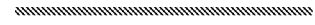


FEB 2021

LAND TO THE EAST OF BYFIELDS



DESIGN AND ACCESS STATEMENT

BYFIELDS
NYTON ROAD
PO20 3US

FEB 2021

CONTENTS

INTRODUCTION

The Property & Proposal

CONTEXT REVIEW

Historic Context

Materials and Building Typologies

PLANNING HISTORY

Access

DESIGN STATEMENT

The proposal

Daylight Analysis

Access

Analysis: Constraints

Form Development

Analysis from Street

Plans

Analysis: Previous application proposal and revised response

Area Schedule

Materiality and Appearance

Further Design Considerations

Summary



Aerial View of the site

INTRODUCTION

THE PROPERTY

Arun District Council

The plot is located within Aldingbourne's 'built-up area' boundary

Byfields is not listed, within a conservation or under an Article 4 directive.

The existing land to which this application is concerned, sits to the east of Byfields on Nyton Road and is currently occupied by garden space and one other outbuildings.

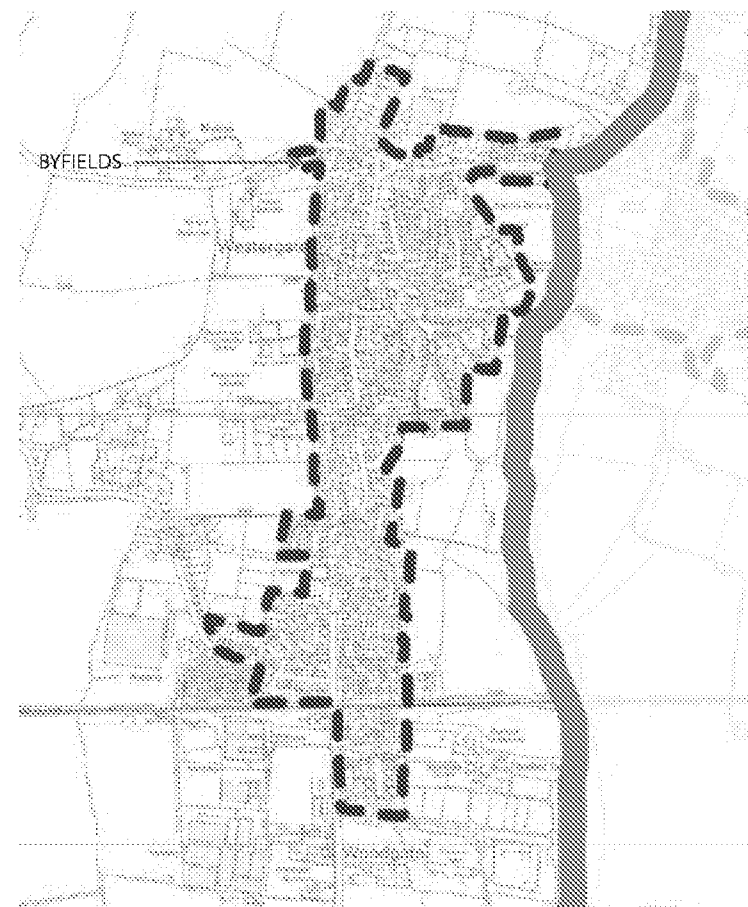
The existing property on the site (Byfields) is a mix of red brick, Horizontal timber cladding, white UPVC framed windows. The main roof has a pitch of approximately 41 degrees, in red clay tiles and with a total of 4 dormers, 3 of which face the highway (Nyton Road). There is a mixture of wall and fence surrounding the perimeter of the property at 1.6 / 1.8m, details of which are outlined on the Topographic Land survey provide by J. Brotherton & Partners Land Surveyors & Engineers. This height has been reduced along the Northern boundary, between the plot and highway. The original bungalow plans feature a metal framed bay to the North and South Facades. These have since been updated to UPVC glazing units.

Detailed plans for the bungalow and garage at Byfields were approved in 1959. There has since been an extension on the west elevation of Byfields and a new dwelling on the land to the west. Most recently there was a refused application for the development of Byfields and land at Nightingale cottage for the demolition of 2 no. dwellings to be replaced with 7 no.

dwellings. The scheme has since been revised, split between the separate plots which are classified in separate urban / rural boundaries, and dramatically reduced in line with guidance from a combination of the previous application AL/49/20/PL and pre-application advice sought prior to it's submission.

THE PROPOSAL

The proposed development refers to the land adjacent to the east of Byfields, for a 3 bedroom, 1.5 storey family dwelling with attached 2 port garage. The existing land is currently occupied by garden space and one outbuildings.



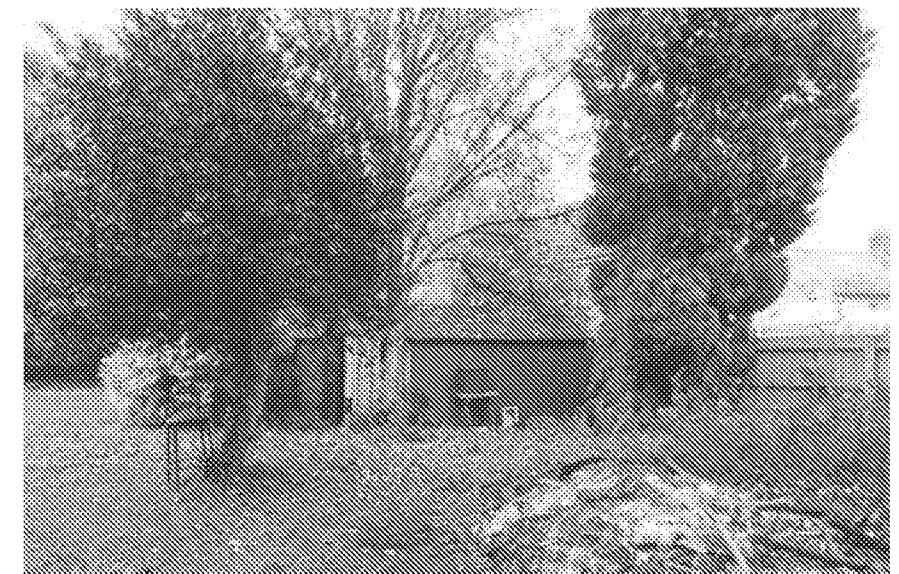
Aldingbourne built-up Boundary



View North to South from Nyton Road



View South to North Across the Site



Existing Outbuilding on Plot

CONTEXT REVIEW

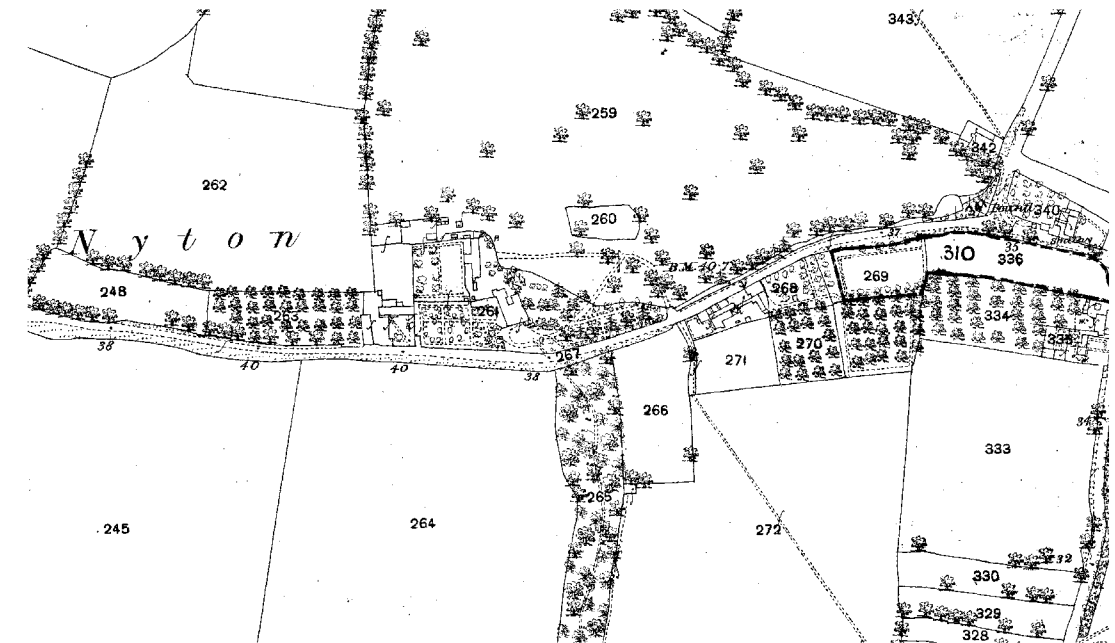
HISTORIC CONTEXT

The Roman settlement was based around an area close to the Rife (bourne) on the western boundary of Aldingbourne. St Mary's Parish church was built in 1086 which was initially where the settlement grew. Over centuries this rife was dammed to create ponds to serve the numerous, small dairy farms along the main street, starting at Nyton and ending at Woodgate.

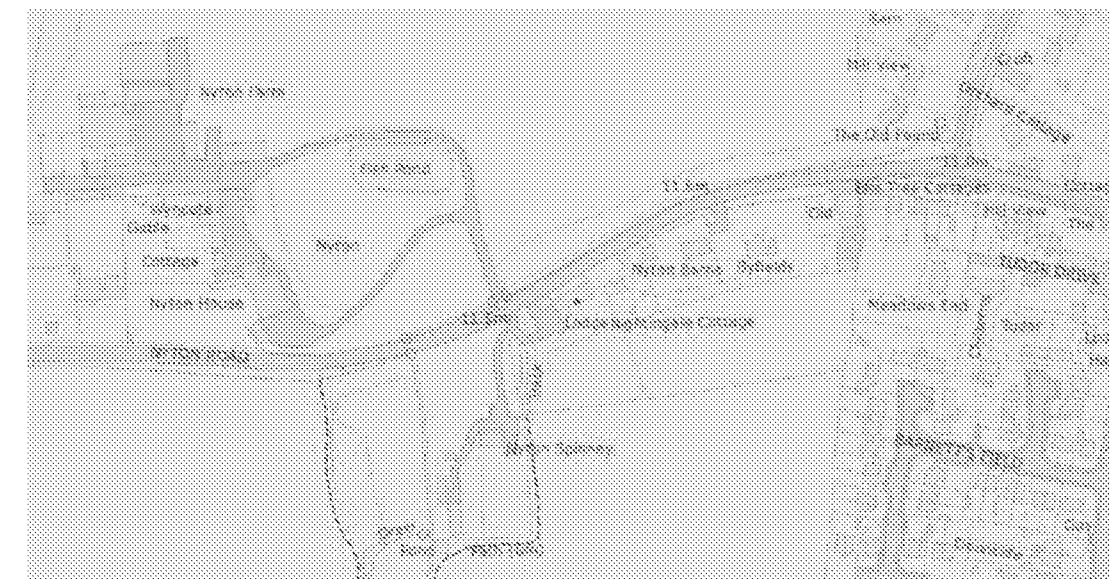
The development in Westergate was hindered due to the lack of sewer drains. Main drainage was installed in 1975, this allowed several in fill developments to go ahead.

