Design and Access Statement for:
Ground Floor Flat,
21 Highdown Avenue
Worthing
SN13 1PU

This Design and Access statement has been prepared in support of the planning application by the agent on behalf of Mr Paul Dendle, consent is sought for:

The Construction of a single storey timber clad contemporary garden building.

Design
The proposed installation is a contemporary design the materials used are predominantly constructed from natural materials and very energy efficient with excellent superior thermal insulation. The internal floor area will 15Sq. Meters with a modest footprint in relation to the floor space offered.

The building is single Storey with a sloping room, the highest point is 2.5m at front slopping to the rear. The external aluminium bi-folding doors with UPVC windows, all will have double glazed units. The building will be faced with tanalised redwood on all elevations with a graphite composite deck step.

Layout
The proposed building will be located within the rear garden. See images below. The main dwelling will not be altered or effected in any way by the installation.

Scale
The proposed building has been designed to a modest scale in proportion to the size of the area and will fit into the space comfortably still allowing for plenty of open space for further planting and there is a good distance between itself and the property.

Landscaping
The building will be built on levelled ground, using a concrete pile foundations. This will have little impact on the ground as the piling system used at its deepest will be 400mm in square meter bocks. The existing timber structure will be removed. See images below

Vehicle Access
The existing vehicular and pedestrian access are unaffected by the proposal.

Conclusion
The building is designed to be modest & contemporary statement which is not obtrusive to the existing house and surrounding area. We believe the proposed installation will not have any detrimental impact on the environment. It is located away from the main dwelling and will not be visible from the public highway. See image below.

The proposed building will have no connection to drains or water just an electrical supply. The building is to be used ancillary to the main dwelling as a home office.

Proposed Building





Photographs of proposed building location



