



Proposed dwelling

**Land adjacent to 259A Aldwick Road
Aldwick
West Sussex**

Undertaken on behalf of

Herongate Homes Ltd

**Design & Access Statement
incorporating Planning Statement**

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1. Introduction and Existing Site

- 1.1 The site is located in a residential area characterised by two storey buildings including terraced, semi-detached and detached dwellings.
- 1.2 Existing dwellings are set back from the road with a terrace of houses to the south, and buildings to the north. The building at 259 Aldwick Road accommodates flats.
- 1.3 There is a birch tree on the Countisbury Close frontage, with a pitched roof garage building towards the rear of the site, which is directly to the west of the open area used by the residents of the flats.
- 1.4 The application site is 'L' shaped and forms part of a substantial gap between the buildings to the north and south of it.
- 1.5 The proposal is to replace the existing garage building with a detached pitched roof dwelling of similar scale, size and design.

2. Development Proposals

- 2.1 The dwelling proposed is of single storey form with limited accommodation in the roof space.
- 2.2 Most window openings are in the front and rear elevations, including small first floor openings in both those elevations.
- 2.3 A small dormer with obscure glazing is proposed in the northern elevation.
- 2.4 The proposed dwelling has a conventional pitch roof with gables to the front and rear; a small lower single storey pitch roof feature is proposed at the front of the building.
- 2.5 The eaves of the proposed dwelling would be some 2.5 metres high creating a small scale building.

- 2.6 It is proposed to position the dwelling on the same building line as the existing dwelling to the south, though the main front wall would be set back by over a metre.
- 2.7 Vehicular access would continue to be off Countisbury Close with the existing tree retained.

3. Amount

- 3.1 The 1.5 storey dwelling would provide limited accommodation, including 2 bedrooms, and is targeted at young families, and others requiring a small dwelling in a sustainable location. It would provide off-street parking and an enclosed rear garden.

4. Layout

- 4.1 The layout, taken together with the scale of the proposed dwelling, has been carefully designed to address issues raised by the Local Planning Authority in respect of the recently refused scheme for a larger dwelling.
- 4.2 It is closely related to the terrace of dwellings to the south, but the main element of it is stepped back from the front portion of the proposed dwelling, and the adjacent existing dwelling.
- 4.3 A substantial gap would be retained between the proposed dwelling and the flats at 259 Aldwick Road, thus retaining a substantial visual break as seen from Countisbury Close.
- 4.4 This break is accentuated by the low nature of the building with low eaves, and the subservient location of the main building element.
- 4.5 The spatial separation between the proposed dwelling and flats at 259 Aldwick Road means that their outlook would not be materially impacted, whilst the location and scale of the proposed dwelling means that there would not be any material impact upon the amenities available to the occupier of the dwelling to the south.

- 4.6 Additionally, removal of the existing garage building means that there would be no erosion of space between 259 Aldwick Road and the dwellings to the south; the proposed dwelling is of similar size to the building to be removed.

5. Scale

- 5.1 The development is of 1.5 storey height ensuring that it would be subservient to existing buildings in the locality.

6. Landscaping

- 6.1 There is adequate scope within the scheme both to retain existing vegetation and carry out further planting both at the north and south of the application site.

7. Appearance

- 7.1 The proposed building is of simple conventional design that would complement the nearby and adjacent domestic buildings.

8. Materials

- 8.1 All materials are to be specified for their quality and sustainable nature, providing a pallet and profiles to blend with properties in Countisbury Close and Aldwick Road.
- 8.2 Materials used would include brickwork, UPVC casement opening windows and doors, and concrete interlocking tiles.

9. Access

- 9.1 This would be accessed from Countisbury Close via the existing entrance driveway and drop kerb.

- 9.2 Legibility and usage are clear and concise and visibility is more than adequate having regard for the nature and level of traffic within Countisbury Close.

10. Sustainable Design

10.1 Code for Sustainable Homes Level 3: PPS1

The construction of the dwelling will be designed to achieve or exceed level 3 via the use of the following key components.