There are a number of listed buildings along Nyton road to include:

- Nyton Cottage, Grade
- Nyton Lodge
- Mouse Hall (formerly The Tudors)
- Rush Cottage
- Rose Cottage



OS map 1870



OS map 2020

CONTEXT REVIEW

MATERIALS AND BUILDING TYPES

Byfields is classified as a built-up area, located on the north western boundary of this classification, signalling a gateway to the urban area. To the west the setting becomes less dense and the space greener with far reaching views. From Byfields eastwards the urban landscape becomes intensified and more densely populated. Since the settlement grew up around agriculture, there are many examples nearby of farm cottages. densifying during the mid-late 1900's created opportunity for residential dwellings generally of that era. There are a range of architectural styles populating this area, generally of a modest scale.

Red brick, painted brick and clay tiles are common features. There is some variation between the materiality of individual properties to include pebble dash, render and timber cladding and slate tiles. Earlier architecture features often incorporate local stone such as flint.

There are clear datums drawn between collections of dwellings generally at ground and first floor often with a change of colour or materiality.

Examples are shown in the images adjacent.



The Old Stores



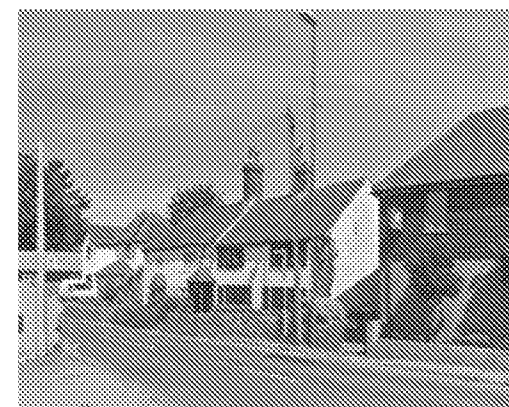
Elm Tree Cottages



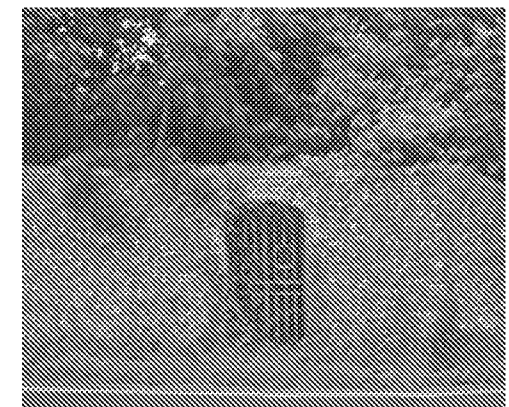
Nyton Lodge



Mill View



Local Vernacular on the Basmati Junction



Local Vernacular Flint Wall to Nyton House Boundary

PLANNING HISTORY

AL/49/20/PL Byfields & Nightingale Cottage. Demolition of 2 no. existing dwellings & erection of 7 No. dwellings - Refused
Harmful to the appearance and character of Nyton Road street scene and unacceptable harm to the amenities of existing and future occupiers as a result of over-development.

AL/131/05 Land East of Byfields. Outline application for detached house and garage - Withdrawn
Unacceptable intensified use of access and lack of adequate provision for increased visibility at access junction.

(Similar applications: **AL/84/02, AL/25/02,**

AL/93/02/ - Land West of Byfields. Outline application for one detached dwelling- Refused/ Appealed
Site considered rural. Development prior to current development plan policies

AL/84/02 Land to East of Byfields. Outline application for detached dwelling (resubmission following AL/25/02) - Refused / Appealed
Site considered rural. Development prior to current development plan policies. Inadequate visibility at junction of access.
Similar application **AL/88/01**

AL/87/01 Land Adjacent Byfields. Detached garage - Approved

AL/85/00 Byfields access. Re-siting of exit / entrance access - Approved
This application advised on specific constraints for the proposed access in the interest of road safety.

AL/73/99 and AL/104/99/BR. Byfields. Alterations and extensions of existing dwellings - Approved

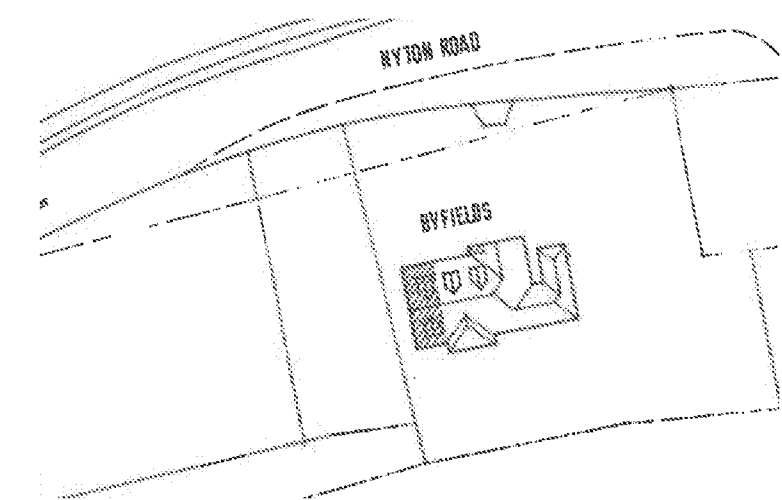
AL/56/99/BR Byfields. Alterations and extensions - Rejected

AL/19/99 Byfields. Alterations and extensions to existing dwelling - Approved

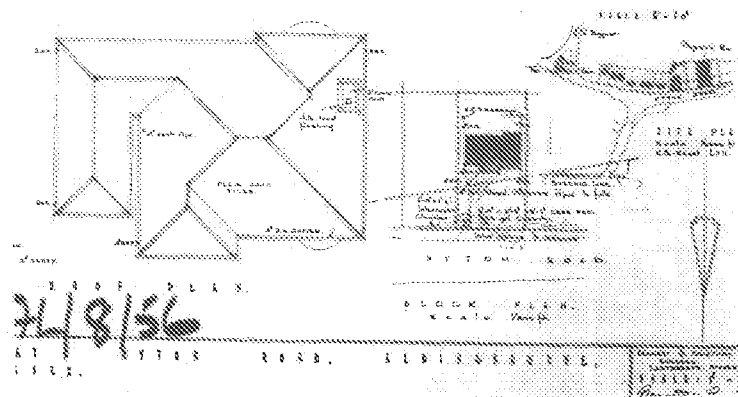
AL/83/96/BN. Byfields. Building notice for drain connection into main sewer and disconnection from existing cesspit- Accepted

AL/8/56. Byfields. Detailed plans for bungalow and garage.- Approved

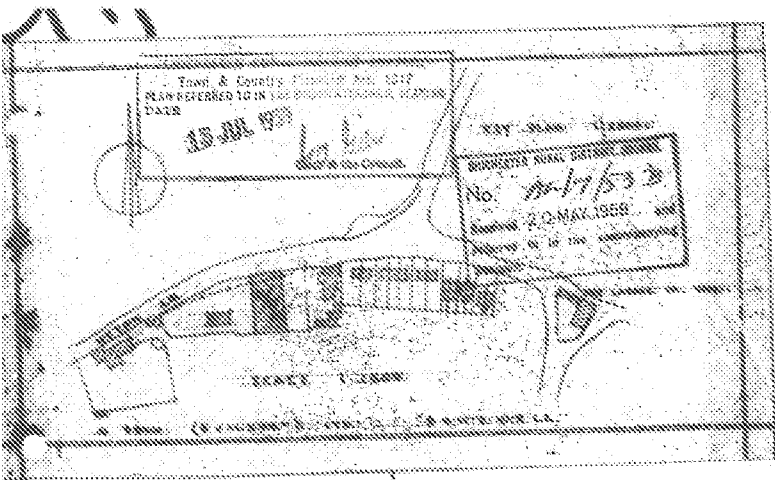
AL/8/56/A. Outline for 3 dwelling
AL/7/53. Outline planning for dwelling
AL/7/53/A Outline for 3 dwellings



Detailed Plans Application AL/73/99- Side Extension nts



Detailed Plans Application AL/8/56



Outline application AL/7/53/B

PLANNING HISTORY

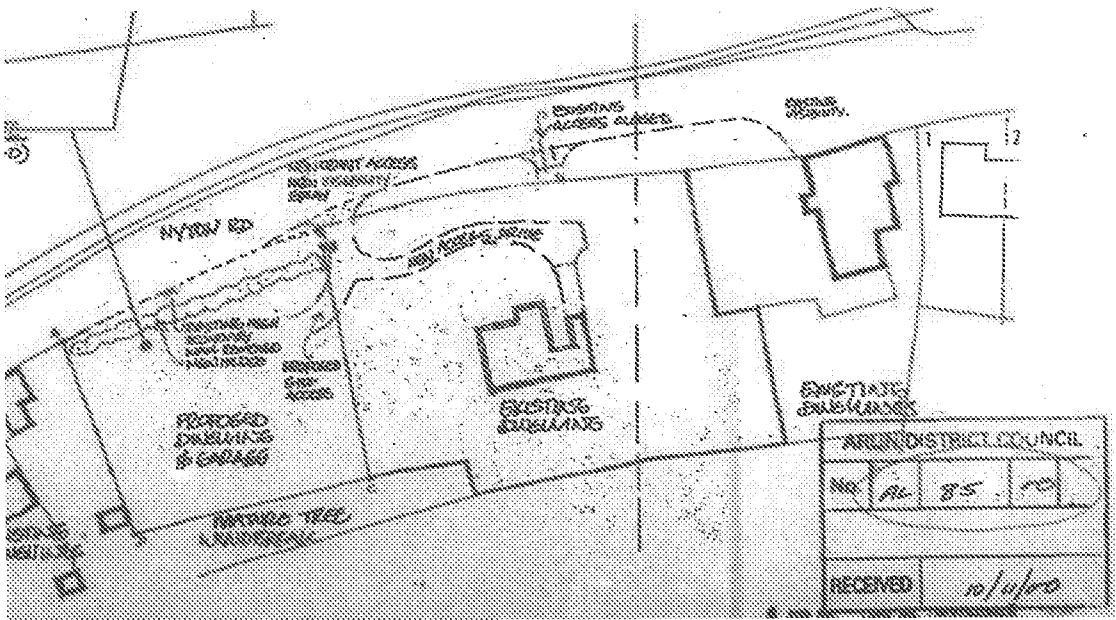
ACCESS

AL/85/00 Byfields access. Re-siting of exit / entrance access.-
Approved

This application altered Byfields access to accommodate access to the parcel of land to the west, now belonging to Mill View. The planning conditions advised on specific constraints for the proposed access in the interest of road safety. Guidelines for splays were detailed as follows:

- 1. A line 2.4 meters long measured along the centrer line of the proposed access from the line of the nearer edge of the carriageway of Nyton Road.
- 2. 90 metres long to the east side of the access measured along the nearer edge of the carriageway of Nyton Road, from its intersection with the centre line of the proposed access.
- 3. 40 metres long to the west side of the access measured along the nearer edge of the carriageway of Nyton Road, from its intersection with the centre line of the proposed access.
- 4.The Straight lines joining the termination of the above lines

Splay lines are to be kept free from any obstruction to visibility in excess of 0.6metres above the level of the carriageway.

