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ALCOVE architecture

Design & Access Statement

1 North Farm Road, Lancing
16143

Rev	Amendments	By	Date
A	Reference to building height added	JE	11/01/18



1 North Farm Road
Lancing
Design and Access Statement

December 17
Rev A
JE

Rev A – 11/01/18: Reference to overall building height noted on page 4, highlighted in green

North Farm Road is a street situated approximately 250m to the north Lancing Rail Station, and connects with the main commercial strip in the town; North Road. Residential properties are all placed to the east and no. 1 North Farm Road is closest to the commercial centre.

Number 1 is a semi-detached home that occupies a large triangular plot of 395 sq.m, with public car park to the north and highway to the south.

This Outline Planning Application is for a single dwelling house on the surplus land seeking to agree the Matters of:

- Means of Access
- Layout

Reserved Matters will be:

- Appearance
- Landscaping
- Scale

However, throughout this document there will be reference to this Reserved Matters to provide comfort on the overall suitability of this proposal

Use

The use of the land will remain unchanged and will be residential.



The location of the home is ideal for sustainable living with good transportation and amenity nearby
(Image courtesy of Google)

Means of Access

The existing home has both footpath entry and vehicular access from the south, whereas the majority of other plots along the road have shared driveway access.

Proposed as a link to the existing house, the new home will be semi-detached with a new footpath providing access to the front entrance in a similar manner to the current status.

In addition, the reuse of the existing vehicular crossover will provide access to the private off-street parking for both existing and proposed dwellings; and therefore the potential to retain the established soft landscaped boundary is realised and ensures the principles of the street scene is maintained.

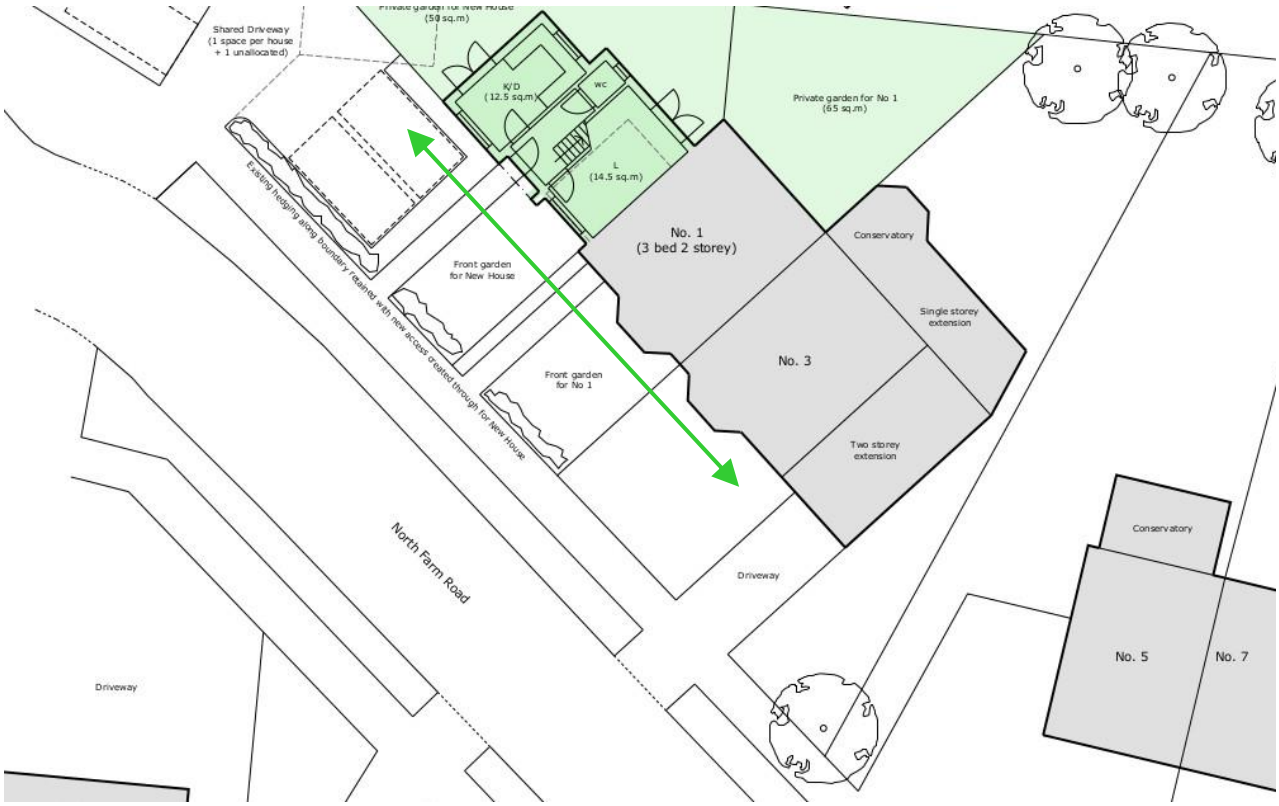
Rear garden access will be through the house with an additional side access gate to the new home.

Layout and Amount

Set back from the road the new home will be attached to the existing building to continue the street scene and utilise the surplus corner plot.

A front public façade will be uninterrupted with expanse of private garden before building elevation and to the rear each new home will be provided with a secure private rear garden, albeit the new home has the added benefit of some west facing garden.

Connected to the existing home, the demolition of the existing single storey side extension will revert the kitchen to the original location on the existing home, currently being used as a workshop, without affecting the overall accommodation of the dwelling as a 3 bedroom dwelling. The existing side window only provides light over the stair and can be infilled.



The new home will not affect the 'Building Line'

Within the new home a central stair separates living room from kitchen/diner at ground floor, both with direct access to the private garden area, and a ground floor WC is provided in accordance with current Building Regulations. At first floor there are two double/twin sized bedrooms and a family bathroom.

The proposed layout generally adheres to the principles of Adur District Council Development Control Standard No. 2 – "Space Around New Dwellings and Flats", in so far that the 'Building Line' is maintained and the sizes of rear gardens have been achieved for both new and existing homes.

Variance to the document exist where depth of rear garden is restricted by the public car park to the north. However, the presence of this public area does provide an improved space separation between dwellings on the other side of the parking.

In addition, the private gardens created are suitable for family use, with the existing garden comparable in size and shape to the adjacent no. 3, extended home; whereas the new home benefits from western facing aspect and two identifiable areas for relaxing and enjoyment.

Private car parking spaces reflect the sustainable location but are also in compliance with WSCC car parking demand calculator.

Internally the new dwelling will be designed to meet the space requirements of Adur District Council Good Practice Guidance Note – "Internal Space Standards for New Homes" with room sizes identified on the application drawing.

Appearance, Scale and Landscaping

Although these are Reserved Matters, we envisage that the new dwelling, by nature of its connection to the existing will be constructed in a traditional manner with pitched tiled roof, with render and brickwork walls. This will then further enable the new home to blend within the existing 'Building Line' and a recessed junction allows the new and existing materials to be broken successfully.

A two storey dwelling with narrower plan depth will lower the ridge height and therefore there is potential to introduce elements such as a gable end to identify the home as new but also to respond to the end of terrace/corner plot location. The new home will be no higher in height that the existing. The existing homes also have a lower pitched roof element over the entrances, forming bay windows and again this could be included within the new dwelling.

The intention would be to retain the established southern boundary and there is also opportunity to place further planting within the parking area to soften the image of the fenceline.

On the next page the existing photograph is compared to an image of the potential elements referred to above and is included within this document to provide comfort to the application.



New Home



New Access

Sketch showing potential for new home against existing view