

Design and Access Statement Reserved Matters Application

"Approval of Reserved Matters following Outline consent (Reference A/74/18/OUT) relating to the layout, scale, appearance and landscaping for the erection of 9no two storey dwellings consisting of 2no two bedroom dwellings, 3no three bedroom dwellings and 4no four bedroom dwellings."

The Laurels
Dapper's Lane
Angmering
Sussex
BN16 4EW

November 2019

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November 2018

1.0 Introduction



This reserved matters application follows planning consent A/74/18/OUT for 9 no. new 2, 3 and 4 bedroom houses on part of a site known as ‘The Laurels’, off Dappers Lane, Angmering.

The application seeks approval for the following reserved matters. This report includes analysis of these aspects of the design taking into account guidance in the *National Design Guide*:

- Layout
- Scale
- Appearance
- Landscaping

The aforementioned planning application was submitted by the former owner of the site. Following grant of consent, the development site was separated from the site as a whole and sold on to present applicant, Oceanview Developments.

Oceanview Developments are a family run development firm with a track record of delivering high quality homes on sites throughout Sussex and Kent.

Schedule of Accomodation:

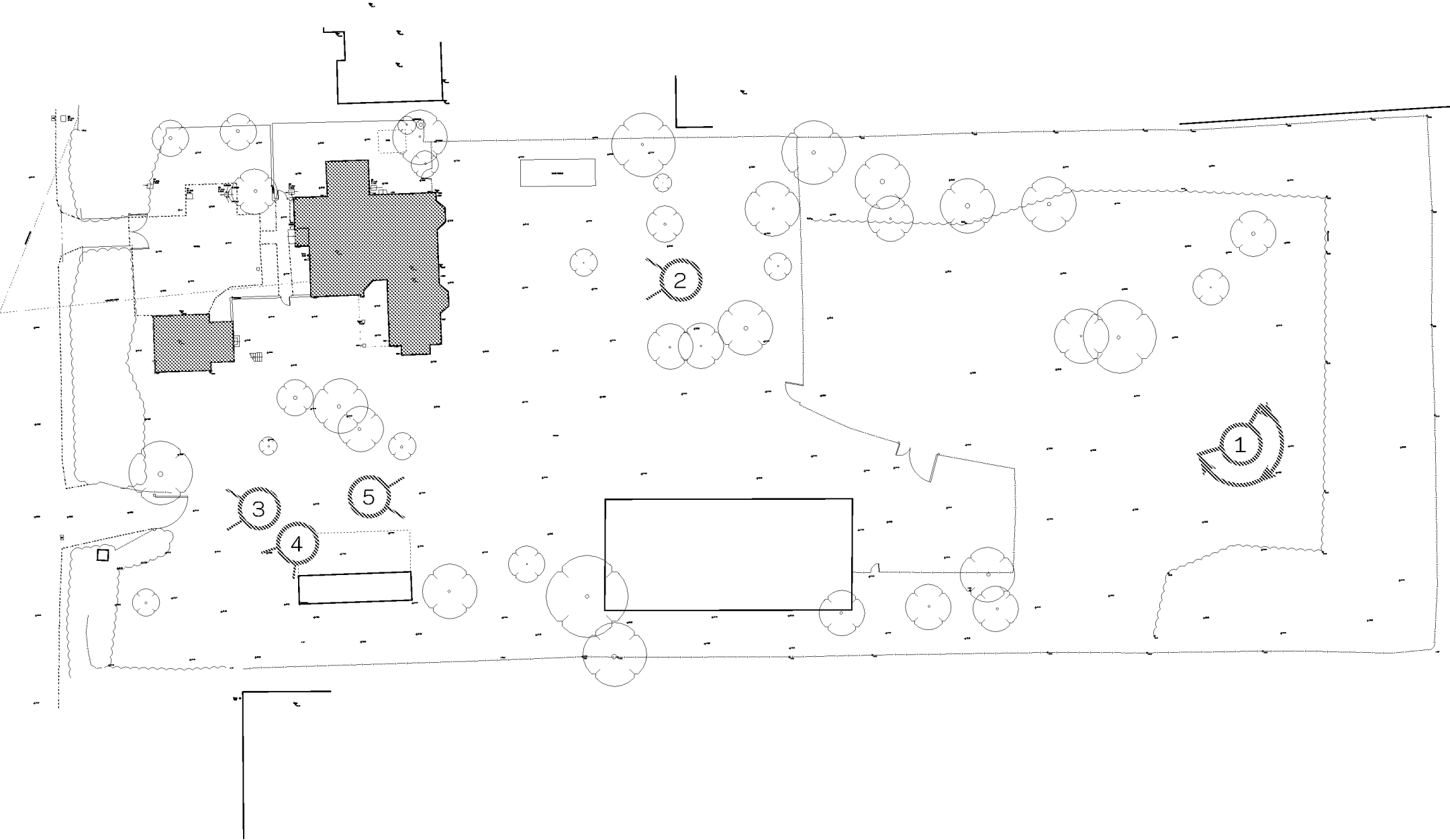
- 2 x 2B Type C at 92.8 sqm Each
- 3 x 3B Type B at 100.6 sqm Each
- 4 x 4B Type A at 128 sqm GIA

Total Development (9 Units) - 999.4sqm GIA

Total Area Site - 0.5884 Hectares

-  Proposed Development Site
-  Existing House Plot to be Retained

2.0 Existing Property & Context



The site itself is was formerly part of 'The Laurels' residential dwelling plot.