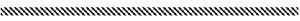


Location Plan from Application AL/85/00 in 2000 to re-site the access



View of Access to Byfields and Mill View

DESIGN STATEMENT



The Proposal

The proposal is for a three bedroom family home on the land to the east of Byfields building, and within it's plot.

The design intends to respond to the surrounding context to provide a mass and form which is functional yet sympathetic to surrounding context. The proposed aesthetic is informed by the historic context and the surrounding local vernacular. The overarching form references simple agricultural building typologies and the design carefully detailed, responding to the opportunities presented by the site.

DAYLIGHT ANALYSIS

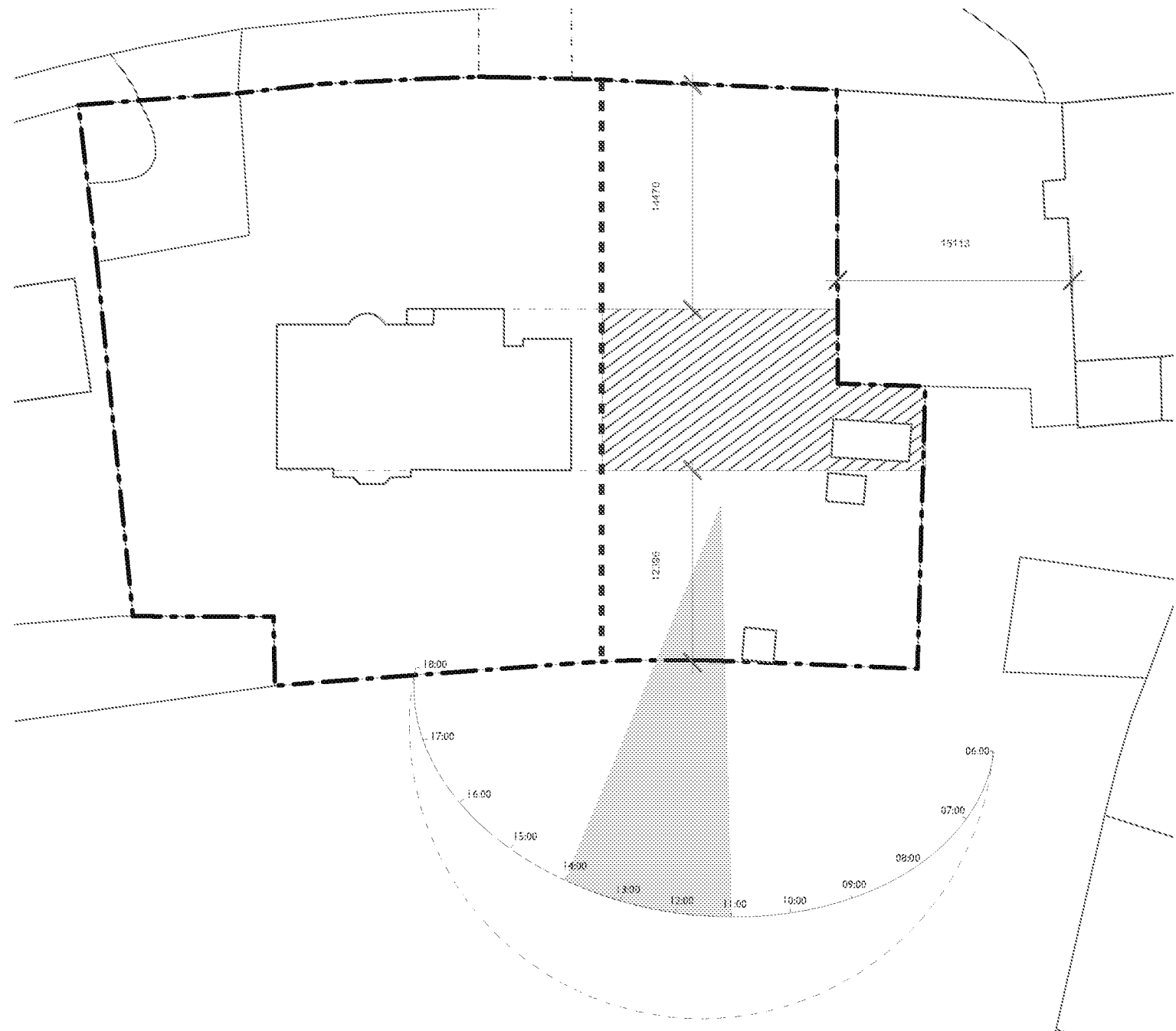
The daylight analysis diagram to the right illustrates the sun path, highlighting sunlight gained over the middle of the day, which in turn has influenced the proposed massing, openings and layouts.

The principle proposed area for development is highlighted in blue, with the intention to form a 1.5 storey dwelling that aligns with Byfields, following feedback received at pre-application stage and the previous application proposal for the demolition of Byfields to be replaced with 6 dwellings on this site. This revised proposal significantly reduces the proposed area for development and instead proposes a 3 bedroomed family dwelling.

The sun path allows good solar gain to the south, with a substantial distance to the rear garden boundary wall, beyond which is a wooded area.

Despite the canopy of trees to the south, careful consideration of glazing/ openings has been designed to avoid the potential for overheating whilst still opening up to the views and green space available, in particular minimising openings to the upper levels. Where possible, existing trees and vegetation will be retained.

Due to the proximity to Byfields, careful and considered design is required to avoid the potential to be overbearing. Openings to the side elevations have been placed and sized appropriately in response neighbouring properties.



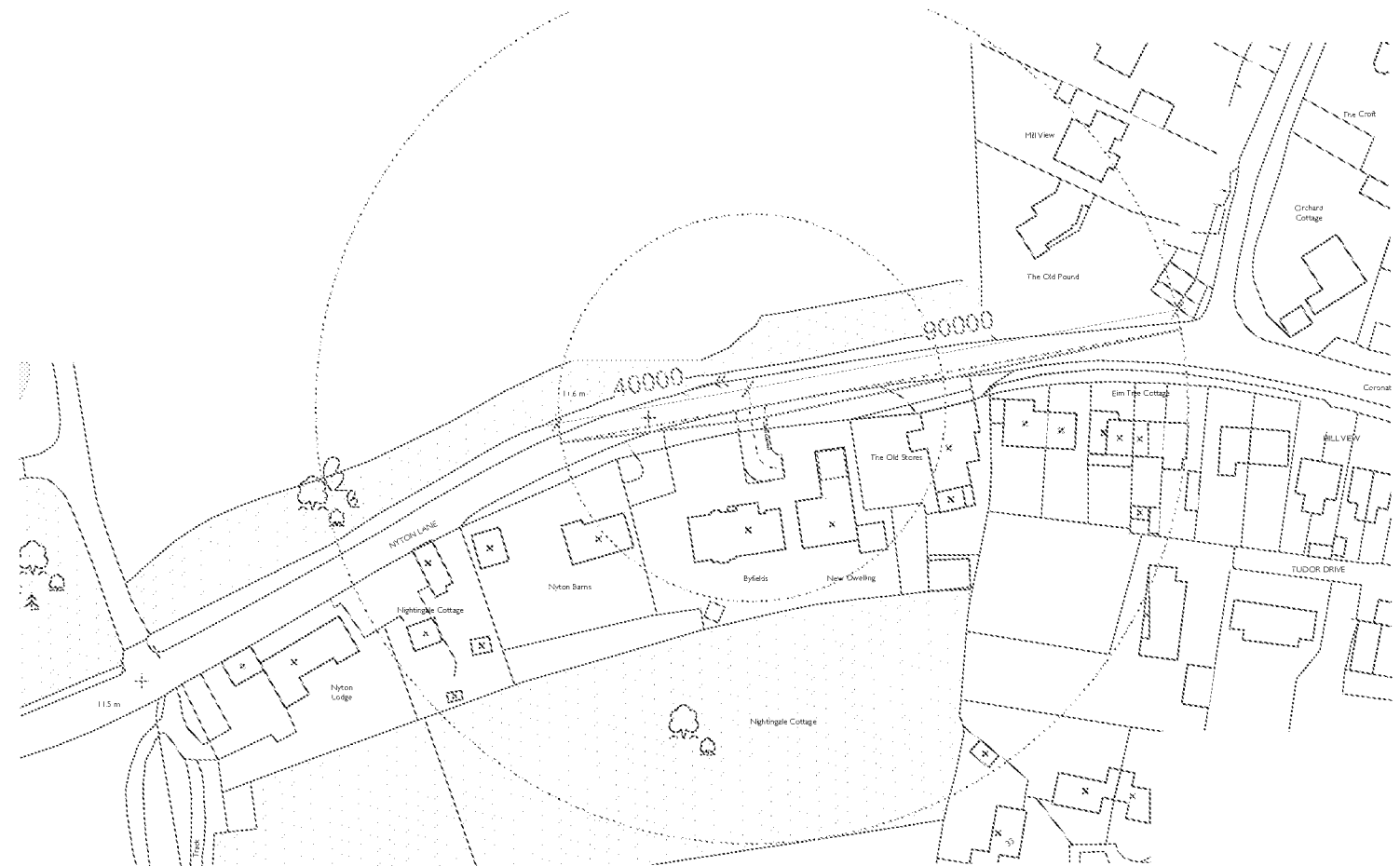
Sun path Diagram informing site opportunities and constraints

ACCESS

AL/85/00 Byfields access. Re-siting of exit / entrance access.-
Approved

The planning conditions advised on specific constraints for the proposed access in the interest of road safety. Guidelines for splays within this approval have been applied to the proposed access as an initial test for feasibility. The test shows that sightlines are valid as required.

For further access details, please refer to consultant information.



Reinstatement of existing access at Byfields- feasibility and

ANALYSIS: CONSTRAINTS

Heights: The elevation below illustrates some key height constraints that require consideration. Ground floor window sight lines for both Byfields and The Old Stores are shown at 25° and 45°. Due to the proximity with Byfields, to ensure that the roof-line does not encroach upon the 45° angle, the gable is clipped to a half hip to reduce mass impact to respond to the neighbouring property.

Datum Lines: In order to correspond with the surrounding properties, we have referenced existing datums such as the ridge and eaves height at Byfields.

Overlooking / Fenestration: The axonometric drawing shows the views from high level onto the proposed site. Due to the proximity with Byfields, the proposal avoids openings to that side. Despite Byfields being a Dormer bungalow, the proposed dwelling maintains a simple roof at the same pitch, with skylights. This emphasises the simplicity of the roofscape and also provides an expanse of roof that can have solar panels integrated with ease in the future to the rear of the property.

Context: The axonometric drawing illustrates how the site sits within the surrounding environment, demonstrating how the mass and openings respond to the built context to minimise overbearing aspects to neighbouring properties.

