

DESIGN & ACCESS STATEMENT

**ERECTION OF NEW 2 STOREY DWELLING
FOLLOWING DEMOLITION
OF THE EXISTING DWELLING**

AT

**MILDMAY
HOOK LANE
ALDINGBOURNE
WEST SUSSEX
PO20 3TE**

PREPARED BY

PRODUCT 2 ARCHITECTURE & PLANNING

OCTOBER 2017

INTRODUCTION:

This design & access statement has been prepared to accompany a planning submission on behalf of Mr. B. Craddock for the redevelopment to provide a new 2 storey detached house with associated parking following the demolition of the existing single storey property at Mildmay, Hook Lane, Aldingbourne, West Sussex, PO20 3TE ('The Site').

The development proposals seek to introduce a two storey, three-bedroom dwelling to the site. The footprint of the new property will be an increase in comparison to the existing building however will remain similar to those found within Hook Lane.

SITE ANALYSIS AND EVALUATION

A detailed analysis of the site and its surroundings was undertaken prior to the commencement of a design solution. This analysis took into account the parameters of the site in context with the established development pattern.

The site is situated to the East side of Hook Lane which is located in the village of Aldingbourne. Aldingbourne is a mixed rural and residential area found within the Arun District of West Sussex.

Hook Lane is an attractive low density residential area containing detached dwellings located in spacious garden plots. Many mature trees exist in the area generating a large amount of tree cover to neighbouring boundaries.

Many of the existing houses located within Hook Lane have been extended over recent years reflecting the desire for increased floor space however the current layout of the existing house and its locality on site does not suit an extension.

The site is currently occupied by a single rather unspectacular detached single storey timber frame dwelling house with unfinished cladding due to fire regulations regarding the neighboring properties –this being the reason the applicant was unable to finish.

FIGURE 1: Photographs highlighting application site in its current condition





The existing house provides accommodation at ground level contained within the volume of a tiled pitched roof.

The existing house is located centrally in relation to the sites center and also sits un-parallel to its boundary, this can also be seen with neighboring Bramleys. These features are uncommon in comparison to other properties within Hook Lane.

The existing house due to its poor condition & siting within its plot, does not make a contribution to the street scene, is therefore not worthy of retention and could be demolished to make way for a new well-designed house, complying with modern standards of energy efficiency and in accordance with planning policies in relation to design and size with the Local Plan.

PLANNING HISTORY

From information made publicly available, the below highlights relevant planning history:

Reference	Description	Decision
AL/83/17/PL	Demolition of existing dwelling & erection of 1 No. dwelling.	Withdrawn
AL/81/17/HH	Erection of single storey outbuilding to rear garden	Approved

PROPOSAL:

Design:

This application is for the erection of a new 2 storey dwelling plus parking following the demolition of the existing dwelling.

The development proposals seek to introduce a two storey three-bedroom dwelling to the site. The footprint of the new property will be an increase in comparison to the existing building however will remain similar to those located within Hook Lane.

The ground floor will boast a large open plan hallway with a living room, utility room, W/C and kitchen/dining area. The first floor will benefit from a master bedroom with an en-suite and walk in wardrobe, two bedrooms and a family bathroom.

Design Objectives:

The basic objective of the proposal is to replace the existing house with a new house of size, bulk and mass which will satisfactorily blend with those houses extant in the locality.

The proposed residential design acknowledges the following issues and these should be considered fundamental to the successful integration of the new house into this attractive plot and attractive residential locality.

1. Retain as many existing trees and hedging as possible in order to retain the privacy of neighbours and character of the site and to preserve the visual qualities of the locality.
2. Maintain the built quality of the locality by replacing the existing dwelling with a well-proportioned and balanced house, proportional to its setting and in character and context with those of existing.
3. Maintain landscaped private recreational space to the front and the rear of the proposed house where existing trees and plantings can be retained undisturbed.
4. Ensure that all existing trees, hedges and plantings, designed to be retained, are adequately protected before any demolition works or building operations commence.
5. Ensure that highway safety is maintained and that road users, members of the public are not placed at risk from building operations or unduly inconvenienced.
6. Not to damage the privacy, amenity or security of adjoining properties.
7. Ensure the continued wildlife and wildlife habitation within the site.

Material Section:

To create a development that strengthens and enhances the local distinctiveness of Westergate, the character and context must be explored and understood. High quality materials have been specified to ensure the property contributes to the street scene.

