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Design & Access Statement

Melodie Cottage,
High Bar Lane,
Thakeham
RH20 3EH

Brian Elstone Surveying Services Ltd
1 Herne Court
Station Road,
Rustington,
West Sussex,
BN16 3BQ

01903 784884
07710 593021
brian@elstone.biz

Melodie Cottage, High Bar Lane, Thakeham. RH20 EH



1 Introduction

1.1 This property is a semi-detached house facing High Bar Lane with front access.

2. Design Component

2.1 Amount of Development – Visually the change will not change the character with the existing area as many other properties have similar extensions.

2.2 Layout – The layout will be as shown on the drawings attached to this application.

2.3 Impact on Neighbours – The work will not present any impact on the neighbours.

3 Appraising the context

3.1 The works will have no effect on the neighbourhood.

4 The Access Component

4.1 The works will greatly improve the accessibility to the property.

5 Sustainability

5.1 The new porch will be matching the existing and therefore not affect sustainability

6 Planning History

6.1 There is very little planning history for this property

ECO Systems Service Statement

The works are of small scale, but

Rainwater
No change to the rainwater collection is proposed as open ground at present. A hard kerb will be installed to prevent any surface water from spilling into the highway.
Paving to the front will be made up of a gravel material allowing rainwater to pass through into the subsoil.

Lighting Assessment.

The garden areas around the new porch will be illuminated with low intensity LED lighting fixed to the building using, Lucande LED outdoor wall lamp Silvan, sensor, IP54, graphite grey, giving maximum 700 lumens per light. 2No. only to the front. All to be controlled with motion sensors to avoid light over spill.

Biodiversity Survey Report

The proposed works will have no effect on the biodiversity of the area.

No natural features will be disturbed.

Landscape Appraisal.

The site being developed is small with the having no significant variation to the existing area, which is set amongst the existing landscape.

Sustainability Assessment

This development will not affect the sustainability of the site in any way, all materials used will be from natural sources, reclaimed where possible.

Further detailed information can be supplied on request.