

DESIGN AND ACCESS STATEMENT & PLANNING STATEMENT

Detached dwelling on land adjacent to:

2 MEADOW APPROACH, COPTHORNE, WEST SUSSEX RH10 3RF.

THE DESIGN CONTENT

Amount:

The proposal is for a new dwelling on land adjacent to 2 Meadow Approach, Copthorne, West Sussex RH10 3RF.

Layout:

The proposed new dwelling will be sited on land north of 2 Meadow Approach, currently unused, save for occasional car parking. The proposed dwelling has been orientated so that the principal rooms, living/dining room and master bedroom face west to maximise natural daylight. Two parking spaces will be provided with a central level approach path to the front entrance door.

The position, siting, and design of the new dwelling will minimise overlooking and loss of amenity and privacy to the neighbouring properties. The plot is surrounded by residential two storey properties. There will be fencing and screening along the site boundaries.

Scale:

The scale of the proposal is for a two storey three bed dwelling. The proposed detached dwelling has a gross internal floor area of 91.08 m².

Landscaping:

Any existing shrubs and boundary hedges not affected by the building works will be protected and retained. No trees or shrubs will have to be removed to facilitate the building of this dwelling and it is considered that there will be minimum effect on adjacent dwellings. The parking spaces will be surfaced with permeable paving. The rear and side site boundaries will have new 1.80m high close boarded fences to define the defensible space. A detailed hard landscaping plan and proposed planting proposals can be conditioned on the planning decision notice.

Appearance:

The proposed dwelling will have a clean and contemporary appearance with stock facing brick and concrete vertical tile hanging to the front east elevation. Modern profile PVCu windows will be used. Sliding folding doors are proposed to the ground floor living area which can be opened fully to an external paved patio area facing west. The roof will be clad with concrete interlocking tiles.

Considerable attention has been paid to ensuring the quality of the design of the proposed dwelling will enhance and contribute to its surroundings.

APPRAISING THE CONTEXT

Assessment and Context:

The character of the immediate area is of low density two storey dwellings with gardens.

The site is close to local bus routes and the A264 giving quick access to the M23 and M25. Three Bridges mainline train station is a ten-minute drive and the station has adequate parking.

Evaluation:

The project is appropriate for the location and site, fitting the existing pattern of development, making efficient use of the land which would otherwise be underutilised. It would enhance the character of the area, providing a design of quality whilst respecting the constraints that exist. The energy efficiency of the dwelling will meet current building regulation standards and provide a warm and sustainable home environment for the new occupants with the space standards required for a unique family home for at least seven people. There is currently high demand for housing in this area.

Access:

The access will be directly off Meadow Approach drive with dropped kerbs provided to the approval of the Highway Authority. The parking spaces will be surfaced with a permeable block paving. A level approach front access path to be compliant with Part M of the Building Regulations for accessibility.

23rd July 2024.

Mark Pelling.

MCIAT; ACIOB; NHER Assessor; OCDEA; Code for Sustainable Homes Assessor Chartered Architectural Technologist