Accompanying drawings and CGI images indicate the different materials specified for the proposed dwelling.

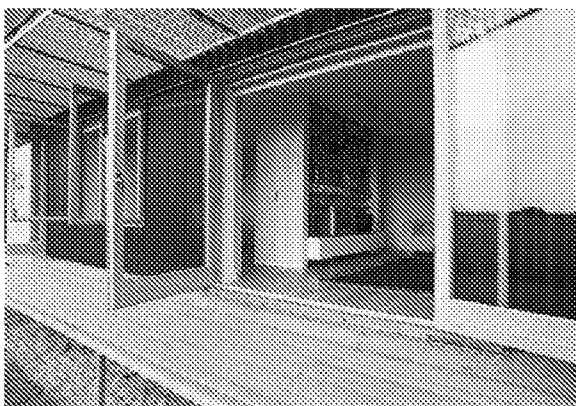
The elevations will be in Siberian Larch Timber and Sandstone Cladding with an extensive, non-irrigated green-roof covering. The windows and doors will be of a timber and pale in colour. Images below are examples of materials selected for the proposed dwelling.



Example Timber Front Door



Example Sandstone Cladding



Example Timber Windows



Example extensive, non-irrigated green-roof



Example Siberian Larch Cladding

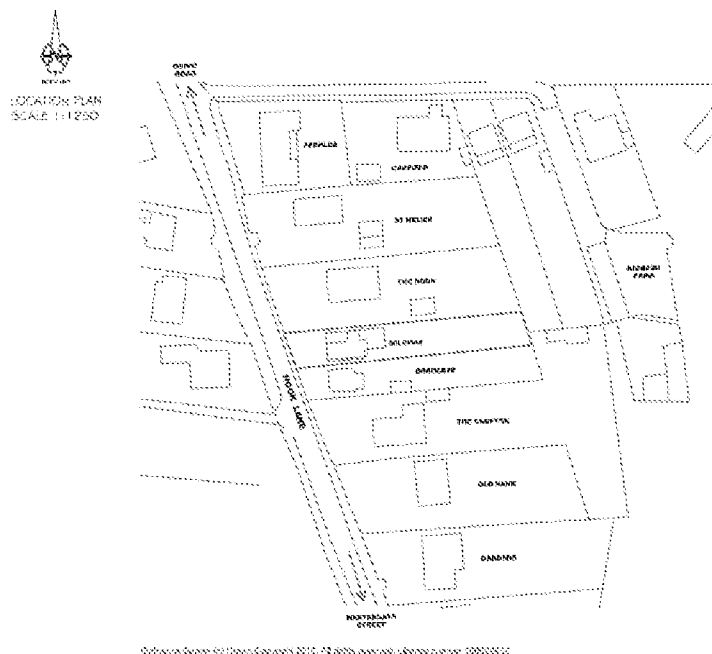
Use:

The site offers the opportunity to accommodate a well-balanced residential property that sits in keeping with the adjacent properties and surrounding area.

Amount:

The proposals seek demolish the existing building and replace with a larger more suitable dwelling. The existing footprint of building measures at 69.2m² while the proposal measures 84m².

FIGURE 2: Block Plan of Proposed Site



As Figure 2 shows, the proposed development sits comfortably upon the application site, whilst maintaining substantial amenity for the proposed dwelling. The building line has remained unchanged and the front of the building is positioned in the same position and angle as that of the existing building.

The dwelling has been designed to meet the 'Technical Housing Standards – nationally described space standards' and the floor areas are found in the table below.

Description	Gross Internal Floor Area
Ground Floor	70.9 m ²
First Floor	98.5 m ²
Master Bedroom	18.6 m ²
Bedroom One	14.2 m ²
Bedroom Two	17.2 m ²

Layout:

The design demonstrates that consideration has been given to the surrounding context in terms of scale and density and in particular shows that there will be no potential overlooking issues. Windows located at first floor height on both side elevations will be fitted with obscure glass.

The proposed dwelling has no adverse impact on the level of daylight or sunlight to neighbouring properties. It is considered that this proposal does not damage the character of the area or cause a loss of amenity to adjoining residential properties.

The overall layout has been designed to ensure there is a balance between built form and landscaped amenity whilst optimising the potential of the site. It is clear to see that the adjacent property to the left-hand side of Mildmay has approximately 6m distance from the boundary therefore the dwelling being positioned 1m from the boundary will have no implications.

The layout functions well and when separation distances are compared to those existing between other properties within the area, the proposal is in no way cramped or contrived.

