

DESIGN AND ACCESS STATEMENT

For:

The Demolition of Existing Outbuildings with the Retention of the Existing Dwelling

AND

the Erection of 6 New Dwellings

Approved Outline Application A/178/17/OUT

at:

Crete Nursery, Dapper's Lane, Angmering, BN16 4EN



Directors:

Richard Sioman Dip Arch RIBA Michael Staff Dip Arch RIBA AABC
Adam Hieke Dip Arch RIBA Mark Goodchild Dip Arch RIBA

RIBA 
Chartered Practice

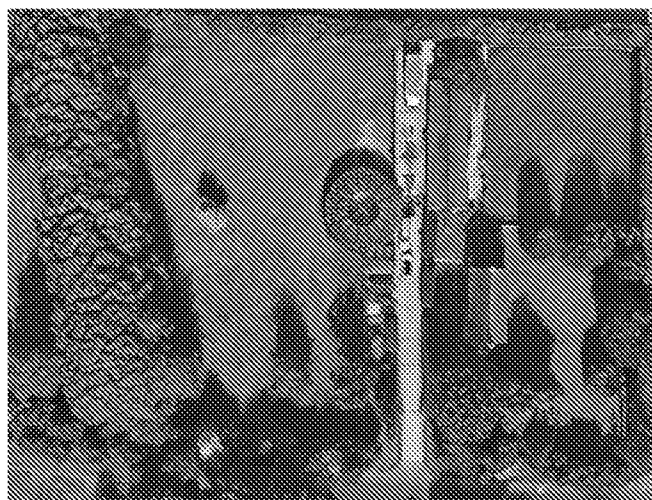
1. INTRODUCTION

- 1.01 This Design and Access Statement accompanies the reserved matters application for the erection of 6 new dwellings on the Crete Nurseries site, off Dapper Lane.
- 1.02 The application site is now owned by Countyoak Homes Ltd, who purchased the site following approval of the outline planning permission Ref: A/178/17/OUT in January 2018.
- 1.03 Countyoak Homes Ltd are committed to providing a development of high-quality housing to enhance & benefit Dapper's Lane and the local area.
- 1.04 Application A/178/17/OUT permission for 6 new dwellings with minor adaptations to the highway as it enters the site. The reserved matters relating to the permission are:
- layout,
 - scale,
 - appearance
 - landscape

The individual elements will be addressed within this report.

2. SITE

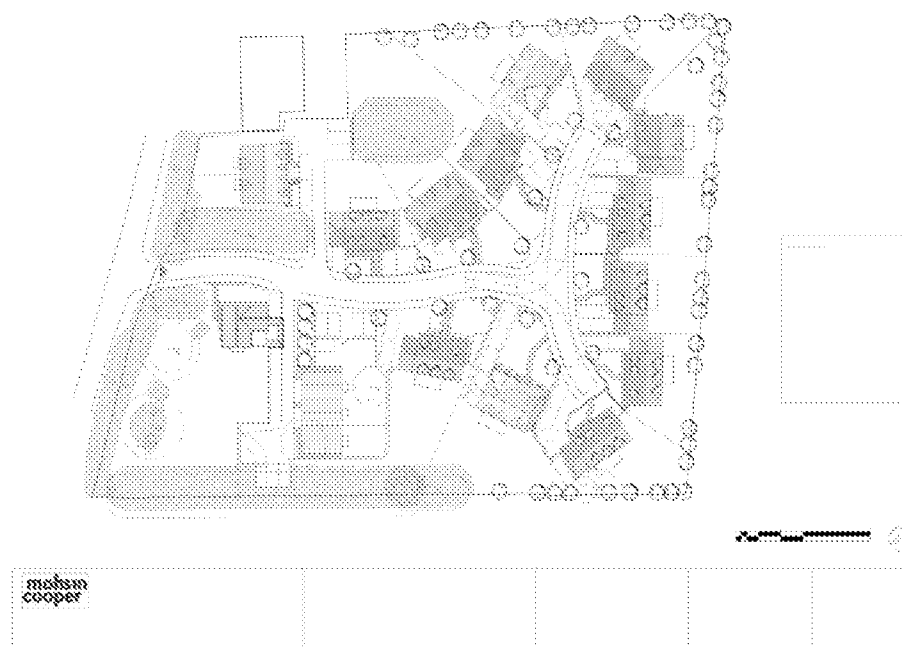
- 2.01 The site is located to the northeast of Angmering village and accessed off of Dapper's Lane, a primarily residential road.
- 2.02 The site is 0.6Ha in size, relatively flat and without any significant features of note.
- 2.03 The site at present is occupied by a single residential two storey dwelling with a paddock, stables and ménage. The existing house faces the existing access road and at 90 degrees to Dapper's Lane. As a result of the mature and extensive existing tree and hedgerow boundary, it cannot be seen from Dapper's Lane.