The development will primarily occupy the far east portion of the site along with land along the southern boundary providing access to Dappers Lane which constitutes a 0.58ha portion of land.

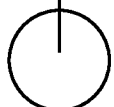
This area to the far east of the site is presently poor quality scrubland populated by a variety of small trees and shrubs.

A series of hedges enclose a garden which relates closely to the existing house to the west of the site.

Some of these hedges extend to and line the boundaries along with a variety of taller mature trees of varying quality.

'The Laurels' House
not part of development site

Topographical Survey
(not to scale)


N



3.0 Layout

Addressing the following key **National Design Guide** Factors:

- * Routes & blocks of development
- * Settlement pattern
- * Distribution of height

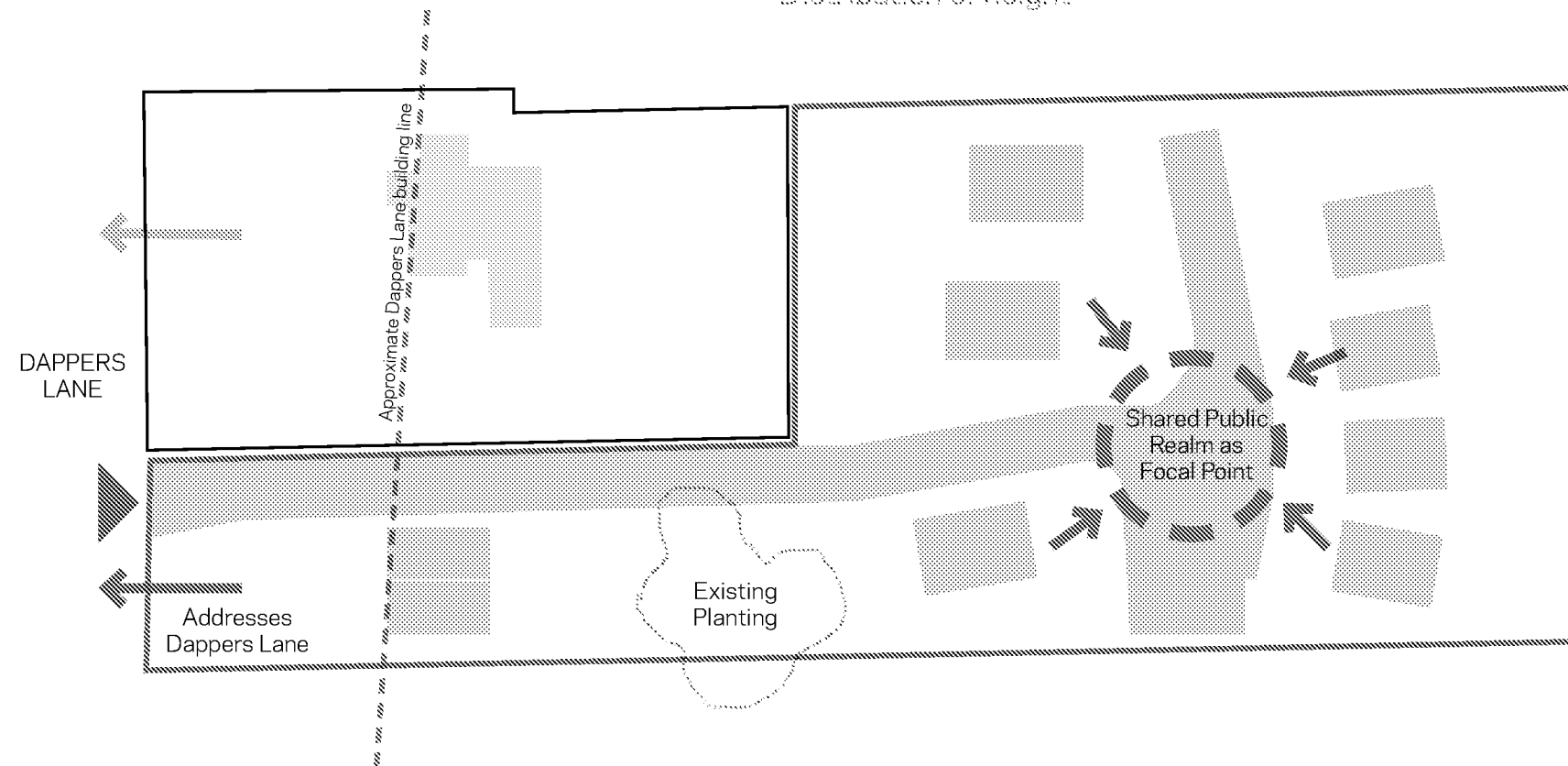


Diagram showing road layout & views from primary street facing elevations

The proposed layout of the development comprises 2 groups of dwellings. To the East end of plot, the larger portion of the site houses a group of 7no dwellings, while a further 2no dwellings are located to the West end of the site adjacent to the site entrance.

