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**FURTHER DOWN,
MAIN ROAD,
WESTFIELD,
EAST SUSSEX,
TN35 4SL.**

DESIGN AND ACCESS STATEMENT.

**PROPOSED TWO DETACHED 4 BEDROOM RESIDENTIAL
DWELLING HOUSES, TO REAR OF EXISTING, WITH
ASSOCIATED VEHICLE ACCESS.**

December 2019.

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1. INTRODUCTION.

1.1. This Design and Access Statement forms part of the outline planning application for the construction of two 4-bedroom detached houses to the rear of Further Down, Westfield.

2. THE SITE.

2.1. The site currently forms part of the large rear garden of Further Down. The existing property at Further Down comprises a 5-bedroom detached house with annex.

3. THE WIDER CONTEXT.

3.1. The application site is located on the northern edge of the village of Westfield and approximately 3 miles from the centre of Hastings. It is in an area that is primarily residential to the south and countryside landscape to the north.

4. THE IMMEDIATE SETTINGS.

4.1. The application site lies to the rear of Further Down, adjacent to the rear of neighbouring properties to the South West in Fernlea Close. The forms part of a large garden that served Further Down. The garden has been used for growing vegetables and keeping chickens a long time ago. It has also been used as a tennis court. The site is not now used for either of these purposes.

4.2. To the North is the derelict site of Moorhurst. Planning permission has been given for the site to be used as a residential care unit with day therapy suite, outreach and consulting rooms. This site is allocated on the Rother District Council's "Villages and Site Allocations" map for "Sheltered/Retirement Housing".

5. PROPOSED BUILDING DESIGN.

5.1. The proposed design involves the construction of two detached 4-bedroom dwelling houses, to be constructed on an existing residential garden site. Other than the construction of the two houses and the creation of parking spaces, no other major landscape alterations will be made.

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5.2. It is proposed that the dwelling houses will be constructed to a traditional design of brick cavity walls with tile hanging to the first-floor elevations. The roof will be clad with tiles in keeping with properties in the surrounding area. Details of external materials can be confirmed with the Local Authority later.

6. PROPOSED PEDESTRIAN AND VEHICLE ACCESS.

6.1. The proposed new dwelling houses will be accessed via an existing entrance to Further Down and Tudor Close Cottage. The vehicle access will lead to two parking spaces immediately to the front of each of the proposed new dwelling houses.

6.2. Please refer to drawing 6375/1/A, which accompanies this application. The existing entrance fronts on to the A28 public highway, where the speed limit is 40 mph. The Block Plan shows a visibility splay of 120 metres distance to the North and South.

6.3. The visibility splay has been measured out on the ground and would not require the removal of any existing mature trees located along the front boundary of Further Down, adjacent to the public highway. Lower vegetation and hedging have been cut back to enable the visibility required.

6.4. The existing access off the public highway will not need to be altered. There is already a hard surface driveway leading from the roadside entrance to the application site. Some upgrading maybe required during future building works.

6.5. Private parking for two motor vehicles will be provided on site, to the front of each of the proposed dwelling hoses.

7. REFUSE DISPOSAL & WASTE MANAGEMENT.

7.1. Within the residential plot will be ample space for the accommodation of landfill and recycling bins provided by the Local Authority.

7.2. A full waste management plan will be submitted by the building contractor prior to works commencing on site.

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December 2019.