

Design and Access Statement

PROPOSAL

Honeysuckle Close is a quiet urban residential cul-de-sac accessed off Firle Road and is characterised by predominantly detached and semi-detached housing.

The site itself is a residential plot currently occupied by an existing single garage structure associated with No. 3 Honeysuckle Close. This application seeks demolition of the existing garage and replacement with a single storey 1 bedroom detached home.

The replacement of the garage with a carefully designed single-storey dwelling will reinstate the already built form on the site while maintaining an appropriate scale and relationship to adjacent homes with associated parking and amenity.

USE

The proposed development is for the erection of a single-storey 1-bedroom 2 person bungalow on the land currently occupied by the existing garage at No. 3 Honeysuckle Close. The new dwelling will provide residential accommodation suitable for up to two people, replacing an under-utilised ancillary structure with a self-contained residential unit. The new bungalow has been carefully designed and considered within its context and surroundings.

The proposed use falls within Class C3 (Dwellinghouses), supporting residential reuse of underused land within an existing residential area. The development will maintain the residential character of the locality and contribute to local housing supply. As part of the proposal, appropriate access arrangements, private amenity space and parking will be provided to reflect the existing street pattern and general design ethos of the neighbourhood. The design responds to the scale, form and materials found locally to ensure the new bungalow integrates well within its context.

AMOUNT

The approximate area of the total existing site is 1058m². The proposed Gross Internal Floor Area is 85m². As a 1B2P dwelling the proposed home exceeds the nationally described space standard requirement in terms of GIA and storage. The proposed bedroom is at least 11.5sqm with minimum widths of 2.75m. Internal room heights exceed the minimum requirement of 2.3m throughout the property.

2 car parking spaces are being provided. An EV charging point has been incorporated. Space has also been allocated for cycle storage and storage for domestic bins.

LAYOUT

The site runs from East to West and is located to the East of the existing property (3 Honeysuckle Close). To the North and South of the plot lie the neighbouring properties of number 40 Firle Road (to the North) and number 44 Firle Road (to the South).

The design of the new bungalow is set back from the East Boundary and is a single storey with a pitched roof that is in-keeping with the character of the area. The proposed ridgeline sits in between the neighbouring properties in terms of height when considered against the natural slope of the hill.

The proposal is to gain as much natural light as possible into the new bungalow via rooflights in the pitched roof and well as windows to the north, east and west elevations.

The proposed development is arranged on an elongated and gently articulated footprint responding directly to the shape and constraints of the existing garage plot at No. 3 Honeysuckle Close.

The main entrance door opens into a central hallway which runs along the length of the dwelling and acts as the primary circulation. This arrangement provides clear and legible access to all rooms while minimising unnecessary circulation space. The hallway separates the more private accommodation from the main living areas, ensuring a clear distinction between public and private zones within the home.

Located toward the front/eastern end of the bungalow is the double bedroom (of sufficient size to comply with the nationally described space standard requirements). An en-suite shower room is accessed directly from the bedroom, providing private sanitary facilities. Adjacent to this is a separate wet room, a utility cupboard, storage areas and a dedicated plant room, all of these are located centrally along the hallway, ensuring services are efficiently arranged and easily accessible without impacting on habitable rooms.

The principal living accommodation is located toward the western end of the dwelling and comprises an open-plan kitchen, dining and living area. This space forms the heart of the home and has been designed to maximise flexibility, daylight and usability.

The kitchen is arranged along the internal wall with adjacent dining space, while the living area is positioned to take advantage of views and natural light.

The layout has been carefully designed to respond to the shape of the plot, maintain privacy for neighbouring properties and keep their southern facing views to the sea. The proposal provides a clear and logical internal arrangement, making efficient use of previously underutilised land. The proposed internal configuration supports modern living requirements while remaining appropriate in scale and form within the established residential context of Honeysuckle Close.

