



Design and Access Statement

122 High Street
Hurstpierpoint
West Sussex
BN6 9PX

1.00 Introduction

1.01 This statement has been prepared on behalf of the owner Md A Chaudhury in respect of an application to obtain planning approval for the provision of a two bedroom detached dwelling house previously refused under application HP/04/00020/FUL and subsequently granted consent by appeal APP/D3830/A/04/1152870 on the 25th January 2005, now elapsed.

2.00 Design:

2.01 The Site

The commercial/ residential use site is located on the South side of the High Street and to the Eastern end of the High Street commercial/ residential designated built up area of Hurstpierpoint and comprises 1093m² (0.109 ha) of land.

The front of the existing properties located in the High Street either face North or South, the front of the proposed new dwelling will also face South and be provided with pedestrian and vehicle access from the existing private access drive which serves the rear of the existing properties located on the Southern side of the High Street.

The adjoining commercial/ residential properties along the High Street are predominantly of traditional style and construction.

The topography of the site and immediate area is for all intents and purposes flat.

The site has been identified by the Environment Agency as not being located in a designated functional flood plain. Accordingly a flood risk assessment is not submitted with this application

2.02 Proposed Site Coverage

The proposal relates to the provision of a detached 2 bedrooomed dwelling house with one on plot parking space for the proposed dwelling house. The proposed dwelling will provide 52m² gross internal area of accommodation.

2.03 Use Class

The existing land at the rear of the property forms part of a commercial/ residential curtilage of the application site and the proposed accommodation will continue the private use.

2.04 Location, Layout & Orientation

The location, site layout and orientation of the proposed accommodation has been determined by the topography of the site, combined with the location of the existing commercial/ residential accommodation. Together with the applicants desire to make better use of the site and improve the character and amenities of the site and immediate area.

2.05 Volumetric Considerations

The proposal is considered to be in line with existing development dwelling types situated in the immediate area, which are predominantly detached, semi-detached houses and apartments and as having no demonstrative impact on the site, adjoining properties or setting of the existing development along the High Street or adjoining South Avenue.

2.06 Landscaping

Not considered to be a relevant issue given the site is currently hard landscaped.

2.07 Fenestration & Aesthetics

The design philosophy has been largely generated by the clients' desire to provide a traditional dwelling that has character and enhances the quality of the immediate area and street scene, whilst taking into account spacial, aesthetic and maintenance requirements, together with the adoption of traditional detailing and use of quality materials for the development.

3.00 Access:

3.01 Consultations

To date it has not been considered to be necessary, given the application property is currently provided with a private rear access from which access and egress onto the private access road (jointly owned by the applicant and adjoining owners) can be adequately achieved with good visibility in both directions in either forward or reverse gear and onto South Avenue.

3.02 Location
Not considered to be a relevant issue, given the development site has existing and legal rights of access on to the Highway

3.03 Public Transport Provision
Not considered to be a relevant issue, there is a local route bus stop located close by on the High Street, within a 5 minute walk of the application site.

3.04 Infrastructure (existing road network)
Not considered to be a relevant issue, given the nature of the existing development.

3.05 Movement & Use
The new dwelling if approved will comply with the requirements of Part M of the Building Regulations Act (latest edition).
Where the internal and external arrangements will be designed to include for level access to serve at least one external door, served by a ramped access, ambulant designed steps, chair lift.