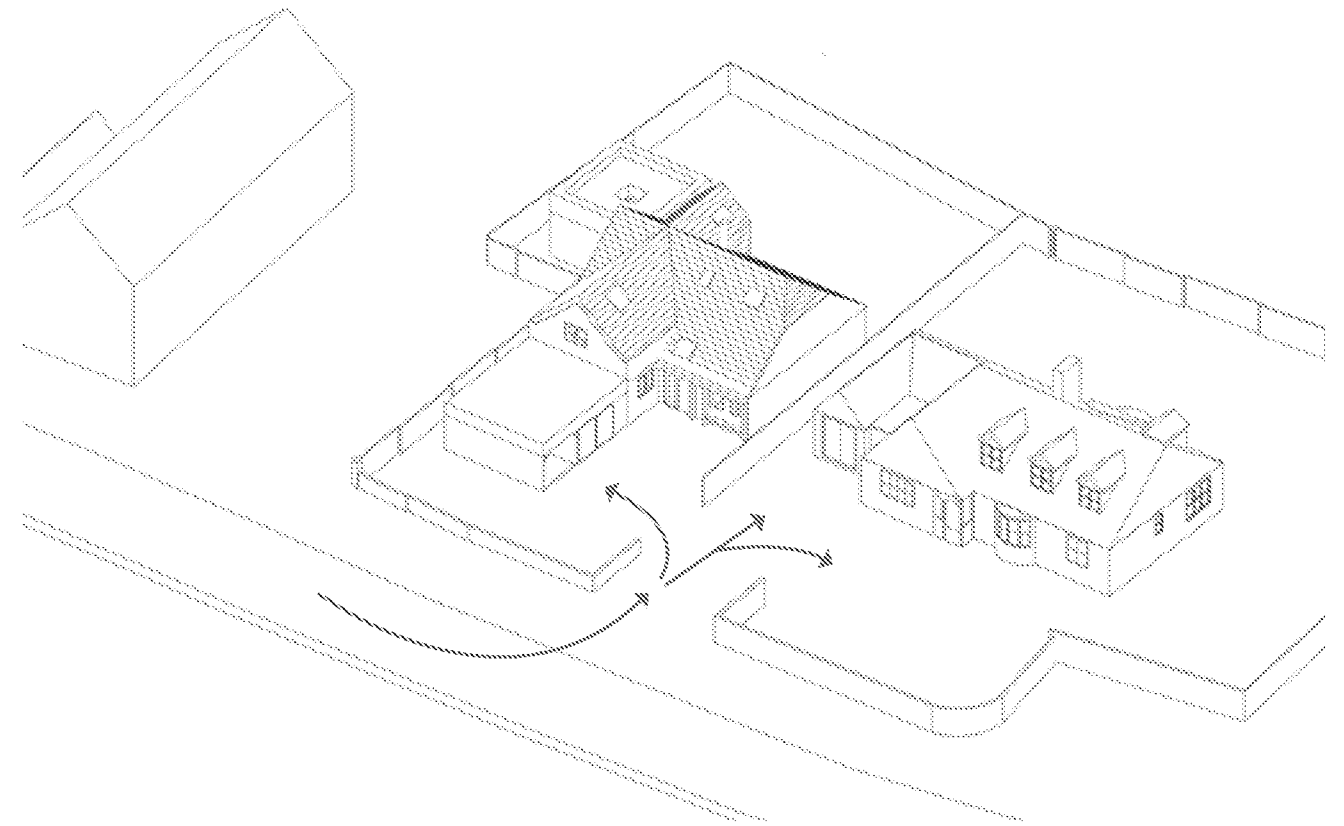
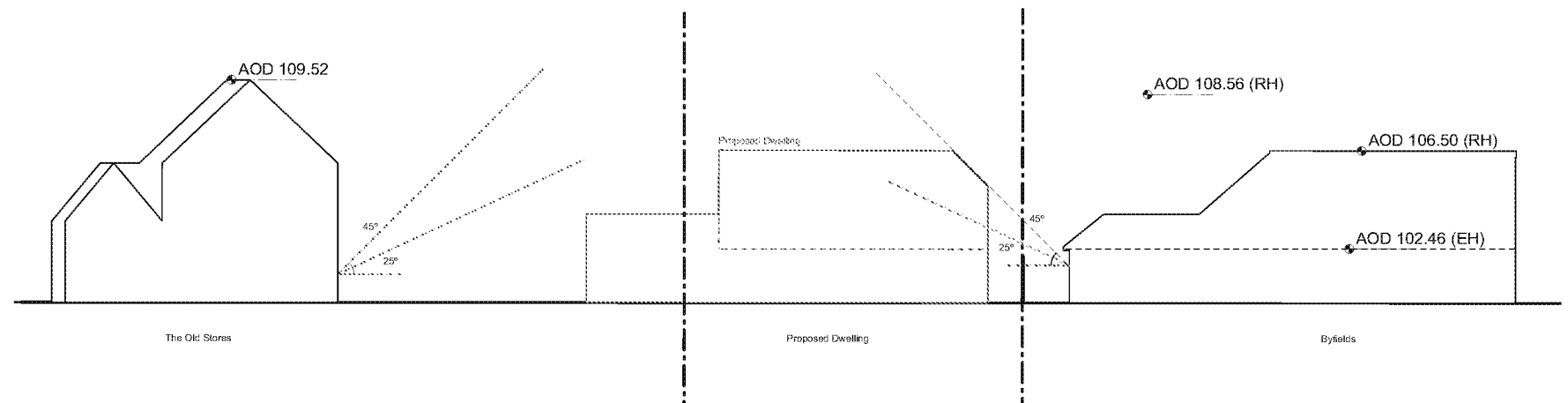


Diagram highlighting analysis constraints



Section across the site with 25° and 45° degree sightline analysis

ANALYSIS: CONSTRAINTS

Heights: The elevation below illustrates some key height constraints that require consideration. Ground floor window sight lines for both Byfields and The Old Stores are shown at 25° and 45°. Due to the proximity with Byfields, to ensure that the roof-line does not encroach upon the 45° angle, the gable is clipped to a half hip to reduce mass impact to respond to the neighbouring property.

Datum Lines: In order to correspond with the surrounding properties, we have referenced existing datums such as the ridge and eaves height at Byfields.

Overlooking / Fenestration: The axonometric drawing shows the views from high level onto the proposed site. Due to the proximity with Byfields, the proposal avoids openings to that side. Despite Byfields being a Dormer bungalow, the proposed dwelling maintains a simple roof at the same pitch, with skylights. This emphasises the simplicity of the roofscape and also provides an expanse of roof that can have solar panels integrated with ease in the future to the rear of the property.

Context: The axonometric drawing illustrates how the site sits within the surrounding environment, demonstrating how the mass and openings respond to the built context to minimise overbearing aspects to neighbouring properties.

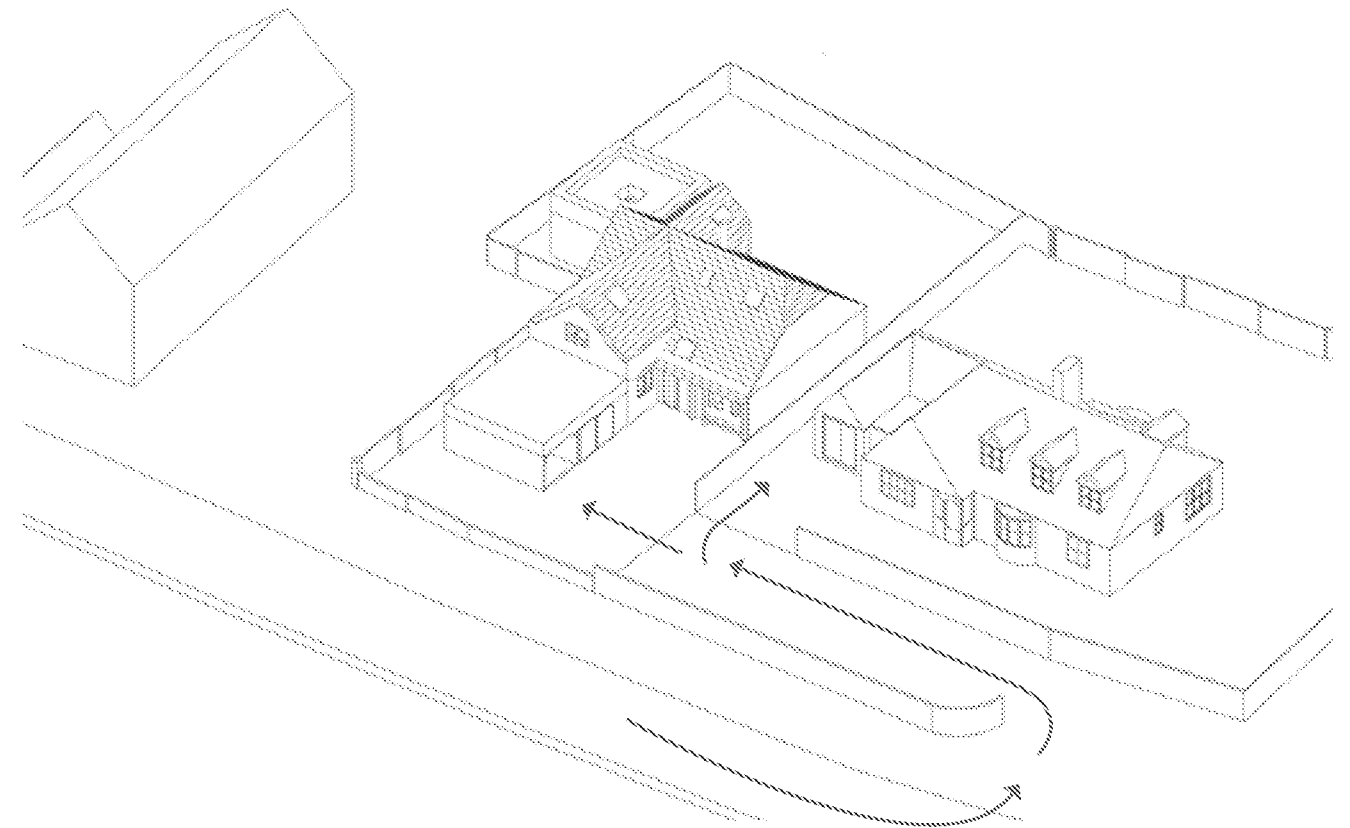
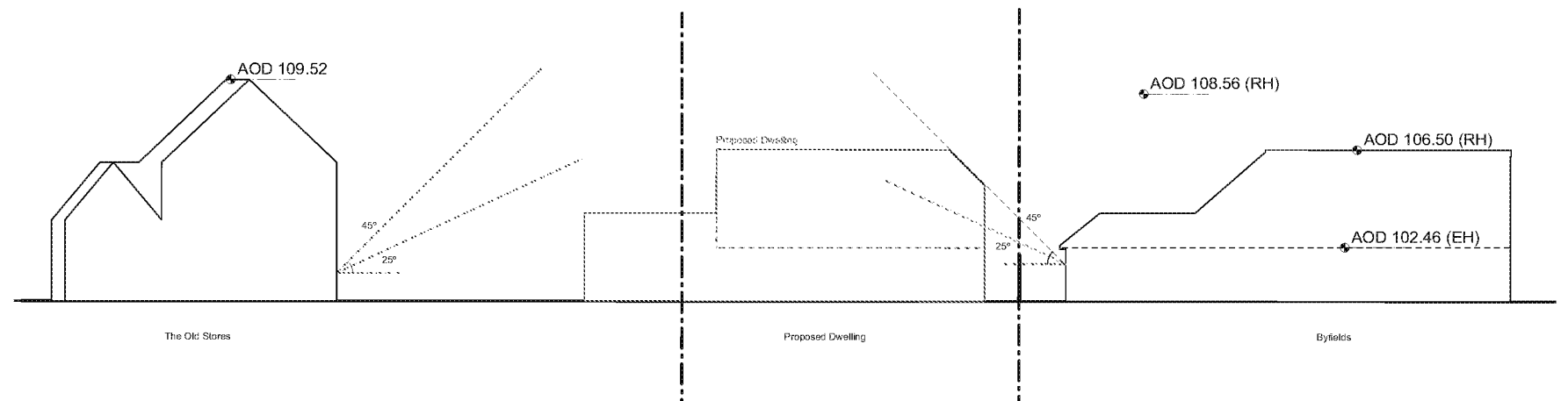