SCALE

The scale of this proposal carefully considers the site restraints and its limitations in terms of area and mass. The siting of the proposed dwelling utilises the built footprint of the existing garage to be demolished making further use of the available space to the North, East and West. The proposed bungalow of modest scale, designed to sit comfortably within the established residential context of Honeysuckle Close.

The building's scale has been carefully controlled through a simple pitched roof form, ensuring that ridge and eaves heights remain low and visually recessive when viewed from the street and neighbouring properties. This approach ensures that the development does not appear dominant or overbearing and instead reads as a natural continuation of the built form already present within the close and main road.

The elongated plan form responds directly to the shape of the former garage plot, allowing the building to sit discreetly within the site without encroaching on neighbouring amenity or disrupting the prevailing building line. When viewed in context, the proposal appears comparable in scale to existing structures while delivering a higher-quality and more efficient use of the land.

APPEARANCE

The application proposes the use of durable materials which are common in the locality, such as render, brickwork, timber cladding, and can be seen on other properties along the road.

The appearance of the bungalow has been designed to complement the character and materials of surrounding residential properties. The use of a pitched roof reflects the dominant roof forms found throughout Honeysuckle Close and the wider area, reinforcing visual continuity and familiarity. External materials are proposed to be simple, durable and sympathetic. The combination of light-toned render, natural vertical timber cladding and a brick plinth provides visual interest while maintaining a domestic and understated appearance. This material strategy reflects the mix of finishes found locally and helps to soften the building's presence within its landscaped setting. Window proportions and openings are domestic in scale and carefully positioned to provide natural surveillance and daylight while maintaining privacy for neighbouring properties. The modest detailing and clean lines ensure the dwelling sits quietly within the street scene and does not compete visually with larger surrounding houses.

The proposal includes landscaping to the front and rear which further integrates the new bungalow into its surroundings, reinforcing the green, residential character of Honeysuckle Close and helping the building blend naturally into its context.

ACCESS

To the north the existing main vehicular access to the close is to be retained. Pedestrian access to the dwelling is provided from Honeysuckle Close, via a small covered porch positioned at the eastern end of the building.

Two dedicated off-street car parking spaces are provided immediately adjacent to the eastern end of the dwelling, ensuring convenient and safe access to the property.

The level of parking provision is consistent with the established pattern of development within Honeysuckle Close and reflects the modest scale and one bedroom nature of the proposed bungalow.

Given that the proposal replaces an existing garage and external parking, the level of vehicular movement generated by the development is not expected to materially exceed that previously associated with the site. Honeysuckle Close experiences low traffic volumes typical of a residential cul-de-sac, and adequate visibility is available for vehicles entering and exiting the site. As such, the proposal will not result in harm to highway safety or the free flow of traffic.

Pedestrian access to the dwelling is also taken from Honeysuckle Close, ensuring a clear, legible and safe route from the public highway to the main entrance. The principal entrance is positioned to be easily identifiable and conveniently located in close proximity to the parking space, allowing for direct and intuitive movement into the dwelling.

Number 3 Honeysuckle close will retain a substantial amenity space and 3 allocated parking spaces suitable for a 3 bedroom property.

Revisions

No.	Description	Date	By
1	Planning	05-03-26	

Notes:

GENERAL NOTES:

All dimensions & levels are preliminary and approximate and subject to utilities search, legal boundaries and detailed layouts/ design development through consultation.

Dimensions are to be checked on site by contractor & sub contractors prior to commencement of work, any discrepancies are to be highlighted immediately to the architects.

Scale: @ A3

Project No. Project Name:

652 Whitecliff Lodge

Drawing Name:

Design and Access Statement

Drawing No.	Revision:	Suitability Description:
P012	P1	PLANNING
Drawn: MS	Checked: GF	Orig Paper Size: A3

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Use figured dimensions only. All levels and dimensions to be checked. This drawing is to be read in conjunction with all other relevant drawings and specifications.

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