Design and Access Statement
Amendment 1

A/d/0202/09

For:

Proposed New Semi-Detached Dwelling adjoining 100B Grand Avenue, Lancing, West Sussex, BN15 9QD

21 MAY 2009

This statement should be read in conjunction with the following enclosed documents:

Drg. No. 07/0001/1

The site is located within the built confines of South Lancing on the east side of Grand Avenue which comprises a mix of dwelling designs located on regular building lines, to the rear there is an un-surfaced access road. The site has width of 7.2m to the front of the plot and 8.8m to the rear, the depth of the plot is 36.3m. The existing garage at the front of the property will be demolished to make way for the proposed dwelling.

Design principles (amount, scale & layout)

In taking into account the details of the design for the proposed dwelling on this site consideration has been given to the character of the area, the street scene and effect on the neighbours.

The housing in Grand Avenue comprises of a variety of housing types, single and two storey, terraced, detached and semi-detached designs. As many of the houses have been extended and re-built, there is no particular design pattern for the houses in the road. The layout of the proposed new dwelling has been carefully considered and designed to sit comfortably on the site and have minimal impact on the adjacent dwellings.

The design proposal is for a two-storey dwelling adjoining the existing 2 storey dwelling on this site, two semi-detached dwellings will be formed. All external brickwork, roof tiles, windows and doors are designed to match the existing adjoining dwelling. The height, width and depth of the proposed dwelling has been carefully considered in the design to fully optimise the available area, whilst keeping the design appearance complimentary to the existing building. The design maximises the first floor area in order to accommodate 3 bedrooms making it suitable and adequate for family use.

The floor area of the existing dwelling is unaltered. The floor area of the proposed dwelling is 79m^2. The rear garden area of the new and existing property will be approximately 132m^2.

Landscaping:

The walls to the front and south boundaries of the site will be retained. The boundary between the Dwellings on the site will have a new wall at the front of the property, height to match existing wall. To the rear there will be a two metre high close boarded fence.

The area to the front of the dwellings is to be hard surfaced to provide off road parking for cars. To the rear of the house there will be a patio and the remainder of the rear garden laid to lawn whilst retaining as many shrubs and fruit trees as possible.

Access:

In terms of access for disabled people, the entrance to the proposed house will comply with the Building Regulations part 'M' (means of access for disabled). The entrance doorway will provide a level threshold and all doorway widths at ground floor level will be of adequate width to allow un-encumbered wheelchair use. The area to the entrances will be hard surfaced to allow safe exit from vehicles, for wheelchair users and a gradual ramp will be installed up to the entrance door.

A ground floor WC will be installed and all electrical sockets will be placed at a suitable height.

Vehicular access to the site is from Grand Avenue, with adequate vision splays for both dwellings at the front of the site. The existing vehicular cross over will be retained for use by the proposed dwelling with a new cross over being provide for use of the existing dwelling. Access to the dwelling to the rear is adjacent to the Eastern boundary.

R. Newnham

10th July 2008