The proposals have also been designed to:

- Avoid overlooking to sensitive private rooms and gardens
- Retain separation between boundaries
- Achieve a high standard of architectural quality and living accommodation.

Massing & bulk:

The proposed dwelling seeks to build to a size which is more suited to the plot than the existing building.

As accompanying drawings show the footprint of the proposed dwelling will not increase drastically. The existing footprint of building measures at 69.2m² while the proposal measures 89.7m²

It is clear to see from the Block Plan (Figure 2) that the proposed dwelling remains smaller than other properties along Hook Lane however seems to be a suitable size for its smaller plot. The building will be presented along the same building line as the existing property therefore not having any impacts on the neighbors.

Access:

Pedestrian and vehicular access to the site is to be via the existing crossovers located within Hook Lane.

Biodiversity:

The proposals will retain many of the existing trees and hedging around the perimeter with new planting enhancing the flora and fauna on site.

Waste, Recycling and Composting:

The proposals will encourage responsible waste recycling and composting in that adequate space is retained for composting and the storage of waste and recycling containers.

JUSTIFICATION OF DEMOLITION:

As highlighted earlier in this statement, it is proposed to demolish the existing building and replace it with a new single-family dwelling of scale and design sympathetic to its immediate surrounds and to a level of energy conservation performance appropriate to, or in advance of, present day standards.

The existing building on the site has little architectural merit and no longer makes any significant contribution to the character of the surrounding area. The house is a timber frame single story building with unfinished cladding due to fire regulations with neighboring properties which therefore will not be completed. The demolition of the existing building would therefore have no detrimental impact of the character and appearance of the surrounding area and would allow for the construction of a more appropriate high-quality property.

The existing house includes room sizes that are generally too small for a family home, the layouts of rooms as determined by internal walls is awkward and circulation space between rooms is inadequate. The existing building leaves little scope for significant improvement or alteration, given its location and difficult plot position.

The existing building performs very poorly in terms of present day energy efficiency requirements. This matter could partially be addressed by installing measures to reduce energy usage and improve insulation. However, the existing fabric does not facilitate such measures and the considerable expense required in order to obtain limited

efficiency benefits acts as a distinctive to investment. The consequence would be continuing energy inefficiency in an era of increasing energy costs coupled with increased awareness of the need to reduce energy consumption.

It is considered to be more satisfactory to redevelop the site with inbuilt energy performance measures fitting 21st century standards.

The new build scheme will last much longer than refurbishing the existing dwelling and improve the long-term sustainability of the site.

LOCAL CHARACTER

An assessment was completed on the 10th October which looked at the characteristics and material pallet found along Hook Lane itself. Below are some of the properties found:





List of materials found along Hook Lane:

- Common brick
- Roof Tiles
- Slate Roof Tiles
- Timber Cladding
- Contract Brick Headers & cills
- Painted brickwork
- Tile hanging
- Render
- Flint stone clad

Outline planning was granted for the 'demolition of Oakdene and all other structures within the site and the erection of 79 dwellings, public open space, children's play areas, landscaping, drainage measures, substation, pumping station and all other associated works' in 2013 which will be situated directly behind the application site itself. After assessing the reserved matters applications submitted in relation to this proposal an idea of characteristics and materials was established for these properties. Although not actually built no real correlation between the existing properties in the area and the new dwellings can be established.

Below are some extracts found within the submitted documentation in relation to the development found to the rear of the application site.



TABLE 4 - APPEARANCE PRINCIPLES

	NORTH / SOUTH EDGES	CENTRAL GATE
Building Heights	1.5-2 storeys	2 storeys
House Type and Building Form	Mainly detached Typically cottage typology	Semi-detached - terraced with occasional detached houses - Typically cottage typology
Architectural Style	• Simple form • Generally pitch back to front - some hipped / half hipped roofs • Typically symmetrical arrangement of windows • Stepped building line and the roof lines • Occasional porch	• Simple form • Generally pitch back to front with some facing gable ends / use of some hipped / half hipped roofs • Changing roof line • Occasional porch • Short chimneys • A mixture of casement windows with horizontal emphasis or sash windows with vertical emphasis
MATERIALS		
Walls	Imitation stone Brick / painted back Render	Imitation stone Brick / painted brick Render
Roofs	Plain tiles	Plain tiles Occasional slate effect
Windows and Doors	Windows and doors: Window and door frames are to be mainly white.	
Building Line and Boundary treatments	Varied building line Mainly low walls / Hedges	Varied building line Mainly low walls / Hedges
Car Parking	Garages / on-plot	Garages / courtyard parking / on-plot