Diagram highlighting analysis constraints



Section across the site with 25° and 45° degree sightline analysis

FORM DEVELOPMENT

The axonometric drawing to the right shows the key spaces and proposed internal configuration within the massing. The spaces to the ground floor are entered from the north (main entrance 01), with the principle elevation facing the highway. Circulation (02) and servicing spaces (03) are north facing. This will also act as an acoustic buffer to the habitable accommodation areas. One exception to this, is the location of the study (04) which is to the north. However placement of the garage (05) acts in a similar way reducing the impact of daytime use/disturbance from Nyton road.

The main habitable rooms- kitchen (06), dining (07) and living spaces (08) face south with optimum light conditions and green vistas. A central double sided fire place acts as a room divider to the open plan living areas, providing a range of spaces without the need to close them off.

The master bedroom (09) similarly frames views to the garden. Two further double bedrooms and a bathroom (10) complete the upstairs arrangement. The upper floor is predominantly lit through rooflights to maintain a simple roofscape, and to emphasis an overriding scale of 1.5 storeys rather than 2.

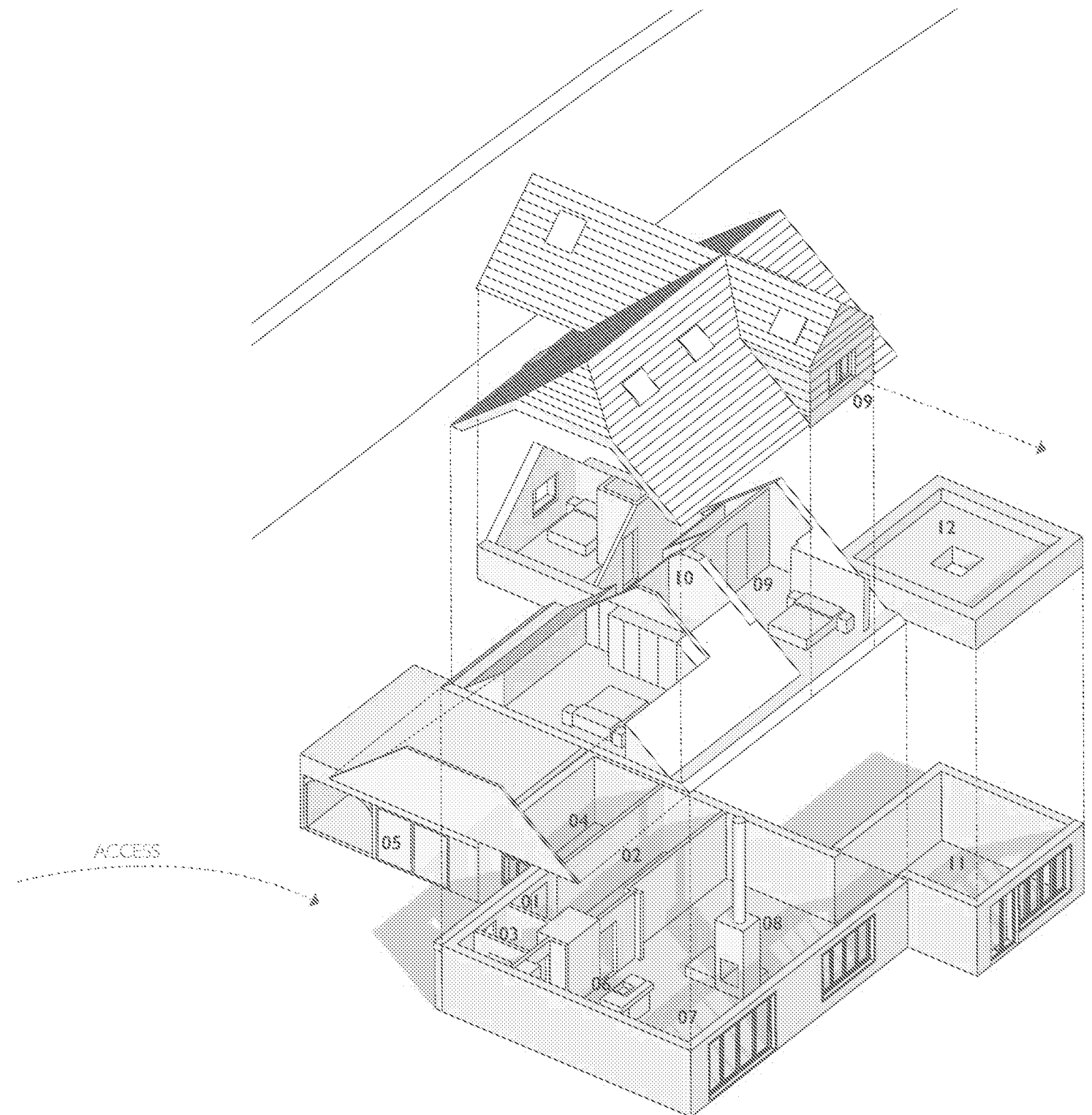
Roof

The roof incorporates a half hip to the western edge, allowing Byfields side elevation to receive a 45° daylight angle and creates a more effective roof form at dealing with westerly winds.

A Garden room (11) provides additional living space on the ground floor, maximising the opportunity provided by the context, and surrounding environment. The massing is offset to allow access between the building and boundary. The roof of the Garden Room (12) has a higher parapet to accommodate a green roof, to provide high level opportunity for migrating bird and bats.

Garage

The placement of the garage has been located mirroring the garage at Mill View. This reinstates a collection of buildings, unifying Byfields, Mill View and the proposed dwelling. The garage contains a designated area for refuse and secure cycle parking in addition to an electric car charging station and designated parking space for 2 cars.



ANALYSIS: FROM STREET

The design of the proposed scheme responds in scale, mass and materiality to the grain and context of the existing built fabric along Nyton Road.

The principle elevation reinforces the street hierarchy and frontage. Furthermore, the existing vegetation and trees on the defensible space between proposed dwelling and highway will be retained, where possible acting as a natural buffer and avoiding unnecessary removal of existing ecological features.

The overall massing is set back from Nyton road, in line with Byfields and adjacent Mill View. The massing is of similar scale, appropriate to the context. The proposed height of ridge and eaves aligns with Byfields. The roofscape has been designed to emulate height and pitch of Byfields and overall scale of dwelling, as 1.5 storeys.

The proposal incorporates a 1.8m high fence on the proposed boundary between Byfields and the new dwelling set at 2m from Byfields and 1.5m from the proposed scheme, reinforcing a good sense of definition and enclosure defining the plot. There is a 1.5m and 2m gap either side of the boundary to building.

The wall fronting the boundary to the highway has been reduced creating a distinction between front and back, whilst allowing the vegetation and existing trees within the defensible space to have a more prominent role, adding to the green atmosphere on Nyton road

The design guide SPD 2020 gives a good example of desired road typology within urban areas, advising on $\leq 6\text{m}$ carriageway to allow 2 vehicles to pass one another, which has informed the width of the driveway.

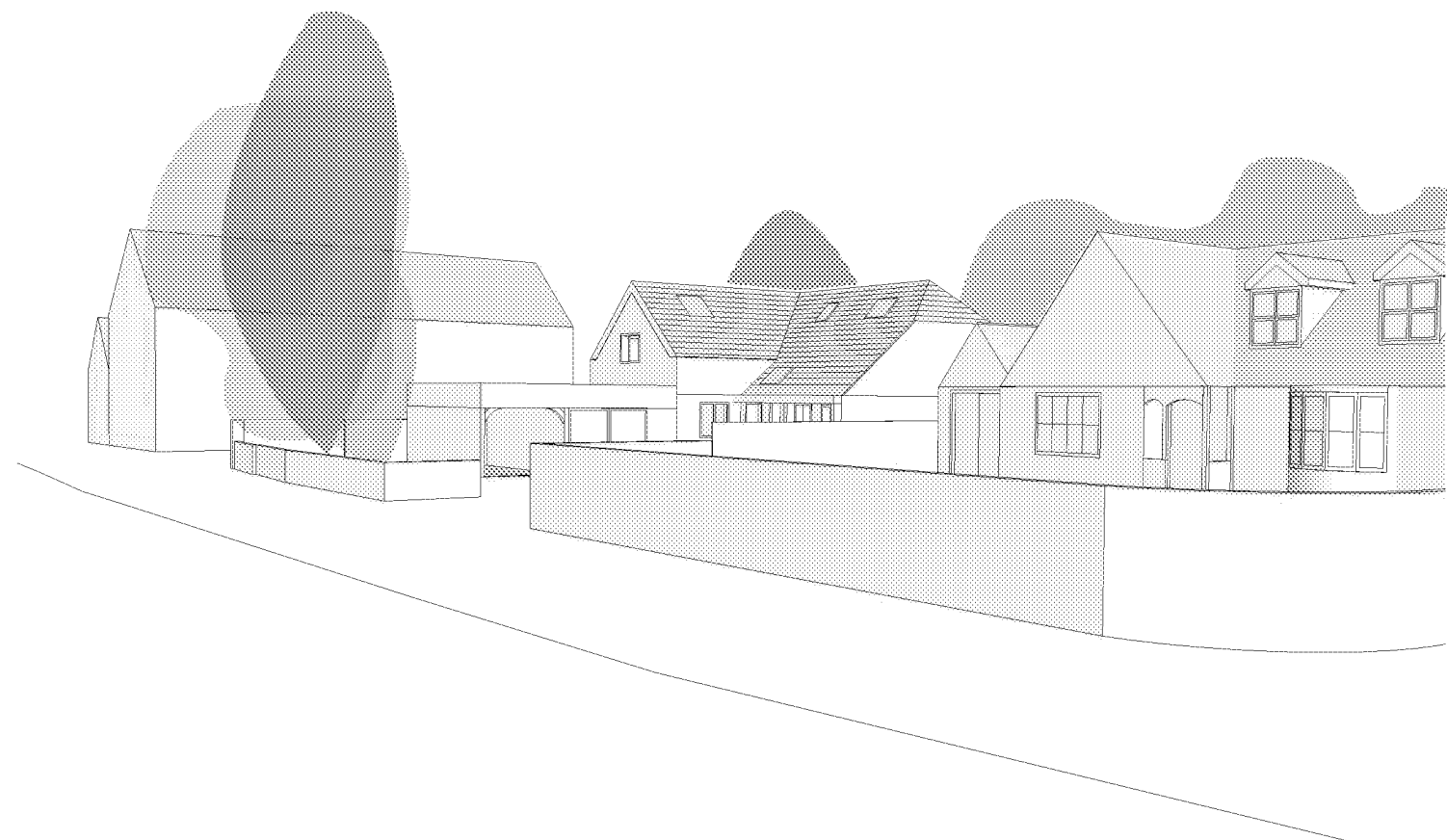
The addition of the garage to the front of the property reflects a similar construction at Mill view, on the other side of Byfields. This allows for parking of 2 vehicles, adequate to achieve Arun district councils parking standard guidance 2020 of 2 spaces for

a 3 bedroomed scheme.

