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DESIGN AND ACCESS STATEMENT FOR DEVELOPMENT IN POND LANE, DURRINGTON, WORTHING, WEST SUSSEX. BN13 2RH

Proposal

The proposal is for the erection of 2 new semi detached houses. An existing garage on the plot will be demolished before building commences. The internal floor area is 78m^2 for each house. Each property has 2 associated parking spaces, one within an open fronted traditional Linhay style building similar to other parking buildings in the area. A separate barn style building is also provided for general storage, and storage for bins and recycling. The plots are within the cartilage of a Grade II Thatched cottage and the owner will be subdividing the land. The reduced Thatch Cottage grounds are shown verged in blue on the location plan.

Use

The use will be single private dwelling houses and gardens one for each family, with associated covered parking and storage areas.

Amount

The proposal comprises of 2 new dwellings situated on the west side of the site, with storage building to the south of the site and covered parking to the East.

Layout

There will be a new improved access for vehicles and a separated pedestrian access from pond Lane, with hard standing, pedestrian routes and landscaping in front of the dwellings as per the associated plans. Internally the kitchens have views to the rear (west), with the lounge/dining room being dual aspect (both West and East). There are 2 bedrooms the larger of which is to the rear of the property over-looking the garden.

Scale

The site area is 0.062Ha. The height of the dwellings is 7.2m. The footprint of each house is 52m^2 and the internal area is 78m^2 over 2 floors. The width of each property is 6.85m giving a total width of 13.7m and the depth of the properties in 9.2m.

Landscaping

There are no public areas within the site. The access/turning areas on the site will be surfaced with granular material on landscaping fabric to give a free draining surface. There will be a minimum of hard surfaced pathways accessing dwellings. The remaining landscaping will be mainly lawn to maximise the open space within the site. The boundary treatment will be mainly 1.8m close boarded fencing with low flint walls to the either side of the access (as shown on the drawings). On the west side of the access the flint wall will have fencing above, whilst on the East side of the access the flint wall will have hedging above and an area of planting behind to soften the elevation.

Appearance

The general appearance has been designed to compliment some of the neighbouring houses (see attached photographs). The cottage opposite has flint walls with red brick quoins and window reveals/arches, which are reflected in this design. Roof covering will be clay tiles. We have not attempted to reproduce the thatched cottage features, which we feel is best left as a 'stand alone' character property. Both the parking and storage areas are of a bespoke barn/Linhay design similar to other parking buildings in the area.

Access

Both pedestrian and vehicular access is from Pond Lane and the driveway will be level to comply with Part M of the Building Regulations. Pond Lane provides access to local bus services.

Design Considerations

Throughout the design process this revised scheme has been developed in consultation with the Worthing Council Planning Regeneration and Wellbeing department. The consultations have been ongoing for over two years and we hope with this proposal we have managed to address all the concerns of the Council's planning Officers. The prosed dwellings will be constructed of locally sourced materials as described above. The flint walls will be similar to that of the attached photograph showing France cottages in Patching. The use of timber windows with conservation style flush casement sections as well as natural traditional clay tiles are crucial to add authenticity. The proposed pair of cottages will in fill an open space that will provide a cohesive development and natural termination to the current residential end of Pond Lane.

The timber outbuildings have been redesigned after much consultation with the Council's officers. The rural timber style sits comfortably with the adjacent building and will assist in creating the impression that the cottages have always been there.

The lower flint wall wall to the front as opposed to the current high close boarded fence will be more welcoming and help to integrate the development into the locality. Fencing to the rear garden areas will ensure privacy for the residents and provide a clear de-marking zone between residential and commercial activities.

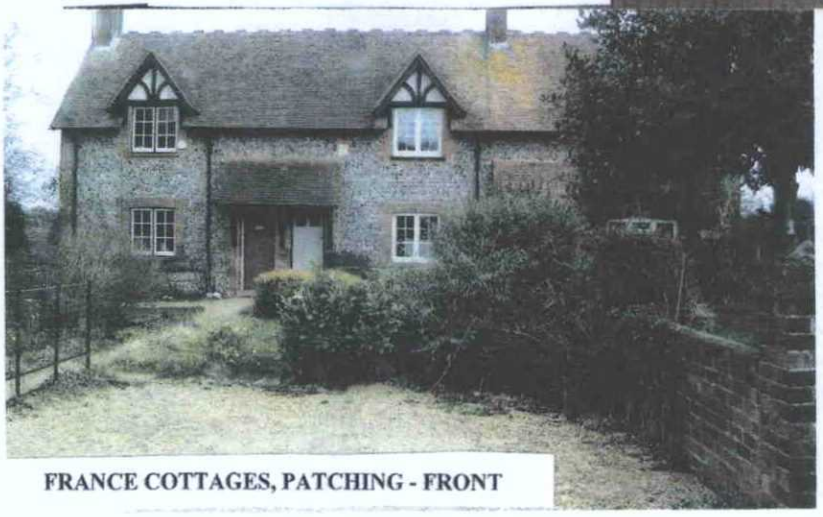
This plot is a natural site for development and building two modest 2 bedroomed semi – detached cottages maximises its use without over development of the site. In the light of recent PPS3 changes it is going to be more difficult to find open land for development in developed areas where all the infrastructure already exists. The use of this land to house two families is an opportunity not to be missed.



FLINT COTTAGES, DURRINGTON – FRONT



FLINT COTTAGES, DURRINGTON – REAR



FRANCE COTTAGES, PATCHING - FRONT