This division of the site sees larger dwellings loosely grouped together within the interior of the site, while the 2no smaller dwellings address Dappers Lane (and the Merryfield Crescent junction).

A new road extends into the site in a 'T' shape formation and provides access to the group of 7no 3 & 4b houses. The junction of the road forms an informal focal point of the development. A 'shared surface' arrangement of footpath and highway will allow this area to be informally adopted as a shared space, thus fostering a sense of community among residents.

The junction portion of the highway is also sized so as to provide a turning head for waste and fire vehicles. Waste vehicles can park in this area and be within 25m of kerb side collection points for all dwellings (except 2B/4p). A covered parking area suitable for 4no visitor parking spaces is also provided directly adjacent this area.

The 2no 2b dwellings to the West of the site relate more closely to Dappers Lane. They are set approximately 24m off from the highway and are positioned so as to reinforce the existing building line of 2 storey pitched roof properties. Their positioning also defines the entrance to the rest of the site.

Both existing and proposed planting will be used so as to provide definition to the 2 clear groupings of dwellings described above.

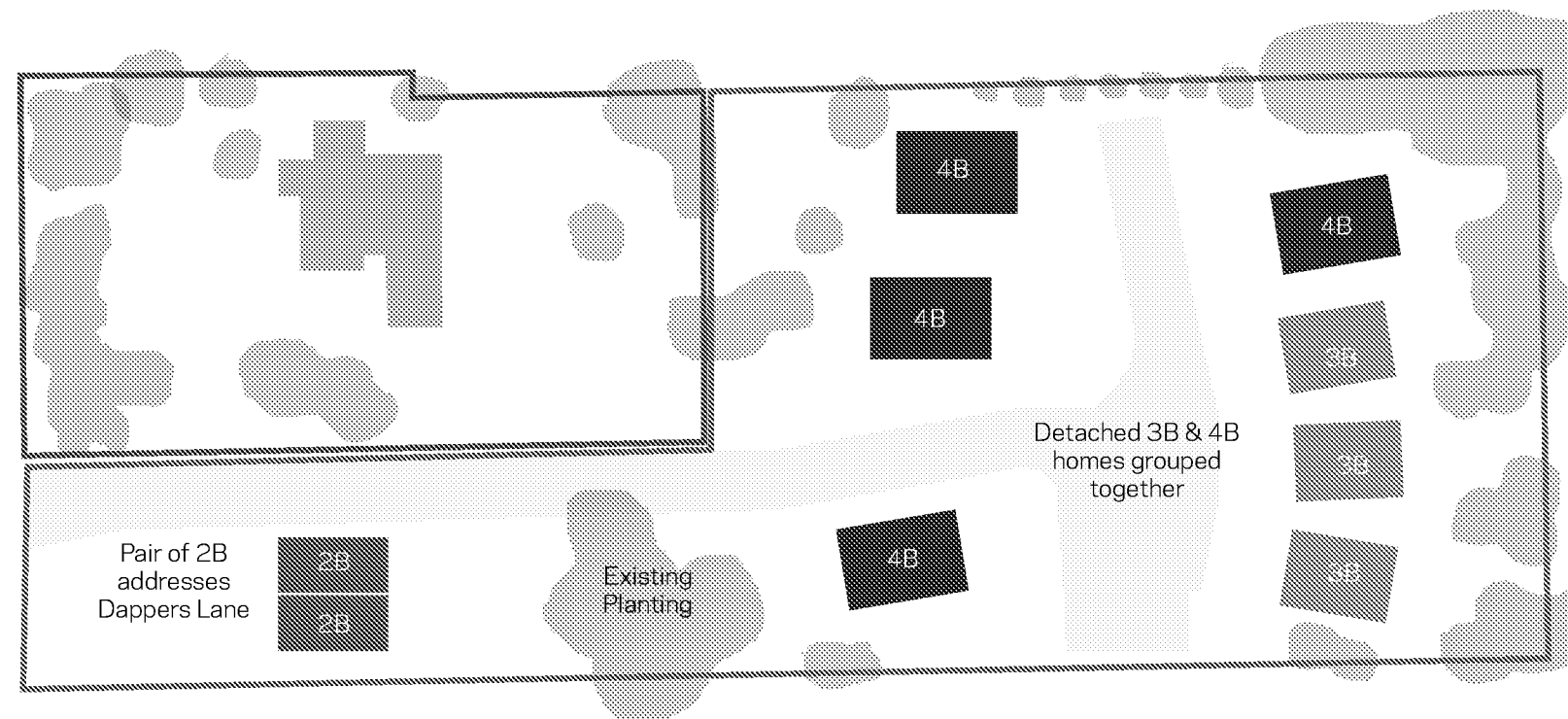
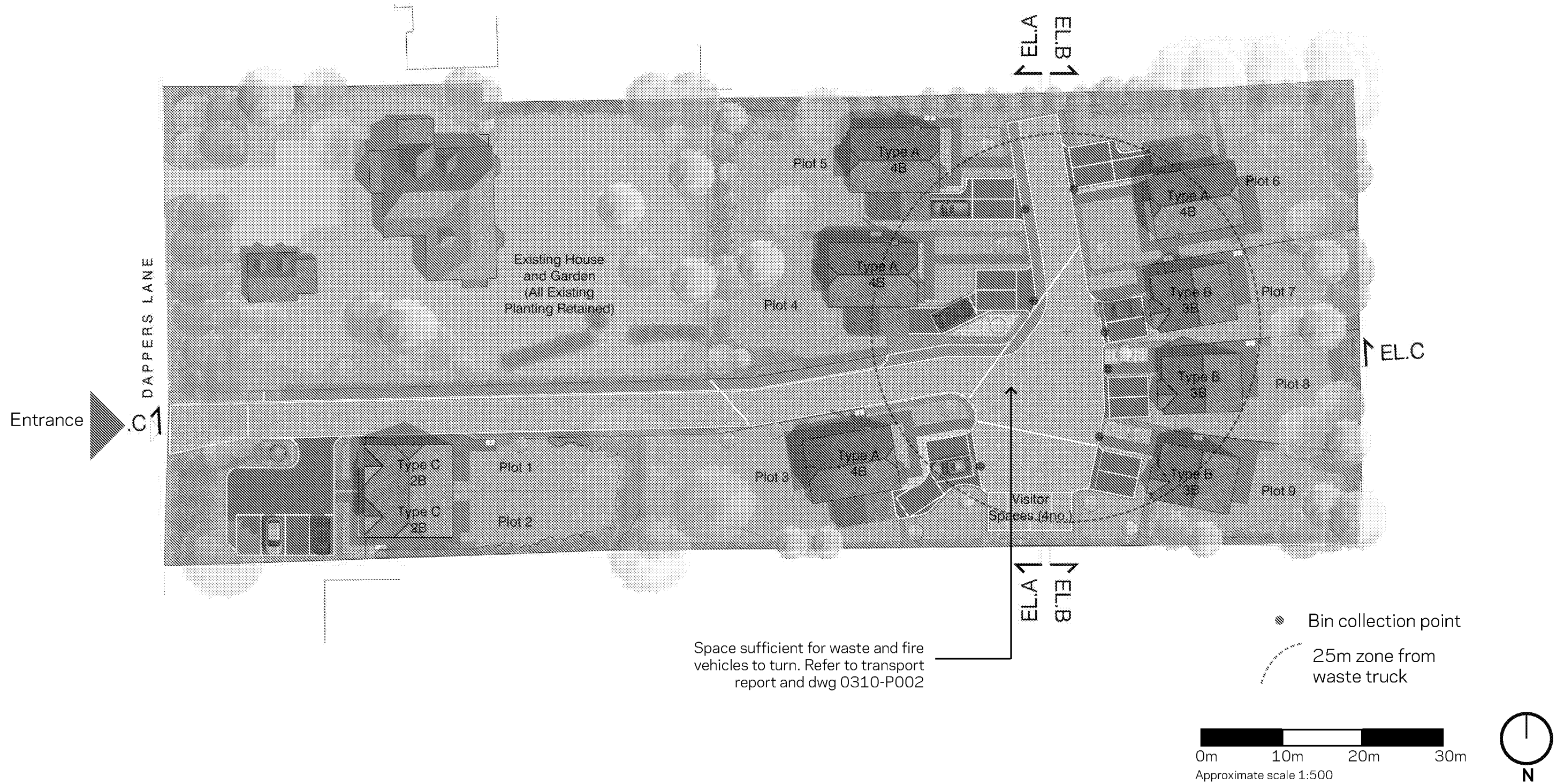