Electric Vehicle charging point is included within the garage, helping achieve the % targets and requirements for new houses, of parking spaces with active EV charging points within houses with a driveway and garage. The garage will also provide a discrete location for refuse and the recommended 2 spaces for cycle provision.



Photograph of the site from Nyton Road looking east



View of proposal from Nyton Road

ANALYSIS: FROM STREET

The design of the proposed scheme responds in scale, mass and materiality to the grain and context of the existing built fabric along Nyton Road.

The principle elevation reinforces the street hierarchy and frontage. Furthermore, the existing vegetation and trees on the defensible space between proposed dwelling and highway will be retained, where possible acting as a natural buffer and avoiding unnecessary removal of existing ecological features.

The overall massing is set back from Nyton road, in line with Byfields and adjacent Mill View. The massing is of similar scale, appropriate to the context. The proposed height of ridge and eaves aligns with Byfields. The roofscape has been designed to emulate height and pitch of Byfields and overall scale of dwelling, as 1.5 storeys.

The proposal incorporates a 1.8m high fence on the proposed boundary between Byfields and the new dwelling set at 2m from Byfields and 1.5m from the proposed scheme, reinforcing a good sense of definition and enclosure defining the plot. There is a 1.5m and 2m gap either side of the boundary to building.

The wall fronting the boundary to the highway has been reduced creating a distinction between front and back, whilst allowing the vegetation and existing trees within the defensible space to have a more prominent role, adding to the green atmosphere on Nyton road

The design guide SPD 2020 gives a good example of desired road typology within urban areas, advising on $\leq 6\text{m}$ carriageway to allow 2 vehicles to pass one another, which has informed the width of the driveway.

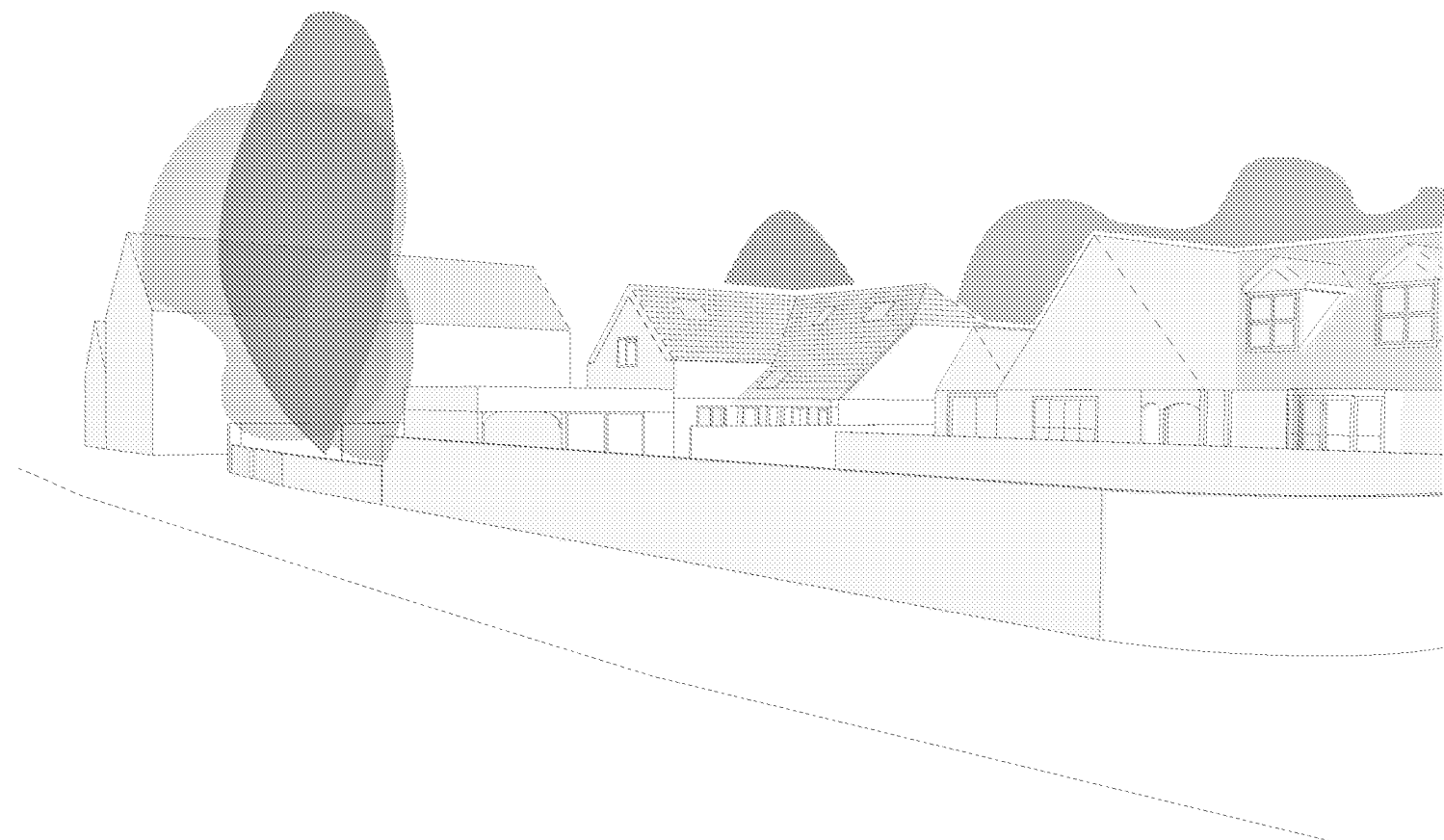
The addition of the garage to the front of the property reflects a similar construction at Mill view, on the other side of Byfields. This allows for parking of 2 vehicles, adequate to achieve Arun district councils parking standard guidance 2020 of 2 spaces for

a 3 bedroomed scheme.

Electric Vehicle charging point is included within the garage, helping achieve the % targets and requirements for new houses, of parking spaces with active EV charging points within houses with a driveway and garage. The garage will also provide a discrete location for refuse and the recommended 2 spaces for cycle provision.

