

**13 Wilderness Road
Hurstpierpoint
West Sussex**

Proposed Sub-Division of Existing Bungalow to 1no 2 Bed and 1no 1Bed Single Storey, Semi-Detached Dwellings including minor elevational changes to front (south) and side (east) elevations

Design and Access Statement



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1.00: Introduction/Scope of Application:

This application is submitted following granting of a Certificate of Lawful Development for side and rear extensions and for permeable hardstanding to the front of the property. The proposals seek to subdivide the property to create a 2 bedroom dwelling and a single bedroom property within the footprint without any further extensions or additions. There will be minimal elevational changes to the existing garage door and the relocation of an existing window to the east elevation.

The application relates to a detached residential bungalow on a corner plot in Wilderness Road Hurstpierpoint.

The application seeks to create separate parking facilities and rear garden amenity to each dwelling as a result.

The newly created dwellings will show compliance with National Space Standards set out by the Government.

The proposal maintains modest extensions off the rear of the existing bungalow, replacing the existing later day extensions.

The proposals will respect the privacy and amenities of the immediate neighbouring properties as the development will be contained within the structure that has the benefit of a Certificate of Lawful Development from Mid Sussex District Council.

2.00: The Site:

The site lies to the north of Hurstpierpoint High Street. Wilderness Road is a looping road with access being off Marchants Road to the south. No13 is located at the western end of Wilderness Road on a corner site to the north side of the road as it branches to the east.

The properties off Marchants Road at the west end are latter day 20th century two storey detached dwellings before these change to a line of single storey detached bungalows on the north and south side of the road in this middle section.

The character of the area is modern day traditional typical of estate housing in the latter day 20th century. These are characterised by face brick façades of differing colours of brick stock, complimented by rendered, white weather boarding or concrete plain tiled infill panels.

Roof designs are the apparent unifying element of the development here; being concrete interlocking tiles on pitched roofs.

No13 Wilderness Road is set well back from the public highway. This is due to the corner nature of its position within this development.

To either side of No13, there are two detached bungalows, with No11 being of a similar design to that of No13. There are two other similar bungalow types within Wilderness Road, being nos 31 and 33.

The existing building is accessed off a long crossover and is shared with No11. The property has an integral garage to the east end of the building, with its front door being central to the remaining front elevation.

The frontage is defined by 2 windows either side of the main entrance, and an integral garage to the west of the front door.

Windows are white upvc set in brown stained timber sub-frames.

The front elevation comprises a rendered panel to the western end with the remaining façade being face brickwork.

The rear of the property is defined by single story rear extensions with flat roofs.

The frontage of the site is generally open, with boundaries defined by low level planting and hedging. No13 has a gated access at the south west corner giving access to the rear which is also possible also possible down the east elevation.

To the north, are the rear gardens of properties along Fairfield Crescent. These properties are also single storey bungalows and are a minimum 27m off the rear face of the extended no13. The line of the boundary fence here is some 13.5m of the extended line of no13.

The boundaries are marked by public footway to the front. The western boundary is defined with that of No11 Wilderness Road by a chain link fence and planting, with the eastern boundary being a 2.0m high close boarded fence to that of No15. The north boundary is defined by a close boarded timber fence.

3.00: The Proposal:

The intention is to sub-divide the existing dwelling provide into 2 semi-detached residential properties.

This is to be achieved by sub-dividing the existing dwelling and extending the rear of both to accommodate living rooms with direct access on to the rear gardens.

The achieved gross internal areas are:

Plot A (west unit) = 84m²

Plot B (east unit) = 66m²

These areas are well within the requirements of the National Technical Housing Standards which requires a minimum floor area for a 2 bed (4 person) property on a single storey basis of 70sq m and 50sq m for a 1 bed (2 person) property. This demonstrates that as the dwellings far exceed the National Space Standards, the newly created dwellings will NOT be cramped but instead will be of a generous size.

The boundary treatment to all sides are unaffected. The front (south elevation) is only affected by the change to the existing garage door to create a new main entrance to plot B. All other features and elements remain unaffected.

The pitched roof will remain unaltered. The rear flat roof extension will remain.

The resultant rear garden to plot B will be approx 145sq m with a depth of just over 13m. To plot A, the rear garden will be in excess of 300sq m, with a depth off the proposed rear extension of some 13m average.

The proposal will require the relocation of an existing side window to be moved further north on the east elevation to serve a kitchen. It is noted there is a 2.0m high boundary fence adjacent this area therefore will not lead to loss of privacy, amenity or outlook from other properties.

4.00: Access:

As this is a proposal for a sub-division of an existing dwelling, there is limited scope to enhance access. However, giving all accommodation is on the ground floor, this can be made fully accessible via its new or improved entrances. Circulation throughout the apartment is also enhanced generally.

Where new electrics are to be installed anywhere within the building, power points and light switches will be mounted in accordance with the Building Regulations requirements for accessibility.

The existing forecourt and site plan demonstrate that there is adequate parking that will not interfere or block the access doors into each dwelling, nor will any car obstruct a window to a habitable room.