folkes architects

Design & Access Statement

Proposed development at land adjacent to no.24 Ethelwulf Road

24 Ethelwulf Road
Tarring
West Sussex
BN14 7NF

Revision A

1.0 Introduction & Planning History

This Design & Access Statement has been prepared to accompany the planning application for the construction of 01no. house and associated external works. The site and the proposed development are described in detail below.

The site has no planning history nor been subject to any other planning applications.

2.0 Existing Site

The proposed development site is located on land to the west of no.24 Ethelwulf Road. The land is part of the garden of this site as well as a single bay garage that serves the current property.

The overall site is approximately 167m² (0.0167ha).

The site is orientated south to north with an approx. length of 21.0m, with a southern street frontage of approx.. 8m. The northern boundary narrowly tapers to approx. 7.5m to the rear.

The site is located within a parallel row of two storey houses and is bounded on the east side by two storey flats, and the existing two storey house.

The site is located within a sustainable urban setting, with 4no. bus stops less than 5minute walk and a 5minute walk to West Worthing Train Station located on Tarring Road.

Worthing town centre is a 32minute walk/ 10min cycle from the site;
Splash Point is a 38minute walk/ 12min cycle from the site;
Worthing Hospital is a 34min walk/ 10min cycle from the site
Tesco Express on Farm Road is a 18min walk from the site.

The surrounding area comprises of a mixture of development, ranging from larger detached and semi-detached dwellings, and three storey flats. The density varies from the lower density private residential dwellings to higher density developments in the form of flats. Also located nearby are a number of small independently owned convenience shops and services.



Image courtesy of Google Maps - 2020

3.0 Amount of Development

The proposed development is for the construction of a new semi-detached, 2 storey house comprising of 3 bedrooms.

The proposed development is on land within the boundary of no. 24 Ethelwulf Road which forms part of the rear garden and a single bay brick garage. The proposed building and external area has a total footprint of 170.5 m².

The house has been designed to meet the National Minimum Space Standard (NMSS) with the 3 bed house being above the minimum required areas. The Gross Internal Floor areas are as follows:

2 Storey House (3 bed), 4 person : 96 m²

The scheme includes a separate cycle store at the rear of the property to serve the house with easy pedestrian access from Ethelwulf Road. All access is within ownership of the applicant.

The house has a private amenity space to the respective rear aspect.



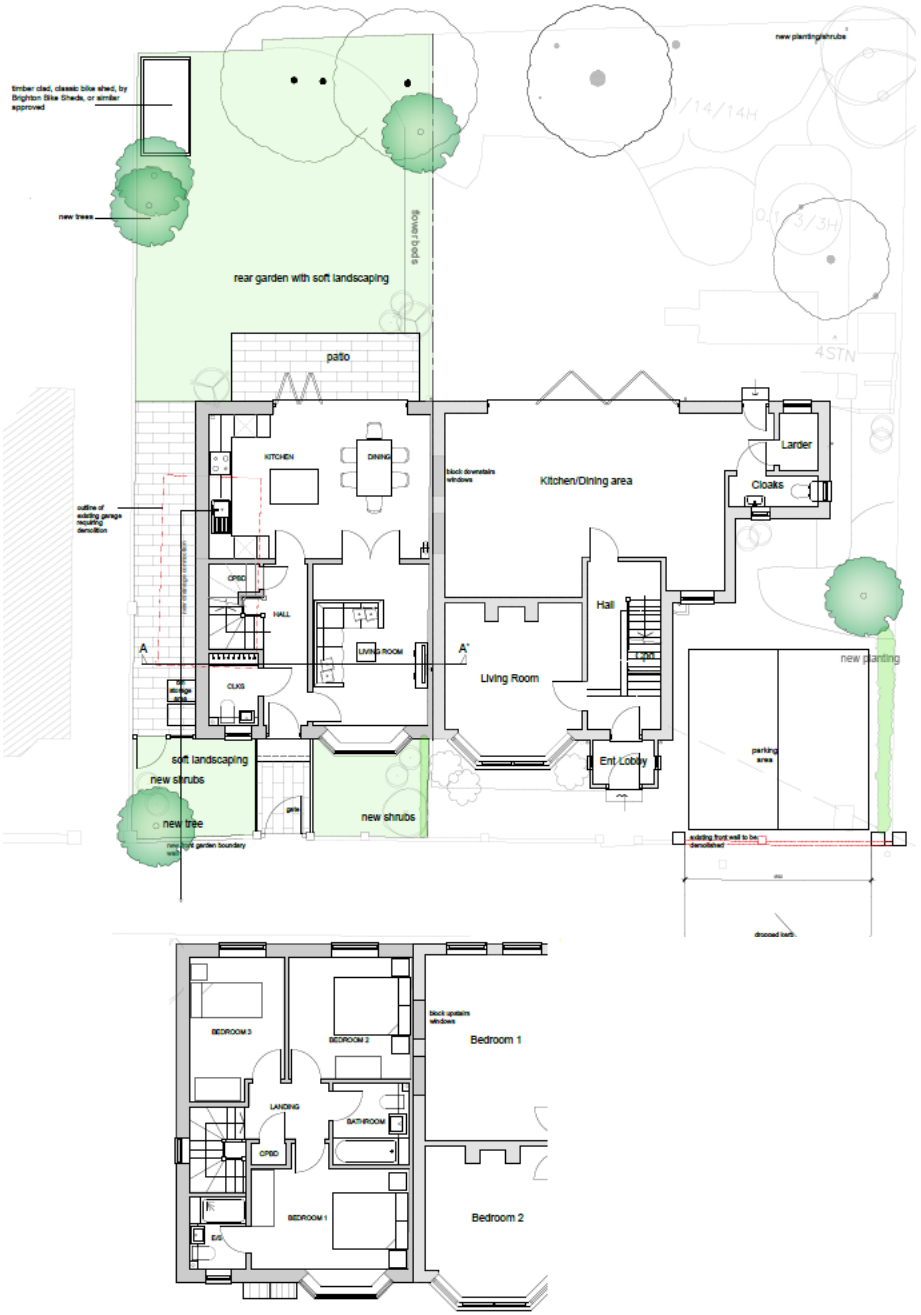
Image above: Proposed Site Plan (n.t.s.)