- 2.04 The site abuts Dapper Lane on its west boundary, where it is well screened with mature trees and hedgerow, behind which sits an existing boundary fence.



- 2.05 To the north of Crete Nursery is Merry England, a site which was recently granted planning consent following a reserved matters application, Ref: A/168/18/RES. Permission has been granted for the erection of 17 new build residential homes, together with the refurbishment of an existing 3-bedroom detached property.



- 2.06 To the east of Crete Nursery are low rise commercial/ agricultural properties which do not have a set character, scale, materiality or a design rhythm, which would influence this application.

- 2.07 To the south is a small lane providing access to the properties mentioned in 2.06 above. Further to the south, are two large detached residential houses, the second of which adjoins land recently granted outline planning consent for the erection of 9 residential properties. Permission ref: A/74/18/OUT provides 2 No two-bedroom units, 3 No three bedroom units and 4 No four bedroom units.
- 2.08 The west side of Dapper's Lane is predominately a 1960's housing estate with a set design and scale with limited architectural variation. The properties have used steep pitched roofs and a mixture of plastic cladding and bricks. The properties are set up in a dense housing form.



- 2.09 The site is screened on all sides by mature and well established trees and hedges. The screening to the east and south consists of high (5m plus) evergreen trees which prevent views of the commercial units to the rear of the property or any overlooking by the neighbours.

To the north is a line of existing Hornbeam trees which are of good quality, attractive and now have tree preservation orders.



To the west, abutting Dapper's Lane is lower planting (4-5m) in a more random selection of shrubs and trees. This existing hedge/tree line forms a solid green boundary between the proposed new properties and Dapper's Lane

3. LAYOUT

- 3.01 The proposal is to create 6 new 4-bedroom dwellings, the layout and plot siting principles of which, follow those approved under the outline permission A/178/17/OUT. This development would be considered a low-density development and would ensure an open rural site is retained.
- 3.02 Application A/178/17/OUT granted the use of the existing road on the site, requiring improved access from Dapper's Lane. The existing and proposed road is at 90 degrees to Dapper's Lane, with the new dwellings sitting parallel to the road. Each property has easy access to the estate road, including that of the retained property.
- 3.03 The houses are orientated to face the estate road, creating a sense of community and a shared occupation of the development.
- 3.04 Properties are set back from the road providing generous frontages which will benefit from extensive planting and landscaping, creating a rural open feel to both the site and the entrance off Dapper's Lane.



- 3.05 All the properties are at least 3m apart, with the shortest garden to the 4 houses to the north being 25m and the two to the south being 13.5m. The low density nature of this development proposal allows each property to have extremely generous private amenity space.

- 3.06 As the site already benefits from good quality, high screening from the existing boundary trees and hedgerow, there will be no overlooking from neighbouring properties. The new house outlooks are all north to south, ensuring no overlooking to the east or west. A healthy distance of 26m has been provided between the front elevations of proposed plots 3 and 5; with 22m being maintained between the proposed plot 2 and the retained property in line with the outline consent.
- 3.07 Although the alignment of the estate road and hammerhead has been improved slightly, the requirement to ensure compliant access and egress of refuse vehicle and fire vehicles has been provided. With the turning head being located at the furthest point within the site, access to all properties by the refuse and fire service has been ensured.
- 3.08 Whilst primarily the estate road is seen as a shared surface, a new footpath has now been provided from within the development leading to Dapper's Lane. This footpath has been designed and located to form a pedestrian crossover on the east side of Dapper's Lane, just to the north of the new bellmouth onto Dapper's Lane. The proposed crossover is located to allow access to the proposed footpath included within the recent Merry England consent ref: A/91/18/PL.

