

DESIGN & ACCESS STATEMENT

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

AT

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

PREPARED BY

PRODUCT 2 ARCHITECTURE & PLANNING

APRIL 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 down 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.

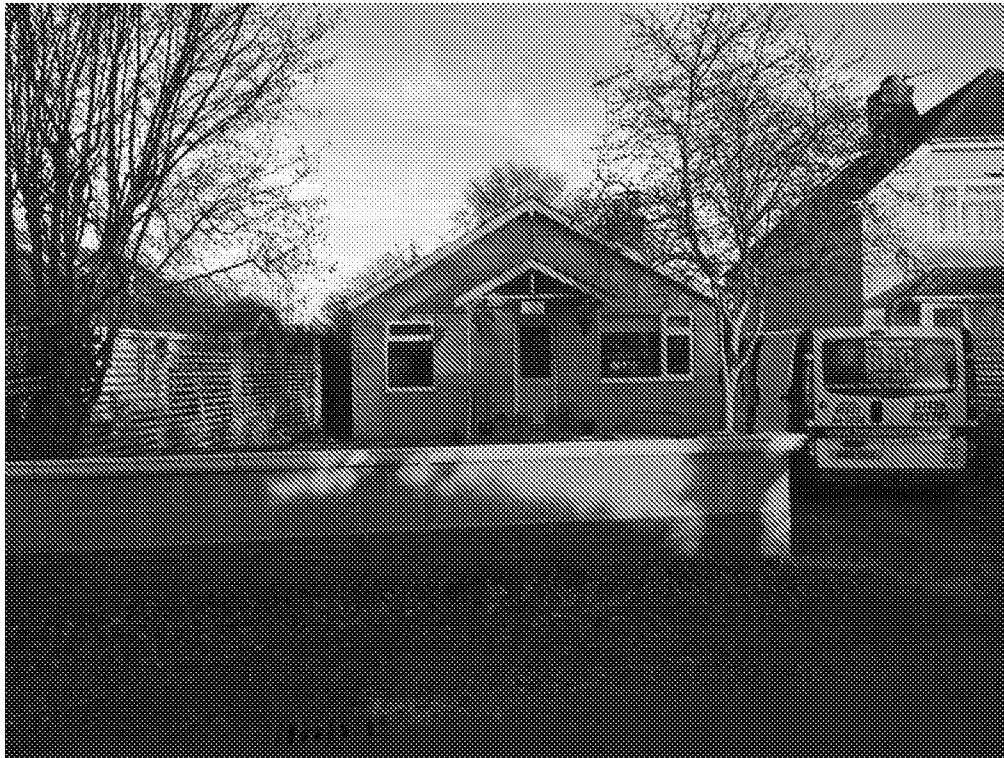
The site is situated to the East side of Hook Lane which is located in the village of Aldingbourne. Aldingbourne is a mixed rural and residential area found within the Arun District of West Sussex.

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.

Mildmay occupies a relatively small site in comparison to properties along the road. It is clear to see that Mildmay and Bramleys historically was one site however over time has been separated.

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 records made publicly available, the site appears to have been the subject of no previously approved planning history.

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.

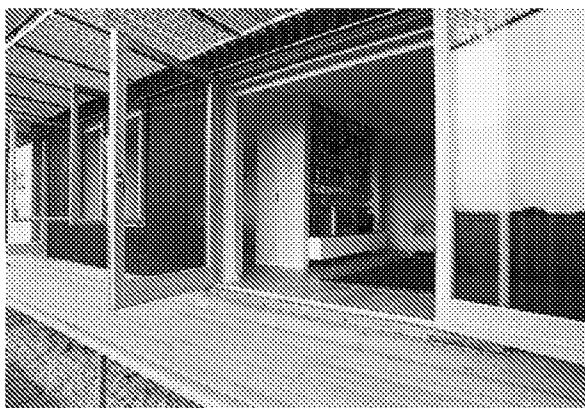
The elevations will be in Kebony Black Timber and Slate Stone Cladding with a black zinc roof covering. The windows and doors will be of a timber and pale in colour. Images below are examples of materials selected for the proposed dwelling.



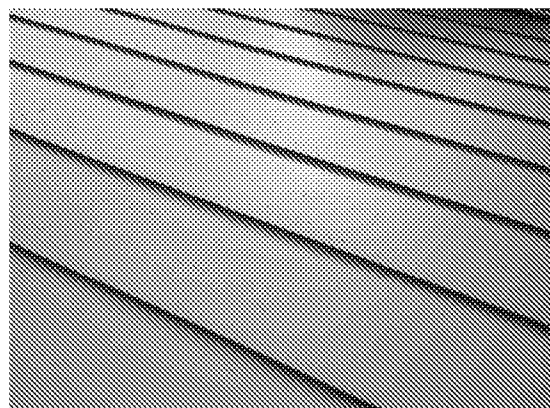
Example Timber Front Door



Example Slate Cladding



Example Timber Windows



Example Zinc Cladding

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	76.3 m ²
First Floor	106.4 m ²
Master Bedroom	20.9 m ²
Bedroom One	16.6 m ²
Bedroom Two	17.7 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 some distance from the boundary therefore the dwelling being positioned on 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.

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.