4.0 Layout

The new building has been positioned on site to follow the existing parallel rows of houses, and have worked to continue the existing front building line of the southern row of properties and the rear building line of the northern row of properties.

The proposed house will form a semi-detached unit with the existing property on the plot of land in order to maximise floor space and to iterate the existing formation and patterning of the layout of houses on the street. The house is accessed off Ethelwulf Road, with a path to the principal entrance.

The internal layout to the house has been designed with a central hallway providing access to the ground floor with open plan dining and kitchen area, separate living room area and a stairway to first floor with the family bathroom and bedrooms.



Ground and first floor layouts (n.t.s.)

5.0 Scale

The proposal has been designed in consideration of the immediate context, specifically in relation to the heights and scale of the adjacent buildings.

The proposals have been designed using the proportions of the existing house façade and those of the existing properties along the street which has kept the overall height of the building consistent with others and allowed a unifying street scene to be created by lining through ridge and eaves heights.

The windows on the front elevation on both floors have allowed for the new building to keep to the same design of the bay windows of the existing adjacent house. The windows shown replicates in design the traditional bay window. Also, natural light is maximised in both front facing rooms as well as increasing the sense of space.

The plan form of the building has been designed to echo the footprints of the neighbouring properties, which contributes to creating the unifying street scene.

By using architectural details prevalent in the area, the pitched roofs, projecting eaves and oriel windows help visually tie the proposal into the surroundings and create a relatable residential sense of scale to the proposal.

6.0 Landscaping

The southern end of the site with the street frontage is to be landscaped with paved paths to allow access to the principal entrance of the property and for rear access too with a cycle and bin store area, with feature soft landscaping beds formed to break up the street frontage and to the rear of the property too.

7.0 Appearance

As described above, the scheme has been designed to reflect and respect the existing levels and form of the surrounding area, taking into account the respective heights adjacent to the site as well as the established residential style.

The external walls are to be finished with brickwork to match the existing brick tone and bonding, off-set with rendering on the first floor and clay tiles on the roof which also match others on the street.

The fenestration has been designed to complement the residential fenestration patterns of the neighbouring properties, whilst providing larger areas of glazing and simple sight lines associated with contemporary dwellings.

The building has been designed with asymmetrical ridge lines which creates a visual interest along and reflecting the existing house.

Due to the new house being built off from the existing property, this will result in the loss of 4no. windows and will require being replaced on the northern elevation.



Image above: Ethelwulf Road elevation

Access

The proposal includes the substitution of the garage to create 2no. new bays on the side of no 24 on the already existing paved area. This planning application will also cover replacement vehicular access for off street parking spaces to the existing property.

The proposed dwelling have been designed to comply with Approved Document M - Access to and use of buildings - Volume 1 - M4(1) Category 1: Visitable Dwellings, and as such level thresholds and adequately sized w.c.s have been included within the design.