

DESIGN and ACCESS STATEMENT

Proposed Development of a Mews of 6 Residential Dwellings

within the grounds known broadly as West Barn, Old Dairy Lane, Norton, Aldingbourne
PO20 3AF

This Design and Access Statement accompanies the Planning Application for the erection of a residential mews containing six dwellings (6 x 2 bedroom units) on a redundant tarmac tennis court at West Barn, Old Dairy Lane, Norton.

Context

The site is currently a redundant tarmac tennis court set amongst existing spacious residential properties and former farm buildings converted into residential accommodation, holiday homes and commercial units. There is a hard standing to the west of the tennis court and the access to the tennis court and hard standing is through the former farm complex (the Private Road 'Old Dairy Lane').

The site is bounded to the east and south by mature existing hedging, to the west by hard standing serving the existing commercial units and to the north by the former barn complex which bound the south side of Old Dairy Lane (The Stables; Easter Cottage; Norton Dairy; Cart Barn; East Barn; and The Hovel).

The site is well screened by dense hedging and trees and is not visible from Nyton Road.

Site Location

Location

The site is located to the West of the hamlet of Norton, West Sussex.

Generally, the site is located within land known as 'West Barn'. Formally a farm, consents have been obtained previously for the regeneration of the redundant barn as B1 accommodation. Some of this land parcel is subject to this application.

Topography

- Level and self-contained.

Ecology

An Ecology study has been undertaken and a copy of the report is included in this planning application.

Arboricultural

An Arboricultural study has been undertaken and a copy of the report is included in this planning application.

Design Principles

- The development would have a similar maximum height as West Barn.
- The development would not cause (or create any): overlooking of existing residential properties, overshadowing, loss of privacy or cause an overbearing presence.
- The provision of a residential mews on a previously developed tarmac tennis court would make efficient use of a previously developed site which conforms with neighbouring residential uses to the North, South and East of the site.
- The tennis court was formerly an extensive agricultural barn and proposals that form this application are significantly less dominant in terms of scale and mass than the former barn (refer to drawings 1229_50 & 1229_51).
- The proposed development should enhance the setting of the adjacent Conservation Area through the removal of the redundant tennis court and the provision of a high quality development with high quality soft and hard landscaping.

Safety and Security

- Externally, consideration has been given to creating sweeping spaces that open favourably to surrounding routes and buildings.
- There is good natural surveillance built in to the design of the residential mews with the orientation of the dwellings fronting on to West Barn. This permits natural surveillance of the public realm and human presence to the front of each dwelling, with private space contained to the rear (East).
- Ultimately, the design solution aims to be 'transparent and self-securing' maximising connectivity of spaces.

Design Solution

Materials / Maintenance

A photographic study has been undertaken to capture general imagery and the character of Norton. Photographic image sheets are contained with this application and the following points are noted:

- **Boundary Treatment:** Flint walls with brick detailing; mature hedges (dwg: 1229_11 Photos 2157 & 2171).
- **Thatched Dwelling:** Flint gable walls with brick quoining; Timber clad long elevations; Thatched roof; Dark windows. (dwg: 1229_11 Photo 2135)
- **Cottage:** Flint walls with brick quoining; Plain clay tiled roof; White sash windows. (dwg: 1229_11 Photo 2135)
- **Timber Frame Barn:** Single storey; Long and thin; Infill flint walls with brick quoining; Open fronted; Slate roof; Gravel courtyard. (dwg: 1229_11 Photo 2120)
- **Gated Entrance:** Black Iron Gates; Flint wall with brick piers and quoins; gravel courtyard. (Photo 2172)
- **Stables:** Timber framed and clad; concrete apron. (Photo 2178)
- **Solid Gates:** Solid timber; mature hedges. (Photo 2193)
- **Brick Single Storey Property:** Long and narrow; Flint Boundary wall with brick piers and quoining; Gravel Lane; Timber clad gable; Buildings grow from boundary walls. (Photo 2104)
- **Rose Garden Cottage:** Cat slide roof; Shallow front garden; Flint wall with brick piers and quoins. (Photo 2246)
- **Two Storey House:** Half brick, half concrete plain tile hanging; Gravel drive; Flint wall with brick piers and quoins; Long narrow single storey brick barn conversion with plain tiled roof. (Photo 2105)
- **Two Storey Property:** Typical of its time, not its surroundings. Mature hedges; Gated entrance; Gravel drive. (Photo 2190)

