

Design and Access/Planning Statement in support of Outline Planning Application for land fronting 12-14 Canada Road, Arundel, BN18 9HY and relates to redevelopment to provide a pair of 3 bed semi detached houses with their own private gardens.

Prepared by John S Warwick (Architectural Consultant)

Site and surrounding area

The application site (approx 0.15 acres) is located on the north side of Canada Road directly in front of No 12 & 14 Canada Road and is currently laid to lawn-see attached photos. The area is generally characterised by two storey pitch roof dwelling houses of various styles and ages many of which have been improved/extended over the years.

Nearest bus route is on adjacent road with nearest bus stop approx 150m to east of the site. Doctor's surgery and pharmacy is approx 150m west. Children's play park 100m west with school ½ mile west. There is a convenience store/post office approx ½ mile to the west and the main shopping centre is approximately ¾ mile to the east. Free buses to local supermarkets (2 No.) run twice a week from a bus stop 100m west of the site

Policy advice

Policy advice is set out at both the national and local level – primarily in the form of Planning Policy Statements (PPS) and Planning Policy Guidance Notes (PPG). At a local level policy advice stems from the local plan and is normally either contained within the local plan or set out in Supplementary Planning Guidance (SPG) which articulates policy advice in greater detail.

Relevant Policies:

Arun District Local Plan: GEN2, GEN7, GEN12, DEV17, EDDM1, EDDM2, EDDM3 and EDSP1.

Policy Policy Guidance: XXX6, ADS and NPPF.

There is a requirement to make more efficient use of urban land, and thus relieving pressure on Greenfield sites, by allowing higher density developments with reduced car parking provision on brownfield sites but should also take account of the following:

New development should complement the scale, density and layout of neighbouring buildings.

To develop residential parking policies for each area taking account of expected levels of car ownership, the importance of promoting good design and the need to use land efficiently'.

New development allows of integration of all modes of transport.

That new development does not have an adverse impact on local transport networks.

New development provides adequate access for pedestrians, disabled persons and other road users.

New development to take account of its context and the natural and built form and the layout, scale and massing of neighbouring properties and features: provides for an active streetscene and adequate defensible space.

New development provides for sympathetic scale, massing and appearance.

New development comprises of high quality residential development in terms of design, local character and amenity

Pre-Application Advice

Pre application advice dated the 12th June Ref: PAA/62/14 which advised that the principal of the proposed scheme is acceptable and recommended that a planning application be submitted.

Development proposals

To provide a pair of 3 bed semi detached dwelling houses with their own private gardens.

The principles of development in relation to the application are as follows:

The application proposals relate to an integrated, co-ordinated and comprehensive redevelopment of the site to create a new, modern residential development comprising, as previously stated, that of two storey housing to match the surrounding area.

In recognition of the relationship with the neighbouring housing, it is considered appropriate to minimise the scale of the development and utilise the slope of the site, sloping down towards Canada road, so as not to create an oppressive feature to the neighbouring properties.

Care would be taken to ensure that there is limited opportunity for over looking to neighbouring properties by limiting any side windows to non habitable rooms at first floor level together with fixed/obscure glazing as appropriate.

The design of the semi's will be traditional using facing brick and concrete interlocking roof tiles as external materials so as to be sympathetic to the neighbouring properties and surrounding area. It is anticipated that the council

would require, through appropriate worded conditions of any subsequent full planning approval, the provision and approval of the external materials prior to commencement of any development.

Low level front walls/fences will be provided fronting Canada Road to achieve the appearance of front gardens to help the street scene, provide a degree of privacy to the dwelling houses and form a defensible space feature between the building & the public footway.

The site is located close to numerous services, as noted above, and in area with good access to all facilities (including bus routes). People will generally travel to the site by foot, public transport (bus) or by bicycle and therefore it has been assumed that the cycle provision only will be sufficient ie wooden shed, located in the rear of each back garden, big enough to house 2No bicycles.

There is no intention to provide any off street parking for the reasons given above plus it would require the digging into the existing bank which would have an adverse impact on the street scene. It should be noted that the majority of the existing properties park on the road plus there is public off road parking directly opposite the site (see attached photos) on the south side of Canada Road.

Following comments within the pre app advice the applicant contacted the Highways Department who indicated that they did not have any concerns in principal with no on-site parking. A parking survey, carried out by the applicant, is attached.

There will be direct pedestrian access from Canada Road via the public foot path to the dwelling houses and to service the Refuse Bins and for Bicycle Storage.

The provision of refuse disposal will be in the form of black plastic bags for general waste and 1No bin for the storage of materials for recycling. These are to be located in the rear gardens and brought forward on the day of collection only via their private footpaths. They are to be located near the front gates adjacent the public foot path with level access for ease of collection.

It is confirmed that the developer will look to achieve a minimum 'Very Good' ECOHOMES Level 4 rating under the 'Code for Sustainable Homes'. Space and hot water heating systems within the development, combined with insulation of the building envelope, will be selected to ensure that the development complies with Part L1 of the current Building Regulations and has SAP rating of at least 90. The dwellings will be equipped with 'A' rated domestic appliances where fitted by the developer. Energy efficient lighting will be fitted throughout the whole development. Water efficient domestic appliances will be provided where specified. Water meters will be installed to encourage careful water usage. Reduced capacity wc cisterns with restrictors will be fitted to reduce water usage.

Building materials will be specified for longevity and minimal maintenance which is desirable in the interests of sustainability, long term appearance and ongoing maintenance. Building materials will be sourced from sustainable sources where available.

Access too and within the dwelling houses will comply with Part M ‘Access for Disabled Persons’ of the current Building Regulations.

A rear private garden are to be provided to each dwelling which will be screened by providing boundary fences to 1.8m high which will provide good privacy.

Secured by Design to be achieved by provided doubled glazed internally beaded windows & doors with secure locks & latches (laminated glazing to ground floor units); external lighting with PIR’s; natural surveillance from windows and doors on all sides; low level landscaping etc.

Front and rear gardens will generally be laid to lawn and rain water pipes will be connected to soakaways located in the rear gardens-size and type of soakaways will be subject to ground conditions and percolation test.

Conclusion

The site is currently vacant (private front gardens).

The site is located close to numerous facilities and various services including public transport.

The form, scale and layout of the proposed development will address and balance scale of development, design and layout to ensure it is compatible with the surrounding properties and neighbour area.

The proposal will appropriately incorporates the requirements of the client’s brief within a high quality building and effectively and efficiently laid out site.

Access to the site can be achieved safely and in a sustainable manner.

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