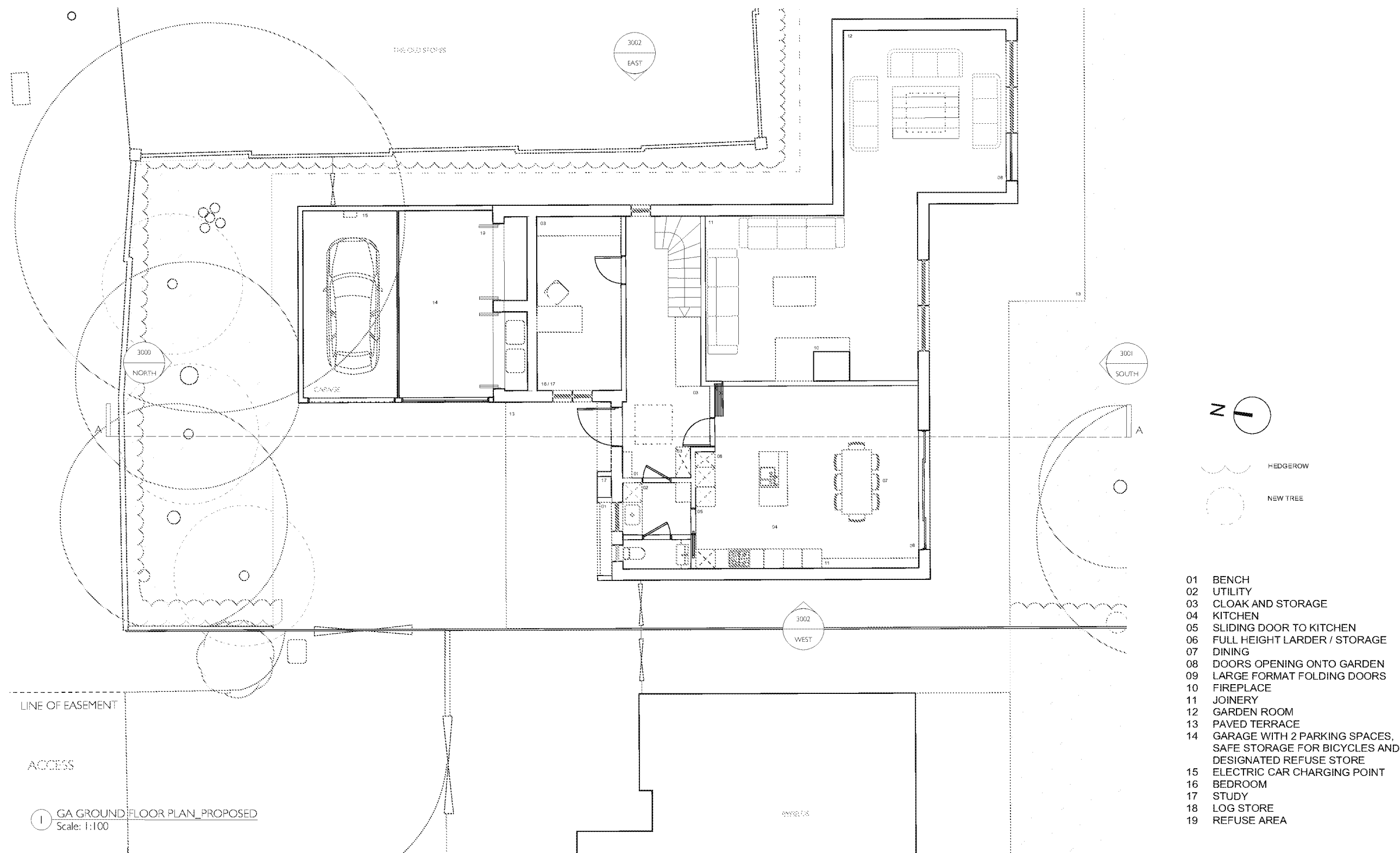


Photograph of the site from Nyton Road looking east

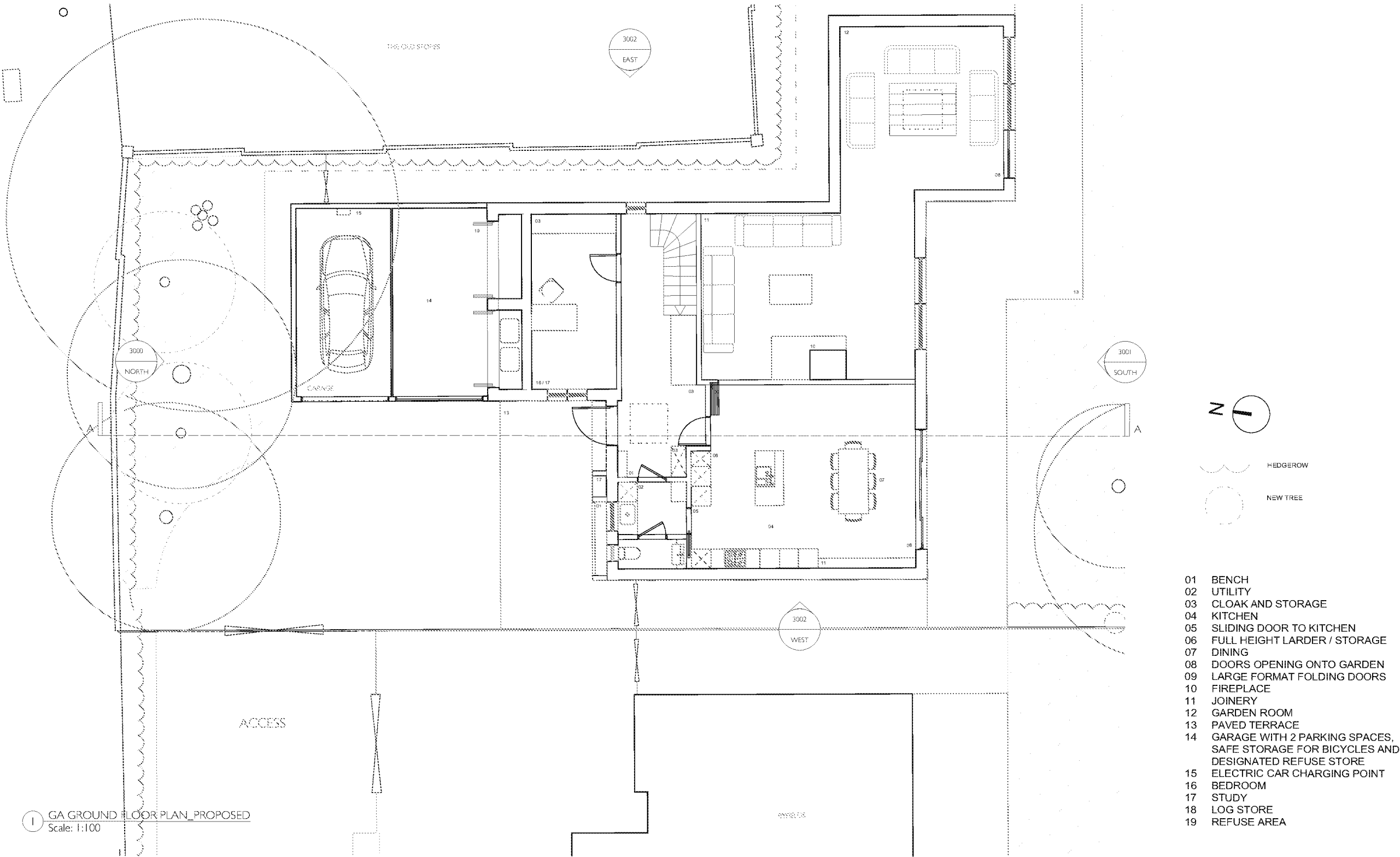


View of proposal from Nyton Road

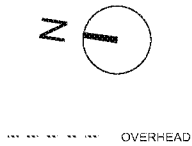
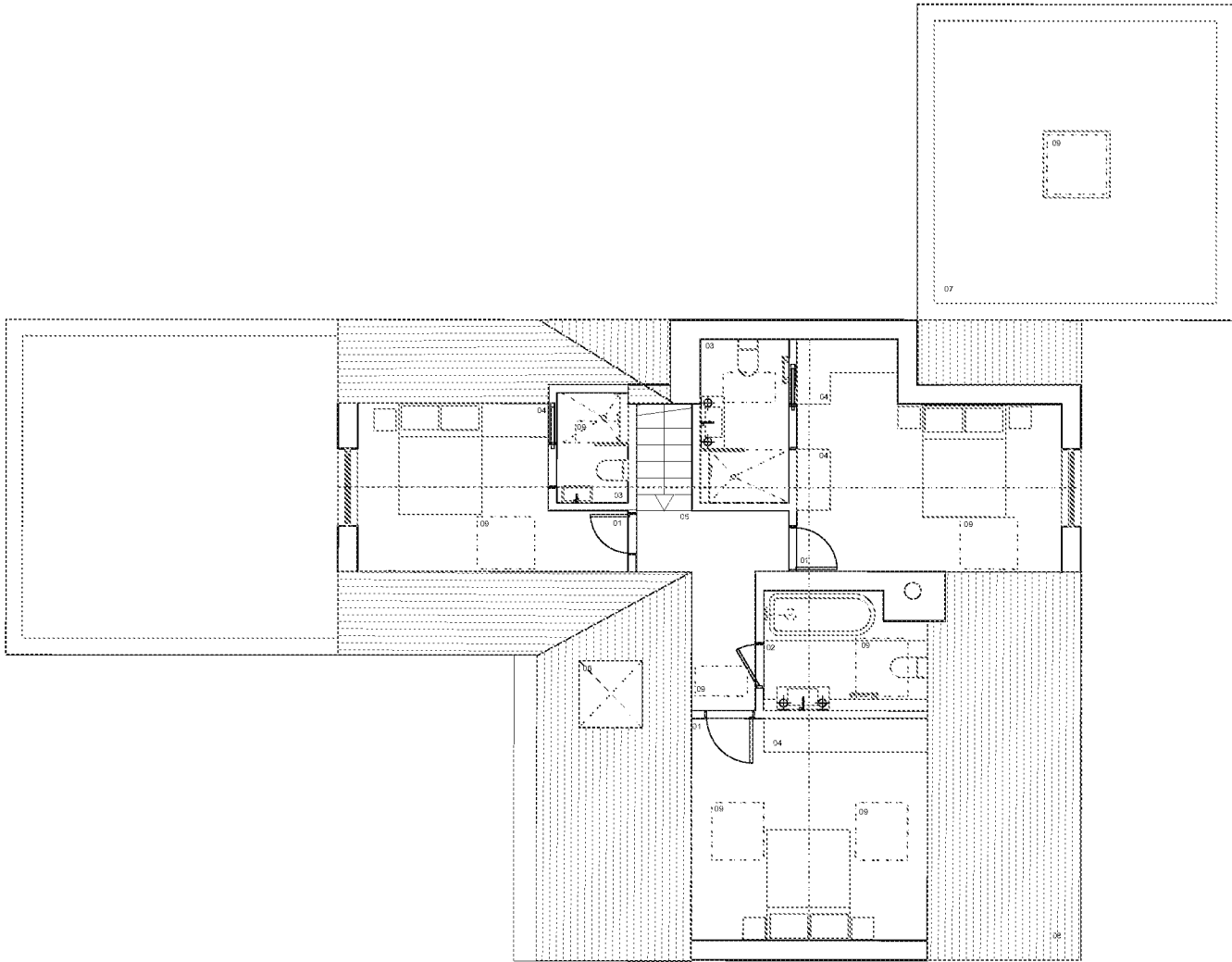
PLANS



PLANS



PLANS



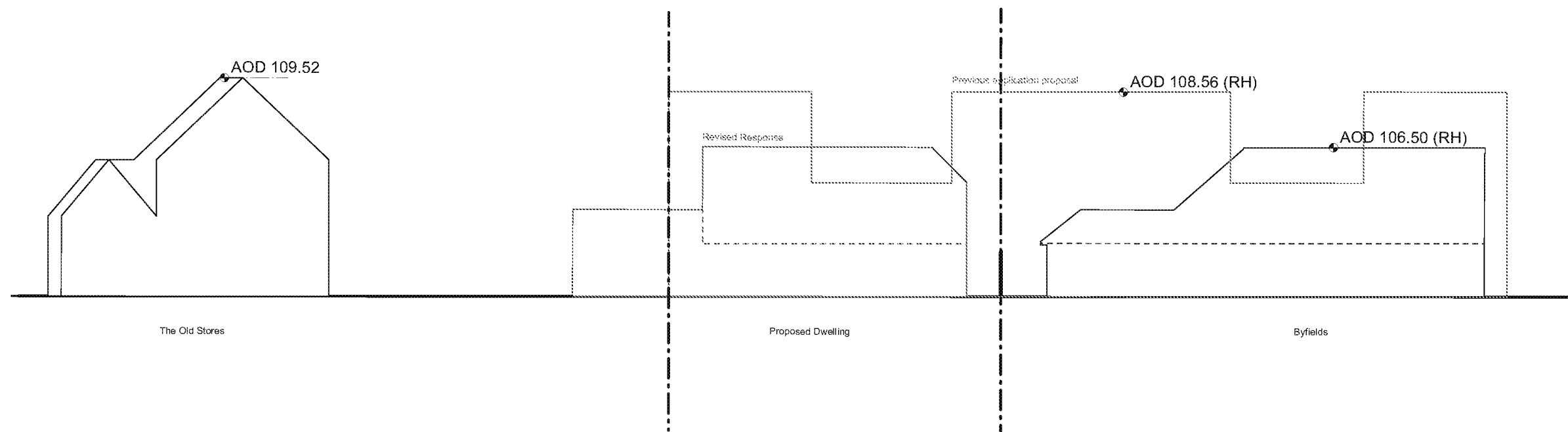
2 GA FIRST FLOOR PLAN_PROPOSED
Scale: 1:100

- 01 BEDROOM
- 02 BATHROOM
- 03 EN SUITE
- 04 BUILT IN STORAGE/ DRESSING
- 05 STAIRS FROM GROUND FLOOR
- 06 VOID ABOVE MAIN ENTRANCE WITH ROOFLIGHT ABOVE
- 07 GREEN ROOF FOR ECOLOGICAL BIODIVERSITY
- 08 RED CLAY TILES TO ROOF
- 09 ROOFLIGHT

ANALYSIS: PREVIOUS APPLICATION PROPOSAL
AND REVISED RESPONSE

The section opposite demonstrates the key principles of the scheme and was used as a valuable tool to understand how the proposal's mass and form sits within the surrounding context, and in relation to the previous proposal. It is clear that the revised response sits a great deal lower and provides a form more akin to the local vernacular.

