing and hedgerow planting, are retained to maintain visual screening and separation.

Private amenity space is provided to the rear of both the existing and proposed dwellings, with clear and usable garden areas.

Scale

The proposed dwelling is two storeys in height, reflecting the prevailing scale of surrounding residential properties.

Whilst the building is taller than the adjacent single-storey commercial premises to the east, the separation distance and retained boundary treatment ensure that there is no undue sense of enclosure or overbearing impact.

Appearance

The design adopts a contemporary interpretation of the established architectural character of the area.

Key features include;

- Brick piers reflecting the proportions and rhythm of the existing house
- Vertical timber cladding in place of traditional tile hanging
- Ribbon window arrangement at first floor level
- A simple gabled form addressing the street

The material palette has been selected to complement the surrounding context whilst providing a modern and durable finish. The approach avoids pastiche, instead creating a building that is clearly of its time while remaining sympathetic to its surroundings.

Landscaping

The proposal includes enhancements to the site frontage through new soft landscaping, including tree and hedgerow planting. This will soften the appearance of parking areas and contribute positively to the street scene.

Private rear gardens are provided for both dwellings, along with outbuildings for cycle storage.

Access

The existing single vehicular crossover is replaced with two separate crossovers, each serving two parking spaces — one pair for the existing dwelling and one for the proposed dwelling. This results in a clearer and more organised arrangement along the site frontage.

Pedestrian access to both properties is provided directly from Birkdale Road.

Bin storage for the proposed dwelling is located to the front of the site in an accessible and discreet position.

Conclusion

The proposal represents a well-considered form of residential infill development within an established area. The design responds positively to the character of the surroundings, improves the current condition of the site and provides a high-quality new dwelling that meets modern standards.

The development is considered appropriate in terms of its design, scale and relationship with neighbouring uses, and will make a positive contribution to the local area.