Diagram showing grouping of dwellings by occupancy / house type.



4.0 Scale

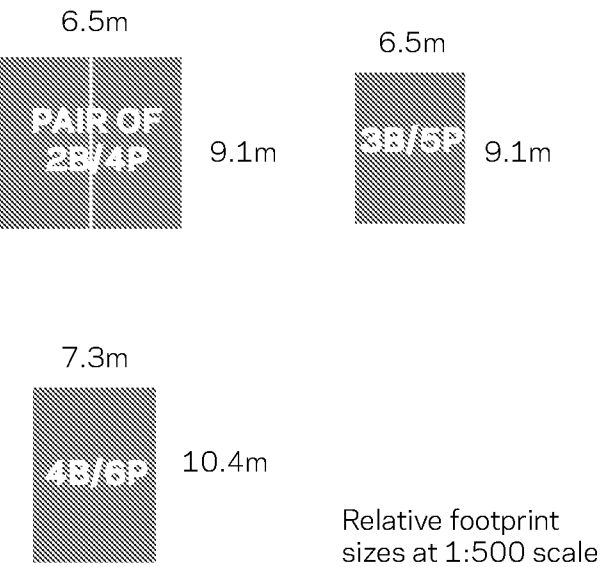
- Addressing the following key **National Design Guide Factors**:
- Size and massing of buildings in relation to their surroundings
 - The experience / nature of the spaces around each building



2b/4p Type C (semi detached)

3b/5p Type B

2b/4p Type A



The proposals adopt an appropriate scale for a development on a semi-rural site close to open countryside where dwellings can benefit from larger separation distances. All of the house types are comparable in scale to other nearby dwellings which broadly consist of 2 storey pitched roof dwellings similar to the proposed.