The revised response presents both an improvement in terms of quality of design in relation to the local vernacular, as well as establishing a relationship with the buildings within the immediate context, as well as a vast reduction in the scale of development, which we feel will be more appropriate to the site.



Height comparison section of the previous and new development proposal

AREA SCHEDULE

Below lists the area achieved for the proposed scheme. The unit is a 3 bedroom 6 person house (3b6p). As well as the areas of the proposal itself, we have noted requirments under the Technical Housing Standards, to display compliance with key policy areas. All internal layouts will adhere to Part M of the buiding regulations. Bin and bicycle storage provision is also listed

3 Bedroom 6 Person House areas (sqm)

Level / Room	THS (NDSS)	PROPOSED
Ground Floor		
Entrance Hall	N / A	11.9
W/C	N / A	1.8
Utility / Boot Room	N / A	3.6
Study	N / A	13.8
Kitchen / Dining	N / A	38.2
Living	N / A	59.8
First Floor		
Bedroom 01	11.5	16.5
Ensuite	N / A	4.7
Bedroom 02	11.5	12
Ensuite	N / A	2.6
Bedroom 03	11.5	17
Family Bathroom	N/A	5.9
Total GIA	102	207.3
Total external Amenity	N / A	482 (external space)
Total Built-in Storage	2.16	4.5

Secure Bin Storage: Arun Council: 240l refuse, 240l recycling, garden waste sack on request

Secure Bicycle Storage: 2 spaces, recommended

Parking Provision: 2 spaces

Electrical Car Charging

REFUSE

Arun council stipulate kerb side collection of refuse therefore designated collection points for Byfields and the proposed new dwelling are outlined below.

The allowance is not more than 5 black sacks or one 240 litre wheelie bin of refuse to per week.

- 01 - Collection point for Byfields
- 02 - Collection point for proposed dwelling



AREA SCHEDULE

Below lists the area achieved for the proposed scheme. The unit is a 3 bedroom 6 person house (3b6p). As well as the areas of the proposal itself, we have noted requirments under the Technical Housing Standards, to display compliance with key policy areas. All internal layouts will adhere to Part M of the buiding regulations. Bin and bicycle storage provision is also listed

3 Bedroom 6 Person House areas (sqm)

Level / Room	THS (NDSS)	PROPOSED
Ground Floor		
Entrance Hall	N / A	11.9
W/C	N / A	1.8
Utility / Boot Room	N / A	3.6
Study	N / A	13.8
Kitchen / Dining	N / A	38.2
Living	N / A	59.8
First Floor		
Bedroom 01	11.5	16.5
Ensuite	N / A	4.7
Bedroom 02	11.5	12
Ensuite	N / A	2.6
Bedroom 03	11.5	17
Family Bathroom	N/A	5.9
Total GIA	102	207.3
Total external Amenity	N / A	482 (external space)
Total Built-in Storage	2.16	4.5

Secure Bin Storage: Arun Council: 240l refuse, 240l recycling, garden waste sack on request

Secure Bicycle Storage: 2 spaces, recommended

Parking Provision: 2 spaces

Electrical Car Charging

REFUSE

Arun council stipulate kerb side collection of refuse therefore designated collection points for Byfields and the proposed new dwelling are outlined below.

The allowance is not more than 5 black sacks or one 240 litre wheelie bin of refuse to per week.

- 01 - Collection point for Byfields
- 02 - Collection point for proposed dwelling



MATERIALITY AND APPEARANCE

The images adjacent illustrate the intention for the aesthetic and materiality.

The materials have been carefully selected to compliment the surrounding wooded landscape. The walls are to be horizontally clad in timber to be inkeeping with the surrounding tree trunks, but also offering a similar material as is used at Mill View.

By keeping the material palette simple, the aesthetic remains uncomplicated and minimises its impact merging with the wooded landscape, and surrounding collection of buildings

Brick

The most common brick type of surrounding architecture is red brick. A brick course runs around the lower perimeter of the building to provide a robust base to the elevations, unifying the garage and dwelling, as is the case with Byfields.

Timber

Timber boards in Siberian larch orientated horizontally clad the surrounding external walls to the dwelling and garage. The dwelling will be well detailed and constructed using FSC certified timber for all cladding.

Red Clay Tiles

All pitched roofs are finished in traditional red clay tiles. The flat roof with have a green roof construction.

Windows and Doors

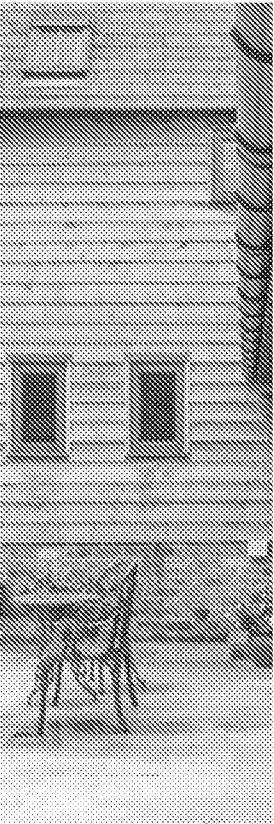
All windows and doors are to be timber framed, double glazed units. The front door is to be a solid timber, vertically clad in the same timber used on the elevations, to signal the main entrance. Rooflights are to be aluminium, coloured grey to compliment the darkening of the roof tiles over time.



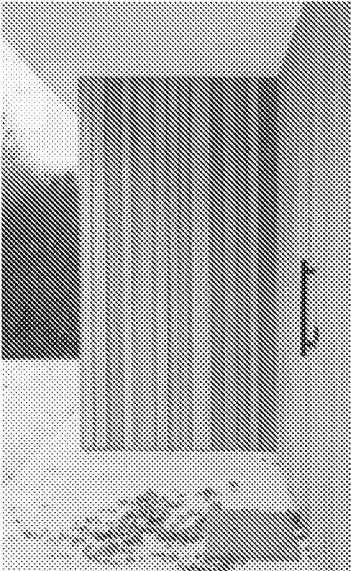
Precedent_ surrounding natural environment



Red tiles to roof and timber cladding. Use of half hip gables.



Layering of external materials. Red brick to footing area and horizontal larch boards above



Change of cladding orientation using the material as way-finding, to subtly signal the main entrance. This orientation to the front of the property also emphasises the verticality of the surrounding trees

FURTHER DESIGN CONSIDERATION

Use and Amount

The proposed dwelling is a 1.5 storey, 3-bedroom detached residential dwelling with attached garage.The dwelling will provide high quality family accommodation.The dwelling will conform to the residential design standards both in area and ceiling height.All bedrooms provide storage and ample natural light.

Access

Access to the property is provided on Nyton Road. Please refer to transport consultant information for further details.

2 x parking spaces are provided within the garage.

Climate Change and Sustainability

Designing for resilience and adaptability to climate change is an important aspect of the design. South facing glazing has been localised and is well proportioned to the solid facade, minimising potential for overheating.

A green roof has been set within a parapet over the garden room.This provides elevated additional green space to encourage ecological biodiversity but also provides cool mass to the most glazed part of the house, to stabilise temperature within.

Pitched rooflights maintain a simple roofscape throughout the entire dwelling, leaving the roof free of dormers to provide a future space for integration of solar panels to the south facing surface.

Sustainability is integral to the design of this building. Natural and local materials have been specified, which where possible will be purchased locally. The design of the building is compact and avoids any complicated details to minimise unnecessary heat loss.

Natural ventilation through the property is optimised through openable windows and rooflights to all bedrooms. room, and south facing glazing.

Reasonable proportions of glazing on each elevation limit the use of artificial lighting as well as increasing the user’s well-being

through visual connection to the outdoors.

All carbon emissions will be reduced through a combination of passive design and energy efficiency.

Efficient services will be implemented throughout, achieving building regulations. Insulation will be specified to surpass the regulations, to promote an affordable and healthy environment when in use.

Recycled materials and sustainably sourced materials will be used where possible, with low embodied energy. Non-toxic paints and natural materials with minimal finishing involved will be used where possible.

Flood Risk

The site is within Flood zone 1.

Flood Zone 1 - land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%)

A map from Southern water, included in this application provides details of mains drainage.The site is within the Lidsey Foul Water Treatment Catchment area and therefore CREO Consulting engineers have prepared drainage impact information regarding surface water drainage to ensure that the development is adequately drained and that it considers the appropriate SuDs to account for the additional amenity of the site. Please refer to consultant information for more details.

Tree and Arboricultural Reports

An initial survey was carried out by Lizard Landscape Design and Ecology in June 2020. Please refer to the Arboricultural impact assessment and method statement and tree schedule for more details.Additionally please also refer to the tree retention plan , drawing number LLD2010-ARB-DWG-001 by Lizard design for an outline of tree constraints.

Ecological Impact

An Ecological Impact Assessment was initially conducted by Ecology Co-op and topped up by AEWC this year (2021) providing a comprehensive report that has been added to over a longer period of time building up a good understanding of

the natural environment of the site. Please refer to this report included within the planning application for further detail of its findings. Some trees will be removed during the process of development, however were possible vegetation and trees will be retained.

HRA Buffer (SD10)- Survey and Report relating to Bats in the Singleton and Cocking Tunnel 12km consultation zone.The lighting design of the proposal will be minimal in response to this particular aspect of the site location.

Additionally the green roof to the garden room has been incorporated to provide a safe potential space at high level for use by migrating bats.

The reduced development and ambition to retain existing features and furthermore enhance hedgerows and soft landscaping demonstrates an ambition to maintain and encourage natural biodiversity of the site, whilst also developing it appropriately.

Previous response by Liz Annalls made recommendations that have been incorporated into the project, outlined in the landscape plan, such as:

- Replanting of trees (3 removed) at a ratio of 2:1
- Planting / filling in gaps of tree line/ hedgerows
- Bird boxes in trees to north of the plot
- Bat brick / tile to south facade
- Small openings/gaps in boundary wall / fences to encourage the movement of small mammals across the site

Boundary Treatment

Existing wall and fence heights will be maintained where possible.The north wall fronting the highway will remain lower so as not to encroach on visibility splays.All perimeters will were possible incorporate a hedgerow to encourage biodiversity.

Further Provision

Bicycle Storage within the garage for 2 bicycles provides safe and secure storage.

Bin Store.Arun stipulate one of the following per week: 240 refuse, 240 recycling and garden waste sack on request.This is accessed within the garage.

SUMMARY

Great care has been taken in researching current policy, as well as analysing the existing site and context, to submit a proposal that is sensitive to its setting.

As a result, the developed proposal recognises and responds to the site, local vernacular and site context, whilst also having a simple and individual character, to be a positive contribution to the street. The proposal maintains a good connection to front and rear of the dwelling as well as the access and natural landscape surrounding the site. The development is of appropriate massing and scale in relation to neighbouring buildings and in-line with council feedback. The specification of materials ensures that the proposed construction chimes with the natural environment that surrounds it.