



DESIGN & ACCESS STATEMENT

Detailed Application for a Pair of Semi-Detached 3 Bedroomed Dwellings & Replacement Garage

Located on Land at Lodgelands, Ardingly, West Sussex, RH17 6SD

1.00 Design:

1.01 The Site

The residential use site is located on the North side of Lodgelands close to the Southern edge of the designated built up area of Ardingly and comprises 10931m² (0.109 ha) of residential use land.

The front of the existing dwellings in Lodgelands face South, the front of the proposed new dwellings will also face South and the private access drive which serves the existing garage will remain and be refurbished.

The area of land to the North of the existing garage/ proposed dwelling will provide ample amenity space for the proposed development.

The adjoining residential properties along Lodgelands 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.

1.02 Proposed Site Coverage

The proposal relates to the provision of a pair of 3 bedroomed semi-detached houses with on plot parking for two vehicles, together with a replacement garage. The proposed dwellings will each provide 135.90m² gross internal area of accommodation with a gross footprint area of 153.46m², which represents gross residential accommodation/ footprint coverage of 14%.

The proposed dwellings comply with and exceeds the minimum requirement of the National Housing Space Standards published by the Department for Communities and Local Government.

1.03 Use Class

The existing land forms part of a residential curtilage and the proposed accommodation will continue the private residential use.

1.04 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 residential accommodation. Together with the applicants desire to make better use of the site and improve the character and amenities of the site.

1.05 Volumetric Considerations

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

The gross internal floor area of each proposed dwelling is 135.90m², which exceeds the Council's minimum standard for a 3 bedroom two storey dwelling.

1.06 Landscaping

Not considered to be a relevant issue given the site is a well established garden and will be covered by an appropriate condition under any consent granted by the Mid Sussex District Council.

1.07 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.

2.00 Access:

2.01 Consultations

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

2.02 Location

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

2.03 Public Transport Provision

Not considered to be a relevant issue, there is a local route bus stop located close by on College Road, within a 5 minute walk of the application site.

2.04 Infrastructure (existing road network)

Not considered to be a relevant issue, given the nature of the existing private development.

2.05 Movement & Use

The new dwellings 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 and or wheel chair lift.