MESH

DESIGN AND ACCESS STATEMENT

PROPOSED DROPPED KERB WORKS
2 & 3 Jessamine Terrace
Two Mile Ash Road
Barns Green
Horsham
RH13 0JQ

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01 INTRODUCTION

MESH Architects have been appointed to prepare a planning application for a double dropped kerb to numbers 2 and 3 Jessamine Terrace, the properties are adjacent each other.

It is noted that a previous application for a double dropped kerb was granted (Ref DC/08/16) but not implemented. This new application seeks to address this by refreshing that application and implementing the works.

02 RELEVANT PLANNING POLICIES

Structure Plan – DEV1, CH1

Core Strategy - CP1

Development control policies submission document – DC9, DC40

03 MAIN ISSUES

The main issues are the principle of the proposed land use in this location and the effect of the development on:

- the character of the area and the visual amenities of the street scene
- the amenities of the occupiers of the adjoining property.

The application seeks permission for the construction of a double drop kerb in the creation of vehicle access at numbers 2 & 3 Jessamine Terrace.

The properties are situated on a relatively straight section of Two Mile Ash Road approximately 85m to the east of the junction with Chapel Road

The road has a speed limit of 30 mph and there is good visibility in either direction. 9.5 m of kerb would be dropped to provide access to both properties.

#'s 2&3 Jessamine Terrace form part of a collection of 4 terrace houses (2&3 being the middle two). Many of the adjacent properties along the road have dropped kerbs to allow access for parking on the hard surface areas in front of these properties (ref Image 1). The proposal would therefore be in keeping with the character of the area and would successfully preserve the visual amenities of the street scene.

The proposal would also have the benefit of reducing on street parking on the Two Mile Ash Road. The proposal therefore accords with the policies of the development plan.

04 RESPONSE TO CONTEXT

There is currently a full height kerb and level pathway situated between the hardstanding driveways for these properties and the public highway. This has led to residence parking in the street and generally not using their driveways in a location immediately opposite a bus stop. The cottages are quite old and have had driveways/parking zones formed in front of them, but without proper access having been arranged from the public highway. It is our intention to respond to the village context by moving the cars, and loading or lighting passengers off the road, away from the bus stop and to reduce on street parking in close proximity to the junction of 2 Mile Ash Road and Chapel Road in Barns Green.

05 USE

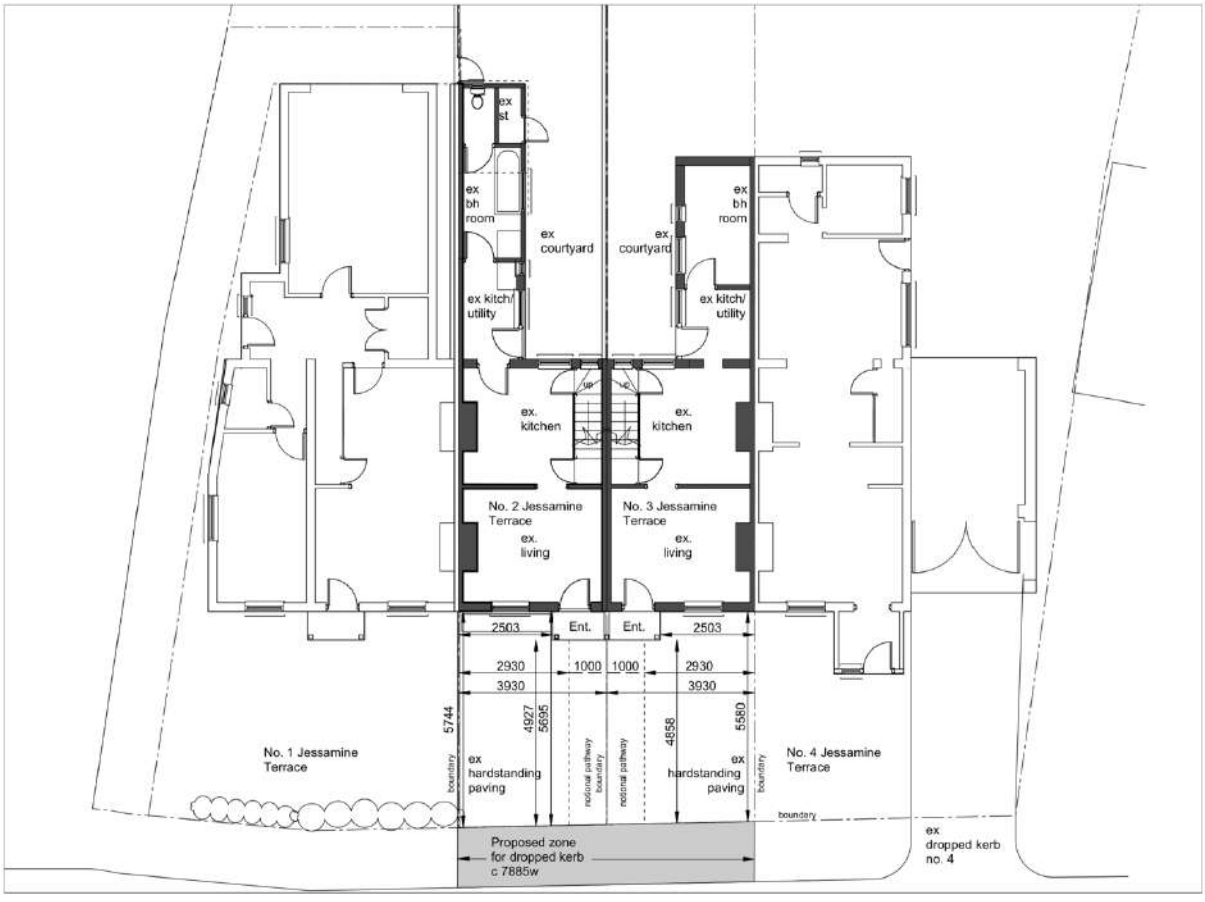
It is intended to provide proper access to the house driveways and greater amenity to the residents. it is considered it will encourage off street parking, as the residence currently appear to prefer to park on the road rather than taking their vehicles up the square kerb.