Ground Floor Construction

High performance insulation, sealed detail min 100mm thickness over beam and block floor system.

External Wall Construction

High performance 'thermalite' block-work (inner leaf) with 50mm thickness insulation and residual air gap within wall cavity.

Interim Floor

High performance insulation, min 100 mm thickness within/over floor system.

Roof

High performance insulation between/under/over rafter sections.

Windows and Doors

High performance double-glazed sealed unit windows, argon filled, K glass use.

Heating Systems

Use of efficient services designed to incorporate the latest heating and plumbing technology, to include under-floor heating systems, solar generated/connected hot water boosting where deemed appropriate.

U Values

Proposed building fabrics to achieve or exceed the following thermal performance (in accordance with current building regulations) –

- a. External Wall Construction U Value – 0.30 mmw/m²k
- b. Ground Floor Construction U Value – 0.22 mmw/m²k
- c. Roof Construction U Value – 0.16 mmw/m²k
- d. External Doors & Windows U Value – 0.18 mmw/m²k

Thermal Assessment and Calculation

Thermal calculations (SAP) will be undertaken by a specialist firm during Technical Design and Building Regulations application stage.

Incorporating Natural Energy Resources

The following natural energy resources are to be incorporated where possible and economically viable:-

- a. Solar – roof mounted panels generating electricity/hot water boosting
- b. Ground Source Heat Pump – Ground laid piping creating sustainable and cost effective heating to dwelling.
- c. Wood Burning Stoves – The use of efficient heat stoves, which have the facility to generate hot water.

Material use where possible and economically viable, will will involve and incorporate

- a. Locally sourced suppliers and manufacturers.
- b. Reclaimed building materials and components where technically feasible.

10.2 Adaption Measures – Surface Water

Surface water will be harnessed, managed and utilised via a carefully designed drainage system during technical design and building regulations application stage. Rainwater will be collected and stored within a modern water butt storage unit and diverted accordingly for use within the garden irrigation system. Where possible and economically viable, surface water will be harvested for use in the services system (ie used to flush toilets on lower floors).

Water Design within Construction where possible and economically viable will incorporate the following:-

- a. Water meters.
- b. Low and dual flush WC systems.
- c. Load or Weather Sensors to proposed boilers.
- d. Specified maximum volume washing machines, tumble dryers.
- e. Restrictor valves to wash-basins and shower heads for target 125 litres/per person/per 24 hrs.

10.3 **Adaption Measures – Energy Efficient Measures**

The introduction of Energy Efficiency design where possible and economically viable will incorporate the following:-

- a. Low energy lighting to minimum 50% of proposed fittings.
- b. Solar powered outdoor lighting.
- c. Energy efficient white goods.
- d. Energy efficient condensing boilers.
- e. Wood burning boilers.
- f. Heat pumps.

10.4 **Adaption Measures – Layout & Design**

In a response to climate change, specifically hotter, drier summers & milder, wetter winters, the design has taken into consideration and is looking to incorporate the following:-

- a. Shading via orientation, proposed landscaping and internal layouts.
- b. Natural Ventilation via internal spaces, opening window sections and background ventilation in accordance with current building regulations.
- c. Water ingress prevention via proposed levels, designed ground/surface water management systems in accordance with current building regulations.
- d. Water Storage via holding tanks (modern water butts) for use in water shortage scenarios.

10.5 **Adaption Measures – Landscaping & Planting**

The land surrounding the property will be carefully redesigned over the forthcoming seasons to incorporate the following:-

- a. Provision for Shelter via the orientation of dwelling and future landscaping (trees and Shrubs).
- b. Shading via the orientation of dwelling and future landscaping (trees and Shrubs).
- c. Drought Resistance via points 10.a&b provision for shelter and water shading together with points 10.d (water storage) and 10.2 (general surface water management).

Site Layout Plan provides details.

10.6 **Adaptive Measures – Wildlife Considerations**

The denser rear boundary areas of vegetation and modest tree-lined rear boundary are to be maintained as protected clear green spaces throughout the course of the build program. It is anticipated that these sections of the site may provide a range of nature haven environments from hot exposed areas of lawn to sheltered low light areas of dense foliage. If deemed appropriate these areas of the site could be highlighted with protective fencing throughout the course of the build programme.