Proposed eaves heights are all below 6m, with ridge lines at or below 9m high.

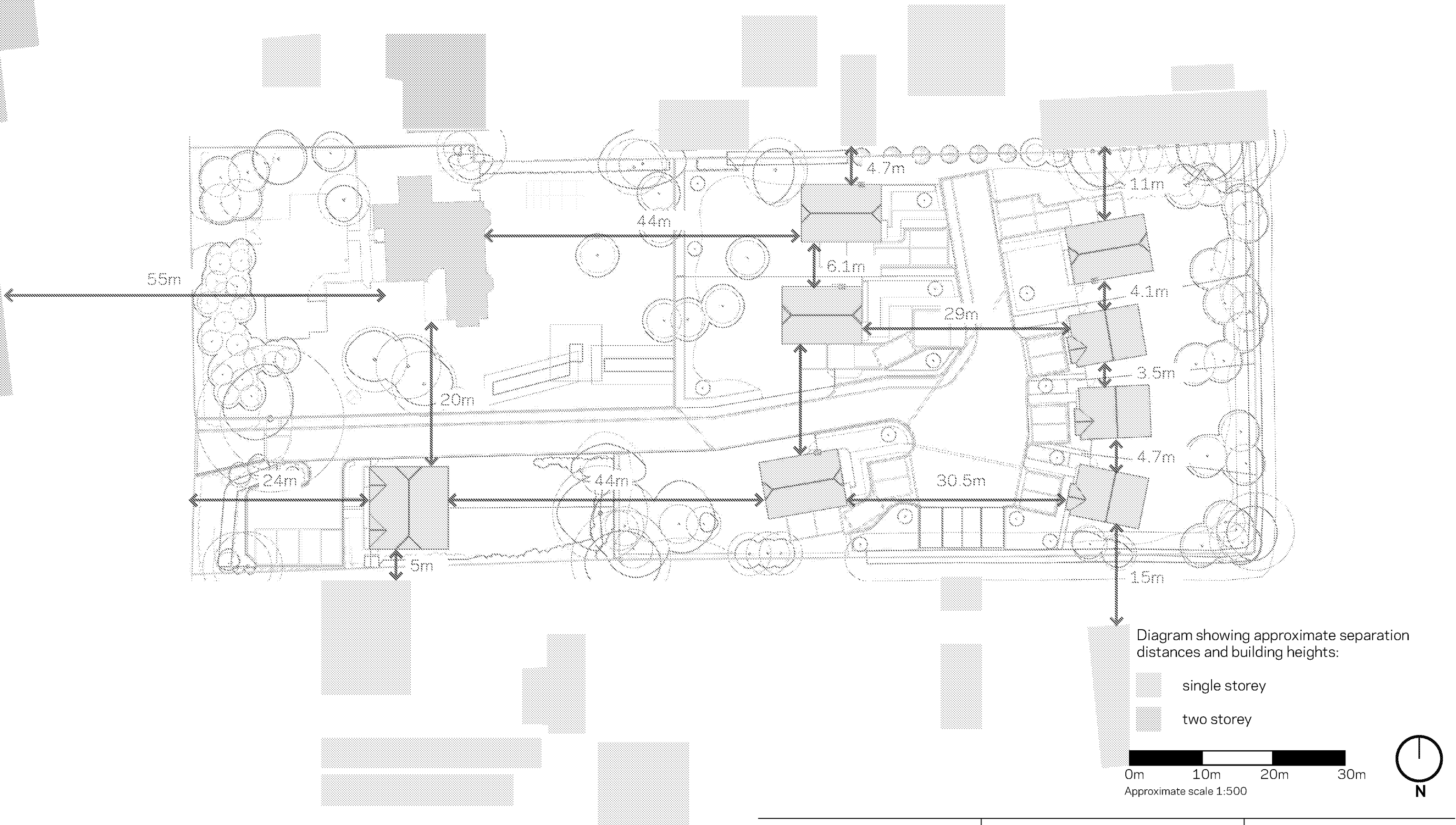
Dwellings are well spaced in their placement across the site. The 2no 2b dwellings fronting Dappers Lane are off set from the highway by approximately 24m and are positioned

approximately 20m from the flank of the original ‘Laurels’ dwelling.

The cluster of 7 dwellings to the east end of the site also benefit from generous separation distances. Street facing elevations have an approx 30m separation distance, while flank walls (not car ports) are separated by approximately 3.5m - 6m gaps.

The separation distances along with generous plot sizes will lend the development a rural and semi-formalised feel appropriate for the interior of a development site set back from the main highway.

Adjacent sites comprise single storey buildings with light industrial use class. Whilst the proposed dwellings are a storey taller than these neighbouring buildings, impact is deemed to be negligible owing to the differing use class. Separation distances to neighbouring buildings vary from 4.7m to 15m.