- **Bungalow:** Single storey; Long and thin; Shallow roof pitch; Concrete grey/brown roof tiles; Brown/grey/red multi brick; Boundary wall with brick piers and flint infill. (photo 2169)
- **Flint Cottage:** Flint walls with brick quoining; Plain clay tiled roof; White Sash Windows. (Photo 2097)
- **Half Timbered Barn:** Vertical timber cladding (Photo 2117).
- **Gravel Drive:** Mature hedges; Flint walls with brick quoining and piers. (Photo 2146)
- **Pedestrian Gated Entrance:** Flint & brick walls; Black Iron Gate with solid timber infill behind; Mature hedges. (Photo 2195)
- **Holiday Let:** Flint wall with brick piers and quoins; Shallow pitched slate roof; Timber cladding; Boundary walls become buildings. (Photo 2094)
- **Old Dairy Lane:** Gravel Lane, Mature hedges, Flint walls with brick piers and quoins; Slate and Plain tile roofs; Boundary walls become buildings. (Photo 2098)
- **Holiday Lets 2:** Horizontal Timber Cladding; Slate Roof; Shallow Roof Pitch; Asymmetrical Roof Pitches; Long & Thin; Gravel Courtyard / Mews; Brick Piers; Rooflights; Barn Conversions. (Photo 2091)
- **Holiday Lets (Rear):** Shallow pitched Slate Roof; Rooflights; Mature Hedges; Boundary Fencing. (Photo 2086)
- **West Barn 1:** Shallow Roof Pitch; Charcoal Grey Windows/Doors; Vertical Timber Cladding; Gravel Courtyard. (Photo 2083)
- **West Barn 2:** Shallow Roof Pitch; Long and Thin; Timber Cladding; Rooflights; Courtyard. (Photo 2091)
- **West Barn 3:** Long and Thin; Shallow Roof Pitch; Mature Hedges Provide Screening to Boundaries. (Photo 2291)
- **West Barn 4:** Part of site for proposed residential mews. (Photo 2297)
- **West Barn 5:** Open Concrete Hard-standing; Tennis court forms part of site for proposed residential mews; Mature Hedges to Boundary. (Photo 2304)
- **West Barn 6:** Mature Boundary Hedging Surrounding Site for proposed residential mews. (Photo 2299)
- **West Barn 7:** Wooden Post and Rail Fencing; Mature Treeline (screen to Nyton Road = B2233). (Photo 2301)
- **Photographic Study - Sheet 8:**
 - The West Barn B1 change of use (part of a previous application under the control of the applicants) has been completed to a very high standard and forms a very real influence on the application site.
 - This application seeks to build on this precedent of quality construction and attention to detail and would potentially deliver a true sense of place and purpose to complement the B1 units.
- **Photographic Study - Sheet 9:**
 - These images summarise the street scene of Nyton Road.
 - The dense hedge and tree screens to the east side of the carriageway block any views towards West Barn.
 - The single field gate does offer a very distant view of the West Barn B1 building – but this would obscure any views towards proposals detailed within this application.
 - The site context of West Barn is completely screened by the hedge adjacent to Nyton Road and thus any proposals to subtly adjust the position of allocated car parking bays will not be apparent.

The design of the dwellings is contemporary and the scale of the development matches neighbouring development. The choice of building materials compliments those on neighbouring development in terms of colour and overall finish and the design of the building compliments the adjoining units.

Innovation and Adaptability

- The applicants have reinforced their commitment to the West Barn B1 units by installing super-fast broadband provision to the site. This facility has the capacity to be expanded to the residential mews to provide a first class level of internet connectivity for residential / recreational internet use and giving a true potential for home working.

Sustainability / Energy Efficiency

A separate environmental strategy has been included as part of this application.

Transport and Travel

A transport and Travel Assessment is not a mandatory application requirement for a minor application.

Landscape

Notional landscaping is depicted on the scheme drawings and ecological enhancements are proposed in principle as recommendations within the ecology report. A landscape by Lizard Landscape Design and Ecology is included within this application and shows a definite commitment to the desire to improve and create a true sense of place at West Barn. Further development and enrichment of this concept design to suit the specific requirements of the Local Planning Authority Landscape Officer will be embraced and fulfilled through a landscape condition if deemed necessary.

NAB 17/08/2020