List of materials found within 'The Furlongs' development to the rear:

- Common brick
- Roof Tiles
- Slate Roof Tiles
- Contract Brick Headers & cills
- Painted brickwork
- Render

This assessment clearly shows a huge array of different materials buildings around the Westergate area. In regards to the character of the buildings a selection of two-storey, chalet bungalows and bungalows can be found within Hook Lane and the new development to the rear. There is a wide selection of different window types found within the area which include skylights, casement windows, lead light windows and sash windows which are all associated with different architectural styles.

With this considered it is hard to establish a set of materials and characteristics within the Westergate area – therefore the selected materials would be 'in keep' with the surrounding area.

PREAPPLICATION ADVICE

Pre application advice was sort by the applicant on the proposed development (Case reference: PAA/191/16) dated 22nd November 2016.

The proposed dwelling has taken into account all the comments raised by the planning officer and has sculpted the proposals put forward. Particular attention has been made to the comments made within the Design and Neighbour amenity paragraphs. The designs presented in the pre-application advice slightly differ to those presented in this application however the overall footprint and size remains similar. The report states that 'there is no uniform design and each house varies in character which lends itself to allowing a more contemporary design to, potentially, be acceptable'. With this comment and an assessment of the properties found down Hook Lane and the proposals for the recently approved Westergate Development by David Wilson Homes a modern design has been produced however materials have been in keep with the rural location and a selection of materials found along the Lane.

An application was submitted previously for a similar property to the proposal however this modern materials which the planning office believed was 'out of keeping with neighboring properties'. As you can see from the assessment of neighboring properties above it is clear to see that there is a large pallet of materials to offer down Hook Lane and the local vicinity therefore hard to establish a set of materials to be 'in keep with the neighboring properties'. Within email corresponded with the planning officer stated that 'The construction materials could include sandstone, with elements of timber cladding and / or tile hung walls and look very impressive' therefore these materials have been incorporated into the design.

Also within the pre- application advice within the Neighbour Amenity section it states that 'developments will be permitted if it takes into account impact on adjoining occupiers, land, use or property' as outlined in policy GEN7. During the design process the impacts have been assessed and amendments have been made to the previously submitted application ref: AL/83/17/PL. As can be seen from the proposed street scene the ridge height has been taking into consideration to ensure there is no abnormally sized dwellings within the road. The property has also been stepped away from the boundary on either side by 1m to ensure there is no hogging of the boundary. With the overall height being minimal it means the neighbours will not be affected in terms of overshadowing. This can also be seen due to the orientation of the property itself – with an east facing garden it means the sun will rise and set directly from the front garden into the back therefore also not effecting the neighbour's property in terms of daylight, sunlight and overshadowing – shadowing in turn be directed to front and back of the property.

The document concluded:

Based on the above comments I conclude that were an application for planning permission it would be likely to be recommended for approval subject to conditions and compliance with the above policies and considerations. Attention should be given to the recently made Aldingbourne NDP which has policies which are direct material considerations in the consideration of the proposal at a local level.

In the previously submitted application the planning officer stated ‘. The scale and mass of the proposed building would overlook and have a detrimental visual impact on the true bungalow at 'The Nook', adjacent to the application site. “This comment was taken into consideration and the property was stepped away from the boundary by 1 metre on both sides with an overall reduction of the footprint reduced by an additional a metre. The right-hand side of the proposal has been brought further away from the boundary in comparison to the existing dwelling with an overall increase in width by just 400mm. With this considered the proposed development will not have an impact on the neighbours property in terms of overlooking and the visual impacts.

SUMMARY & CONCLUSION

The decision to demolish and replace the existing building with a modern building should be looked upon favourably by the local council, as the building will be constructed using high quality materials and construction techniques. This ensures that the project will meet all current building standards for sustainability.

The proposed building will replace an existing inefficient house of little architectural merit, enhancing the streetscape whilst minimising any potential impact on neighbouring properties and the local area.

From all viewpoints, the new home would make a positive contribution to the character of this residential area, having a high architectural quality and a traditional design which reflects local character in terms of scale, density, layout and access.

With the above in mind it is evident that our proposals are well within the parameters of redevelopment for the site, therefore we see no reason why an application would not be considered favourable with the local authority.