4. Scale

- 4.01 Although the design has developed, the proposed scale of this application takes its lead from the approved outline consent.
- 4.02 The site plan shows 3-unit types with each type having two examples on the site; these units are mirrored versions of each other. This philosophy ensures a diverse and interesting street scene.
- 4.03 In an effort to provide more interest, the footprint of the proposed properties varies slightly to that contained within the consented scheme. Although they take a slightly different shape, the area is generally in accordance with the consented scheme, at an average of 90m².
- 4.04 The proposed areas are similar to the existing house, approximately 15% larger than the Beach View units, but much smaller than other residential units on the east side of Dapper Lane (Woolven House next door is around 200m²). Accordingly, the proposed unit sizes will complement the scale and context of the local area.
- 4.05 Unit type 1 is the largest unit at 178m², with type 2 at 162m² and type 3 at 159m². The scheme provides 998m² of accommodation on the site.
- 4.06 The latest proposal does provide a slight increase in the overall floor area of the development from that previously consented. In short, this increase has been generated by the replacement of the carport on plots 5 & 6, with a garage, together with an additional bedroom above. The inclusion of a single storey extension to the rear of house type 1 has also contributed to this increase.
- 4.07 The properties are all 4-bedroom family houses with at least 2 double bedrooms and two bathrooms suitable for a dwelling to house a family.

- 4.08 Each property has an integrated garage in favour of attached, with internal connectivity to the main house.
- 4.09 Large parking areas have been avoided, as these can look bland, intimidating and urban in appearance, although we note this approach was accepted on the neighbouring site. These proposals ensure that ample off-street parking is provided, with a total, including garages, of 23 spaces.
- 4.10 The space required for the storage of bicycles is available in the lockable garages. There would be ample space for 3+ bikes in each garage.
- 4.11 Bin storage would be down the side of the properties with ample space provided for a refuse vehicle to enter the site and turn around.
- 4.12 Amenity space is provided around all the houses, with large gardens above the recommended minimum sizes being provided. The generous front gardens will be well planted with a variety of shrubs, trees and lawn. It should be noted that all areas within the development will remain in private ownership, with no requirement for adoption by the Local Authority. The level of amenity and green space provided will give the development an open rural feel.
- 4.13 Low key lighting has been included at appropriate locations around the development. The lighting will be in the form of bollard lighting to both serve the needs of residents, at the same time as being respectful to any future bat population.

5. Appearance

- 5.01 In developing the design, it was important to take design cues from both the surrounding and local area. A philosophy of architecture evolving and reflecting a more modern time has been adopted in preparing this application.



- 5.02 In reviewing local residential architecture, it is clear that there is a strong timber cladding vernacular in both existing schemes and that proposed on the adjoining Merry England development. See images above.
- 5.03 Although, due to the enclosed nature of this site, the development will not be directly contributing to the Dapper's Lane street scene, it is important that the limited views through the site entrance do reflect the surrounding architecture.

With this in mind, the proposed property design has taken its lead from local architecture but developed to provide a more modern and contemporary design, catering for a more modern and up to date style of living.



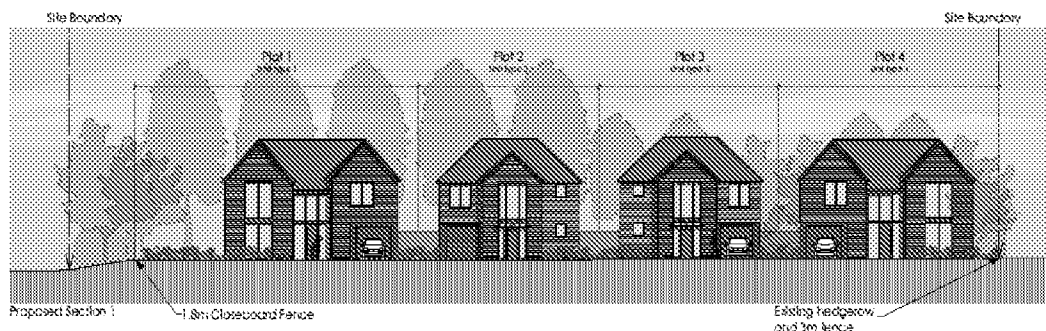
- 5.04 The images above demonstrate how timber effect cladding is being used to provide contemporary design. It is this type of design that has influenced the proposed development aesthetic. Notwithstanding the contemporary design shown in these images, it is important that the design does not stray too far from the more traditional architecture of the local area.
- 5.05 The use of the cladding materials and the repeating key feature of the large glass entrance area gives the development continuity and the look of a quality design in a modern style. Glass elements at the rear and front ensure light and airy spaces for the occupiers, providing quality accommodation with ample space.
- 5.06 The proposed dwellings have matching materials and similar building forms, all with road facing gables (influenced by the properties on the west side of

Dapper's Lane) coming off pitched and hipped roofs. The proposed building forms reduce mass and keep the roof lowered without a dominating roof form. The smaller gables and linear form have enabled the ridge to be kept to a similar level to the existing house. The roof is also similar in form and mass to the existing house.