5.0 Appearance & Materials

Addressing the following key **National Design Guide Factors**:

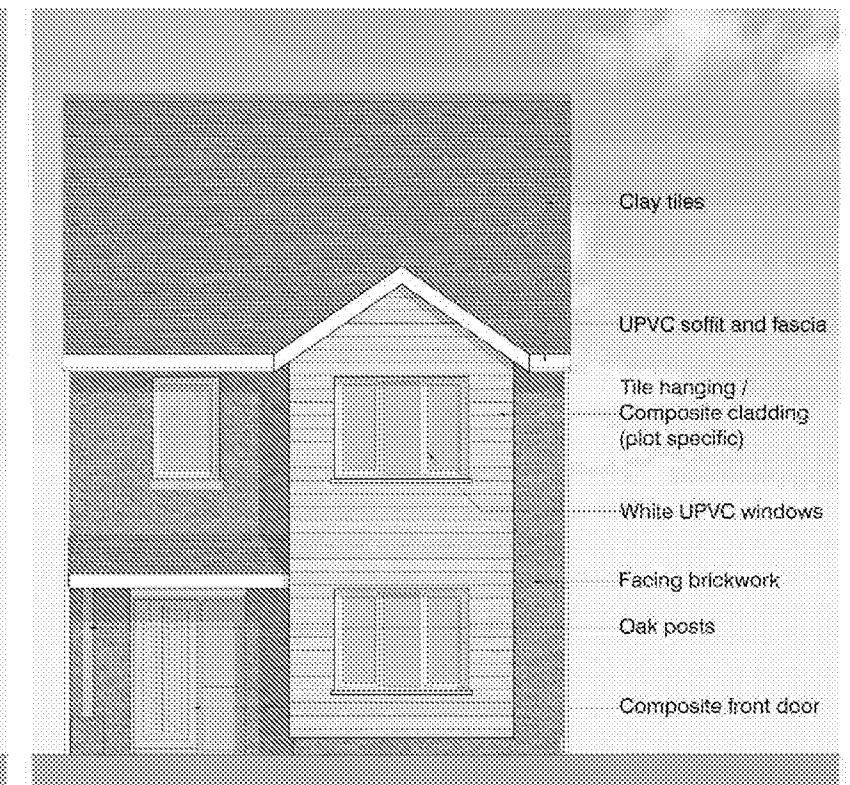
- * The impression of the proposals
- * Detailing
- * Material palette



2b/4p Type C (semi detached)



3b/5p Type B
Tile Hung



3b/5p Type B
Shiplap style composite cladding



Houses fronting
Dappers Lane



'The Laurels' original
dwelling adjacent to
the development site.

The design and appearance of the proposed dwellings draws upon the local Sussex vernacular including the original 'Laurels' dwelling adjacent, and a number of properties nearby to the site.

The design of the dwellings employs traditional formal elements including pitched roofs with hips or gables and bay windows. The appearance of the 4B house type is also enhanced by a traditional brick chimney breast to one of the flank elevations.

Detailing will be traditional throughout. The design of the houses is further articulated by traditional and hardwearing palette of materials typical of West Sussex.

The 3b and 4b house types use a traditional style facing brick as the primary material which is

complemented by cladding to bays or at 1F level. On some plots this cladding is a shiplap style composite cladding material, and on others, clay tile hanging. This variance in cladding material will lend the development a nuanced feel.

In addition to the shiplap cladding and facing brickwork, the 2B house type features knapped flint panels with brick quoin work to the street facing elevation.

Windows, soffits, fascias and rainwater goods will be in white UPVC which as a material requires infrequent maintenance but can provide excellent thermal performance (windows) and a crisp, neat appearance. Trickle vents will be incorporated into the windows in a colour and material to match.

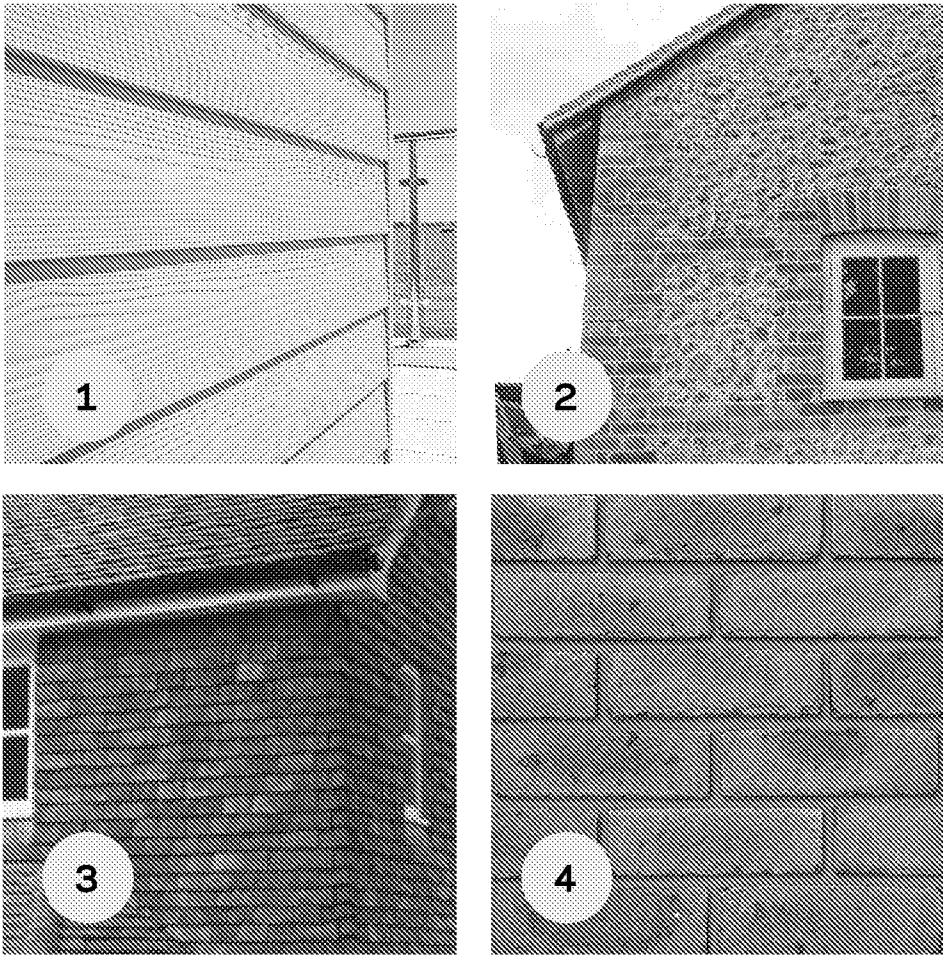
5.0 Appearance and Materials (continued)