11. Planning Statement

11.1 This section addresses the policy framework against which the application will be assessed. It also serves to identify the policies which have shaped the proposed scheme. National policy guidance in the form of Planning Policy Guidance (PPG) and Planning Policy Statement (PPS) information are relevant, although the statement concentrates on those documents that are relevant at local level.

11.2 The key elements of the Development Plan for Arun District Council, in determining this application, are relevant saved policies in the Arun District Local Plan 2003, and local guidance regarding infrastructure especially affordable housing provision.

11.3 In terms of this proposal the following policies are most relevant:

- Policy GEN 2 Built-up Area Boundary
- Policy GEN 5 Provision of New Residential Development
- Policy GEN 7 The Form of New Development
- Policy GEN 8 Development and the Provision of Infrastructure
- Policy GEN 9 Foul and Surface Water Drainage
- Policy GEN 12 Parking in New Development

- Policy GEN 14 Public Transport
- Policy GEN 15 Cycling and Walking
- Policy GEN 18 Crime Prevention
- Policy DEV 17 Affordable Housing
- Interim approach towards the provision of affordable housing adopted by Arun District Council 18 August 2010
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- 11.4 The proposed development makes use of a site within the existing urban area and represents a sustainable form of development in terms of accessibility to existing facilities.
- 11.5 There are existing pedestrian links to shopping and other community facilities.
- 11.6 The scheme is thus compliant with policies GEN2, GEN5, GEN 14 and GEN 15 without the need for improvements to public transport and cycling and walking facilities.
- 11.7 Details of the proposed dwelling, set out in this Design and Access Statement, demonstrate that the scheme has been developed to ensure that the form of development proposed could be accommodated upon the site in accordance with the requirements of policies GEN7, GEN12 and GEN18.
- 11.8 The development would make use of existing services including the foul and surface drainage system in accordance with policy GEN9.
- 11.9 It is understood that supplementary planning guidance adopted by the Council, and the interim approach to funding affordable housing referred to in paragraph 4.3 above, means that the Local Planning Authority will seek contributions both towards affordable housing.
- 11.10 Reference is made in an accompanying letter to the applicant being prepared to enter into an agreement in compliance with the adopted interim approach to the provision of affordable housing, and that an appropriate agreement will be drafted.
- 11.11 The proposals thus comply with all relevant planning policies both local and national.

12. Justification for the Proposals



- 12.1 The site is within the urban area and the development proposed represents a sustainable housing scheme which accords with all local planning policies and guidance set out in Section 11 of this report.
- 12.2 It involves the replacement of an existing garage building.
- 12.3 This use of previously developed land complies with national and local planning policies.
- 12.4 The scheme has been designed to address the reasons for refusal upon the recent decision in respect of this site.
- 12.5 Also, the appeal decision in respect of this site dated 1 September 2000 reference APP/C3810/A/00/1042728 was referred to by an objector in the context of the previous scheme refused by the Council.
- 12.6 The Inspector in that case said that, "the degree to which a proposal would affect the character and appearance of an area depends not simply on a comparison of distances, but on the visual relationship that would result".
- 12.7 The submitted scheme has thus been substantially amended following the recent refusal to ensure that the impact upon the character of the area, and outlook for neighbours is minimal and satisfactory.

13. Foul Sewage and Utilities Assessment and Flood Risk

- 13.1 Foul and surface water from the proposed development would be connected to the existing public sewage system.
- 13.2 All necessary utilities, including water supply, are available on site so that appropriate connection can be made from the proposed development.
- 13.3 The site is not subject to flooding so the application is not accompanied by a Flood Risk Assessment.

14. Conclusion

- 14.1 It is the applicant's assertion that the development proposed is of high quality, and is secure and sustainable, and can be provided by making use of a previously developed site.
- 14.2 It provides the opportunity to create a sustainable form of development that will contribute positively to the existing development in the area, and provide a modest dwelling unit within an attractive curtilage.