- 5.07 The dwellings will be clad in a coloured cementitious timber effect boarding which has a modern feel, providing reference to the cladded estate next door as well as links to new properties found nearer the coast. The cladding makes the estate distinctive but in a subtle fashion. We note a number of properties in the Ferring area, using this type of product following planning approval



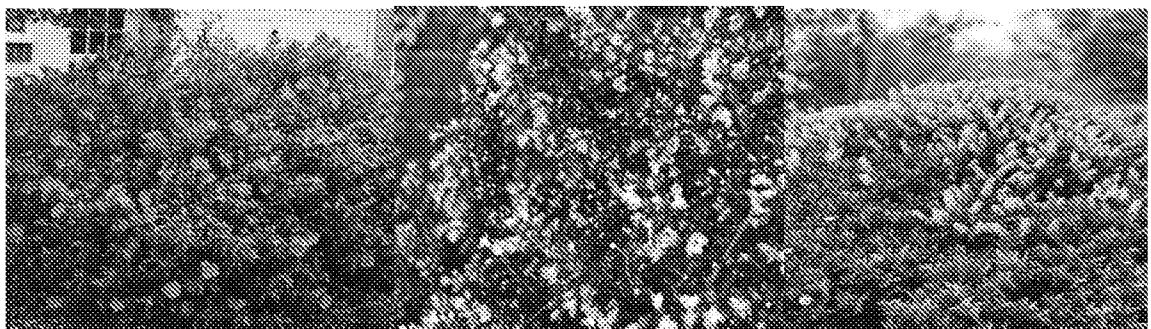
- 5.08 The properties all have glazed entrance areas making the front doors obvious and distinctive, as well as being an attractive feature both internally and externally. Features such as these show the proposal to be a quality design and product.
- 5.09 The properties would have reasonably sized glazed elements which give the street scene a modern open feel. The inclusion of these glazing sections enables the development to feel contemporary in style. Internally these glass elements give the rooms a light airy feel and ensure good interaction with the gardens and external spaces.



- 5.10 Each property has been designed with a large integrated garage, connected internally within the property. The provision of the integral garages ensures ample covered bike storage, at the same time as allowing cars to be kept off the street.
- 5.11 The dark garage door will be matched with a dark render surround to give a modern twist, integrate the garage into the design and provide contrast to the main elevation.
- 5.12 The materials chosen in the construction of the proposed property forms an integral part of the design ethos. The use of a cementitious coloured weatherboard not only provides a maintenance free cladding to the properties, but also ensures the integrity and lifespan of the elevation aesthetic. In addition, the windows and door frames, whilst in a contrasting and complimentary colour to the weatherboarding, will be in a prefinished, low maintenance product.
- 5.13 The specific material treatments have been highlighted on the application house type elevations.
- 5.14 In considering the property designs, care has been given to ensure a modern way of living has been catered for. Open ground floor living spaces have been incorporated, with good open access being provided to the generous gardens. The introduction of large glazed bi-fold doors to the rear, ensures well lit living space and good connectivity to the outside space.

6. Landscaping

- 6.01 The proposed landscaping is intended to sit comfortably within the existing surrounding landscape, whilst at the same time adding to the general appearance of the area and enhancing biodiversity.
- 6.02 Local provenance stock will be utilised wherever possible. Stock selected will include species that are attractive to wildlife to enhance biodiversity. Examples of which are as follows:





- 6.04 The planting scheme will contain a reasonable amount of evergreen content for year-round interest and structure, complemented by seasonal colour, offering a range of diversity for insects and birds.
- 6.05 The scheme will be implemented in line with the building completion, maintenance of the planting will be started immediately to ensure successful establishment.
- 6.06 A variety of hard surfaces are proposed, including a tarmac main driveway, permeable resin bound surfacing with grey smooth flagstone paving to patios and side pathways.



7. CONCLUSION

- 7.01 In conclusion, the design approach will provide buildings of a size and scale appropriate to the surrounding area. The form and size are in keeping with the character of the area and the use of glazing and timber effect cladding will give the development a fresh quality feel with an appropriate style. The development will be heavily screened on all sides, softening the effect on the surrounding area. Standards for parking, bikes and refuse have all been met or exceeded.