4b/6p Type A
Tile hung



4b/6p Type A
Shiplap style composite cladding



1. Shiplap style composite cladding (Marley Cedral)
2. Knapped Sussex flint with brickwork quoin feature
3. Clay tile hanging cladding
4. New Chailey Stock by Ibstock

External lighting will be positioned in and around the porch to each house.

The external lighting will take in to consideration the presence of bats by consisting of downwards lighting with warmer colour temperatures with peak wavelengths greater than 550nm (~3000°K) (less impacts on bats) and low wattage with a low levels of illuminance.

6.0 Landscape

by Lizard Landscape
Design & Ecology

Addressing the following key **National Design Guide Factors**:

- * Soft landscaping & planting
- * Hard landscaping and hard surfacing
- * Edge treatments



Introduction

The landscape design to the site is purposed to complement the architectural proposal throughout the hard and soft landscape scheme.

Soft Landscaping

The material selection aims to enhance the visual character of the site and complement the built-form and locality. The soft landscape is composed of native and ornamental species providing colour, texture, seasonal interest and also enhance ecology on site.

Ornamental Trees (image 2, 3, 4)

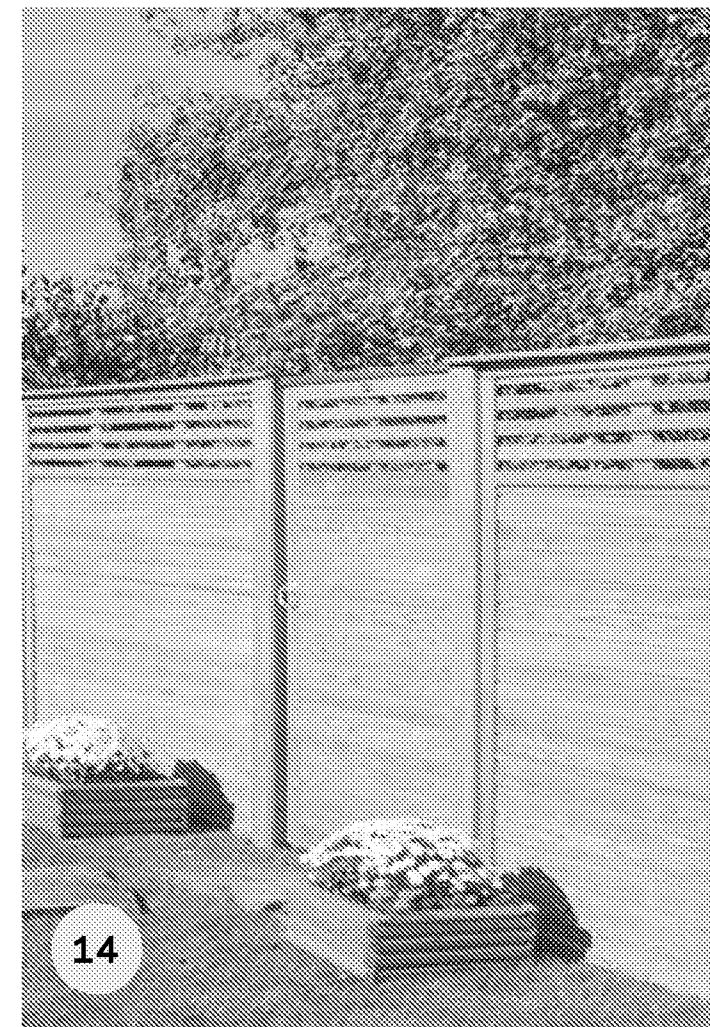
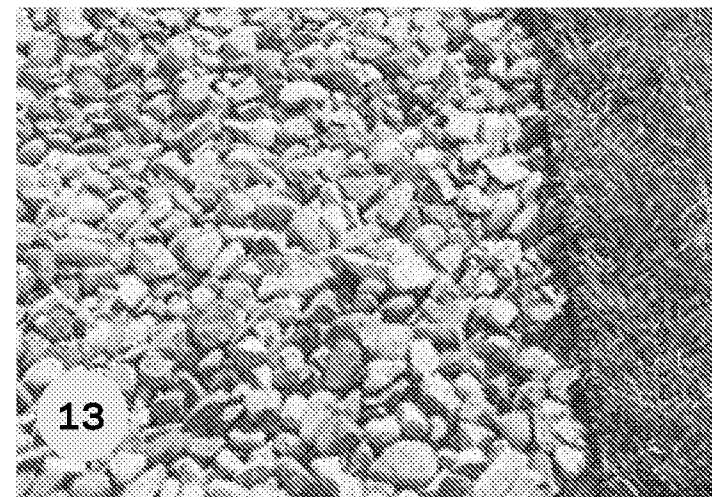
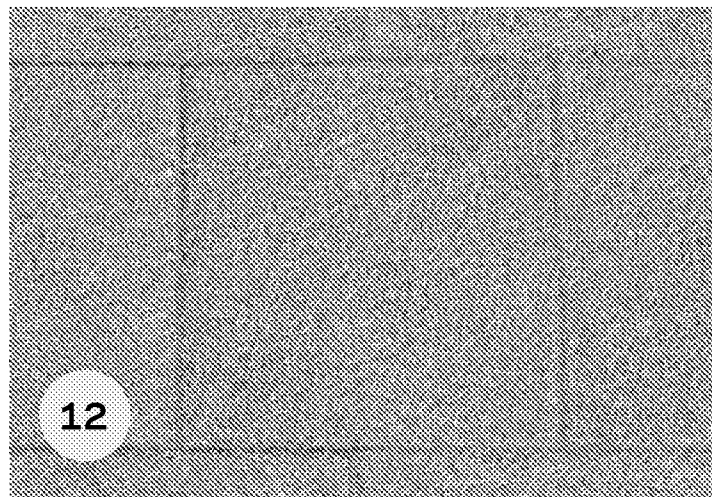
The vehicular and shared access roads, and pedestrian pathways would be enhanced with ornamental trees that provide visual amenity, year round interest, ecological value and structure to the development street scene character.

