Derek Hammond
ARCHITECT

Land Adjoining 92 Freshbrook Road
LANCING

Proposed two self contained flats

For:

Ms K Grimley & Ms K Chatfield

ADUR DISTRICT COUNCIL
PLANNING APPLICATION
APPROVED
DATE
27 APR 2007

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ADUR DISTRICT COUNCIL
PLANNING DIVISION
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Design & Access Statement

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Design & Access Statement:

Land Adjoining 92 Freshbrook Road Lancing

[1.0] Introduction

[1.1] 92 Freshbrook Road comprises an end of terrace house. Originally constructed to have three bedrooms, a bathroom and landing upstairs and two reception rooms, a kitchen and hallway downstairs. The layout and design is typical of many such houses built in the late nineteen twenties and thirties. As with the other houses to the west along Freshbrook Road, the property has a tiled pitched roof, front full height bay windows and painted rough cast render elevations above brick coursing below window level on the ground floor. There are front and back gardens.

[1.2] At some time in the past, a two storey flat roofed side extension and single storey flat roofed garage has been attached. There is some evidence that this has been used as a shop or retail unit but now is part of the accommodation for No, 92 giving an extra two rooms. The angle of this extension changes direction to reflect the building line of the 1960 style houses to the East.

[2.0] The Proposal:

[2.1] The proposal involves the demolition of the extension and garage and the erection of a new two storey pitched roof property containing two flat units. The original house will be refurbished.

[2.2] The existing extension is of poor build quality and it is felt that the design has little to recommend its retention.

[2.3] In addition to the existing house, the proposal will provide two low cost, one bedroom units suitable for first time buyers.

[3.0] Design:

[3.1] The principal of the design is to provide a 'stop end' to the existing terrace of houses to the West, following the line of these rather than changing the angle as the existing extension does.

[3.2] The theme and proportion of the existing houses is reflected in the height, the pitch of the roof and the width and proportion of the bay windows.

[3.3] The materials to be used will also reflect the adjoining properties having plain roof tiles, rendered/brick elevations and vertical tile hanging as appropriate, to the bays.

[3.4] External lighting will be provided adjacent to each front door to provide security and amenity.

[4.0] Access:

[4.1] Access to the individual flats is to be kept separate, giving the appearance that the new building is one unit. The lower unit is entered from the side, the pathway also giving access to the rear garden. The upper unit is accessed from the front also at ground floor level.

[4.2] The units are being designed to comply with the Building Regulations regarding access for the disabled. Entrances will be on level ground with level thresholds to doors. Stairs to the upper floor unit are wide enough to incorporate a stair lift if required in the future.

[5.0] External:

[5.1] Externally to the front, soft landscaping is to be kept to the minimum to ensure ease of maintenance and the possibility to provide a car parking space. A wall will be maintained between the new boundary and the adjoining property to the east. To the rear a small garden area is to be provided.

[6.0] Appraising the context:

[6.1] As stated earlier the existing building is out of context in both design and practical use. The existing house with its extension providing four bedrooms and three living room areas in this location is incongruous. There is a demonstrable need for small-scale units suitable for first time buyers, which together with the refurbished house will make optimum use of the site.

[6.2] The new building, replacing the existing is designed to enhance the appearance of the street scene.