06 AMOUNT

The amount of proposed change is very minimal, although in an area that that concerns both district and county authorities. The cottages are attached to each other in a terrace of four properties. 2 and 3 Jessamine Terrace are the two centre properties in the terrace and are seeking to share a double with crossover,

07 LAYOUT

The proposed layout should bring the driveway access to the cottages back into keeping with the area generally, which not only has proper access to driveways of other properties, but commonly larger driveways and other landscaping to the front of local properties. It is anticipated that the change to the access layout will provoke the owners to make further out and appearance improvements to the existing driveway and hardstanding. These are currently in a somewhat dilapidated state of repair (ref Image 1).



08 SCALE
The scale of the proposed development is not only a restricted by the applicants' proposals but also by West Sussex County council highway specification that it is required to be followed for any such changes. No development or changes to the existing building scales is proposed, and in fact the work should allow each house to reduce the scale of their impact on the public domain, by bringing cars off the street and into their private property.

09 ACCESS AND INCLUSIVITY
The properties that are the subject of this application are very much in a village setting, a setting where either young families or the elderly are quite likely to take up residence. The proposal will improve the ease with which these residents, including elderly, children or infirm, access or alight their vehicle in the relative safety of a driveway rather than on the street.

The change and layout should also enable an easier transition into the house with less obstacles or obstructions for residents, or visitors to overcome.

The proposed layout should reduce the potential for accidents by removing cars from the street (the properties are opposite Barns Green Primary School).

10 LANDSCAPING
It is intended by the owner to take advantage of the proposed access improvements to also refurbish the hard landscaping in front of their properties, this is currently quite uneven, possibly due to the past effects of bumping vehicles up the curb. Such improvements to the landscaping can only be best beneficial to the streetscape and character of the village setting.

11 APPEARANCE
The proposed alterations should improve the appearance of each dwelling as well as the rest of the terrace set. The opportunity to remove the cars from the road will also improve the appearance of the streetscape. Furthermore, as mentioned above, the appearance of such changes is generally governed by the County Council Highways specification requirements.

12 SITE PHOTOS

Image 1 – Numbers 1-4 Jessamine Terrace



Image 2 – Street scene
Examples of similar dropped kerbs to adjacent properties to the immediate east



Image 3 – 7 – Street scene - Numbers 2 & 3 Jessamine Terrace in context to the street scene



Image 4



Image 5



Image 6



Image 7



Image 8 & 9 – Street scene
View to the Chapel Road junction to the west (2&3 Jessamine Terrace to the right)



Image 9



Image 10 – Street scene
View to the east (2&3 Jessamine Terrace to the left)



13 SUMMARY

The design team at MESH Architects have carefully considered that

- there is no apparent visibility issue at the point of access onto Two Mile Ash Road
- the proposal does not to affect any existing public rights of way.
- many of the adjacent properties along the road have dropped curbs to allow access for parking on the hard surface areas in front of these properties
- the proposal would therefore be in keeping with the character of the area and would successfully preserve the visual amenities of the street scene
- the proposal would also have the benefit of reducing on street parking on the Two Mile Ash Road
- the proposal does not have an adverse effect adverse impact upon the character and the appearance of the street scene or locality
- the proposal would not affect the amenity of the area or the convenience and safety of other highway users
- the proposal accords with the policies of the Development Plan

It is therefore requested that Officers and Members of the Council look favourably on this proposal

END.