Shrubs and Hedges (image 5, 6, 7)

Beneath the canopy of trees evergreen hedges and a variety of ornamental accent shrubs, grasses and herbaceous planting carefully selected and composed yield attractive transitioning spaces from the access roads to the dwellings and accompany residential parking spaces. Species would be chosen also for the purpose of biodiversity enhancement.

Wildflower Meadow (image 8)

The proposed wildflower meadow swathes through the private gardens of dwellings outlining the existing groups of trees would enhance the existing green infrastructure forming an ecological corridor with the mature trees encouraging on-site wildlife habitat. The proposed soft landscape scheme comprises pollinator species from the RHS Plants for Pollinators list and recommended species from within Preliminary Ecological Appraisal.



Hard Landscaping

The proposed hard landscape scheme is intended to enrich the character of the site while creating a link between the built form and soft landscape proposal.

1. Paving

Paving to Vehicular Access Road, Shared Access Road and Parking Bays (images 9, 10, 11)

The pavement design, a balanced yet striking composition of undertone hues and crisp lines would add character and interest to the scheme.

Apart from providing visual interest, the thick banding strips initiate a directional feature in the laying of the paving blocks in the direction of vehicular traffic. The edge courses provide feature demarcation separating the differently toned vehicular roads, shared access roads, pavements, parking spaces and highlighting the course of the kerbs.

Permeable block paving of a light grey tone is used for the banding and edge course, and along the silver grey Conservation kerbs. A darker tone is used for the pedestrian and shared surface with a charcoal tone reserved for the parking spaces. Permeable paving is chosen to assist with the on-site drainage forming part of the Sustainable Drainage System (SuDS). Paving to Entrance Pathways to Dwellings

The proposed entry pathways to the dwelling units would be accented with flag paving in charcoal edged with conservative pin kerb, participating it into the soft landscape welcome frontage into the dwelling.

Paving to Entrance Pathways to Dwellings (image 12)

A charcoal coloured paved path edged with a conservation pin kerb would provide an informal path leading to the back garden from the frontage of the dwellings.

2. Fencing (image 14)

The Canterbury Combi Fencing to the back gardens of the dwellings adds to the aesthetic appeal of the soft landscaped area with its spaced out slat feature forming an attractive visual transition.

Report Notes

- 1. THE BOUNDARIES SHOWN ARE BASED ON INFORMATION BY OTHERS. ALL BOUNDARIES TO BE VERIFIED ON SITE PRIOR TO COMMENCING CONSTRUCTION.
- 2. TOPOGRAPHICAL LEVELS TO BE CONFIRMED.
- 3. DESIGN & QUOTED AREAS ARE SUBJECT TO DESIGN DEVELOPMENT & STATUTORY CONSENTS.
- 4. ALL SURVEY INFORMATION SHOWN IS SUBJECT TO FURTHER SITE INVESTIGATION DURING DEMOLITION.

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