

Thakeham Client Ltd on behalf of Southern Housing Group Ltd

SUPPLEMENTAL DESIGN STATEMENT

Land at Wings Nursery

Lidsey Road

Woodgate

PO20 3SU

Ref: 19-121

Rev 01 – January 26th 2021



19-121 Lidsey Road, Woodgate

1.0 Introduction

A Design & Access statement has been submitted alongside this application which provides a detailed examination of the key principles and rationale behind the evolution of the scheme. The following supplemental statement expands upon several aspects, specifically in relation to how the proposal satisfies the requirements of The National Design Guide (NDG) and the final Arun District Council (ADC) Design Guide.

The detailed analysis undertaken by the design team in the preliminary stages of this scheme has resulted in a proposal that responds positively to both the surrounding natural context and the rich vernacular of the existing built environment.

The proposal has been influenced by national, regional and local policy and design guidance, ensuring the delivery of high-quality housing with a refined site layout that provides well laid out streets and external spaces.

It also responds to a period of pre-application consultation with ADC's planning officers, which resulted in some amendments and adjustments to the layout.

Principle requirements of the ADC Design Guide which have been assessed, are as follows and are considered to be key to the success of the proposed scheme;

- D.01 – Site Appraisal
- D.02 – Developing a Design Rationale
- E.01 – Using the Site's Features & Natural Resources
- E.02 – Landscape Structures & Trees
- E.03 – Biodiversity
- F.01 – Street, Footpath & Access Network
- G.01 – Neighbourhoods, Centres & Local Facilities
- G.02 – Density & Uses
- G.03 – Layout & Plot Size
- H.01 – Definition & Enclosure
- H.02 – Streets to Rest, Meet & Gather
- H.03 – Open Spaces
- H.04 – Residential Amenity & External Space Standards
- H.07 – Waste/Recycling Storage Facilities & Utilities
- I.01 – Car Parking
- I.02 – Electric Vehicles
- I.03 – Cycle Parking
- J.01 – Form & Character
- J.02 – Scale & Massing
- J.03 – Corner Buildings
- J.04 – Building Frontages & Facades
- J.05 – Roofs, Openings & Articulation
- J.06 – Noise & Overshadowing

- J.07 – Building Edge
- J.08 – Internal Space Standards
- J.09 – Inclusive Design & Adaptability
- K.01 – Energy & Carbon
- K.02 – Water & Material Management
- K.03 – Adapting to Climate Change
- K.04 – Flood Risk and Drainage
- K.05 – Quality of the Environment
- K.06 – Health & Well-Being
- L.01 – Materials & Details
- L.02 – Maintenance & Management
- L.03 – High Quality & Development
- Q.01 – Strategic Housing & Major Developments
- S.01 – New Homes

2.0 Layout

The local neighbourhood primarily contains a range of dwellings which are either oriented to face onto Lidsey Road or arranged along a series of smaller side streets. The proposed scheme adopts a complementary approach, with dwellings on the eastern side fronting onto Lidsey road, and a series of small rows of dwellings wrapping around an open green space, forming small cul-de-sacs at each corner of the site.

Within the site, many of the dwellings are oriented to face onto the open green amenity space, with the LEAP and landscaping features creating a strong sense of place for future residents. Open, green spaces are also distributed around the site, with footpath connectivity between them, and to the dwellings and Lidsey Road.

The layout incorporates allocated parking for all dwellings and additional visitor spaces to meet WSCC requirements. In addition, both private and communal EV charging points are provided, alongside secure cycle storage, to promote and encourage use of sustainable transport.

3.0 Form & Scale

The scheme proposes a range of 1.5 and 2 storey dwellings which adopt the traditional building forms present within the surrounding area. The dwellings are of an appropriate scale for the location, matching the volume and massing of the existing buildings, which are predominantly 2 storey houses.

There are a series of bungalows running along Lidsey Road opposite the site which have been referenced in the site layout with chalet bungalows on either side of the proposed main entrance.

Internally the buildings provide generous spaces, designed to meet Part M of the building regulations and NDSS as a minimum, with highly refined layouts ensuring full suitability for modern family use.

The houses are predominantly arranged as semi-detached dwellings, and some variety generated in the composition of terraced dwellings. This design principle creates separation between built elements, and emphasises undulating, fully hipped roof forms. This is typical of the surrounding area.

4.0 Appearance

The aesthetic of the dwellings has been carefully considered, with particular attention given to the history and vernacular of the local area. The appearance of the facades, with details such as bay windows, and the range of roof forms including hipped, barn-hipped and feature gables provide visual interest whilst reflecting the nature of the surrounding buildings. The addition of chimneys to the scheme provides further interest and variety to the roof scape.

The scheme references the materiality of the surrounding built environment, with the use of red brick, tile hanging and feature flint panelling ensuring that the new dwellings blend harmoniously with the traditional buildings found in the local area.

5.0 Landscape

The dwellings are set back from Lidsey road, with existing trees and foliage reinforced with supplemental planting of native species to create a landscape buffer separating the new development and acting as a visual screen. The site boundaries contain a variety of treatments including fencing and hedging.

The topography of the site is relatively flat and all parts of the site are easily accessible to all potential users.

A large open green space has been provided in the centre of the site which serves a dual function, containing a safe play space and open area for communal amenity value, alongside an attenuation basin to act as a sustainable drainage system (SuDS). This space has been designed to a high-quality standard and has the potential to be adaptable for future needs. It is also fragmented into individual spaces in order to create 'door step' outdoor spaces for residents fronting the green. As mentioned previously, green, open spaces have been distributed around the site, with footpath interconnectivity.

6.0 Materials & Detailing

The dwellings are well designed incorporating a fabric first approach which, in combination with the use of low energy consumption fixtures and fittings, ensures that the scheme meets the carbon emission requirements of Arun District Council. The proposed scheme will be constructed to a high standard to ensure that the homes have a long lifetime for generations to come.

Elevational features such as doors, porches and window openings have been carefully selected to provide visual interest whilst ensuring they are in keeping with the surrounding dwellings.

The selected material palette is highly compatible with the rich local vernacular and the complimentary aesthetic of the scheme will enliven and improve the street scene along Lidsey Road.

7.0 Summary

Every aspect of the design has been thoroughly considered with comprehensive analysis of the physical aspects of the site and local vernacular underpinning the proposal. The design team are confident that scheme will blend harmoniously within the surrounding area providing high quality, well designed dwellings and spaces for the future residents.