

Design and Access Statement

Reserved Matters Planning Application:

Merry England Nursery,
Dappers Lane,
Angmering,
West Sussex,
BN16

November 2018

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Design and Access Statement for Reserved Matters Planning Application

Merry England Nursery,
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This Design and Access Statement has been
prepared by Mohsin Cooper Limited on behalf of
Peter Nicholas Homes (Dappers Lane) Limited

November 2018

Introduction and Background



Panoramic view of Merry England Nursery looking West (top) and Aerial view of site (bottom)

Merry England Nursery is a agricultural small holding plot with outline consent with reserved matters for 18 no. new dwellinghouses granted in 2016 under ref 16/142/OUT.

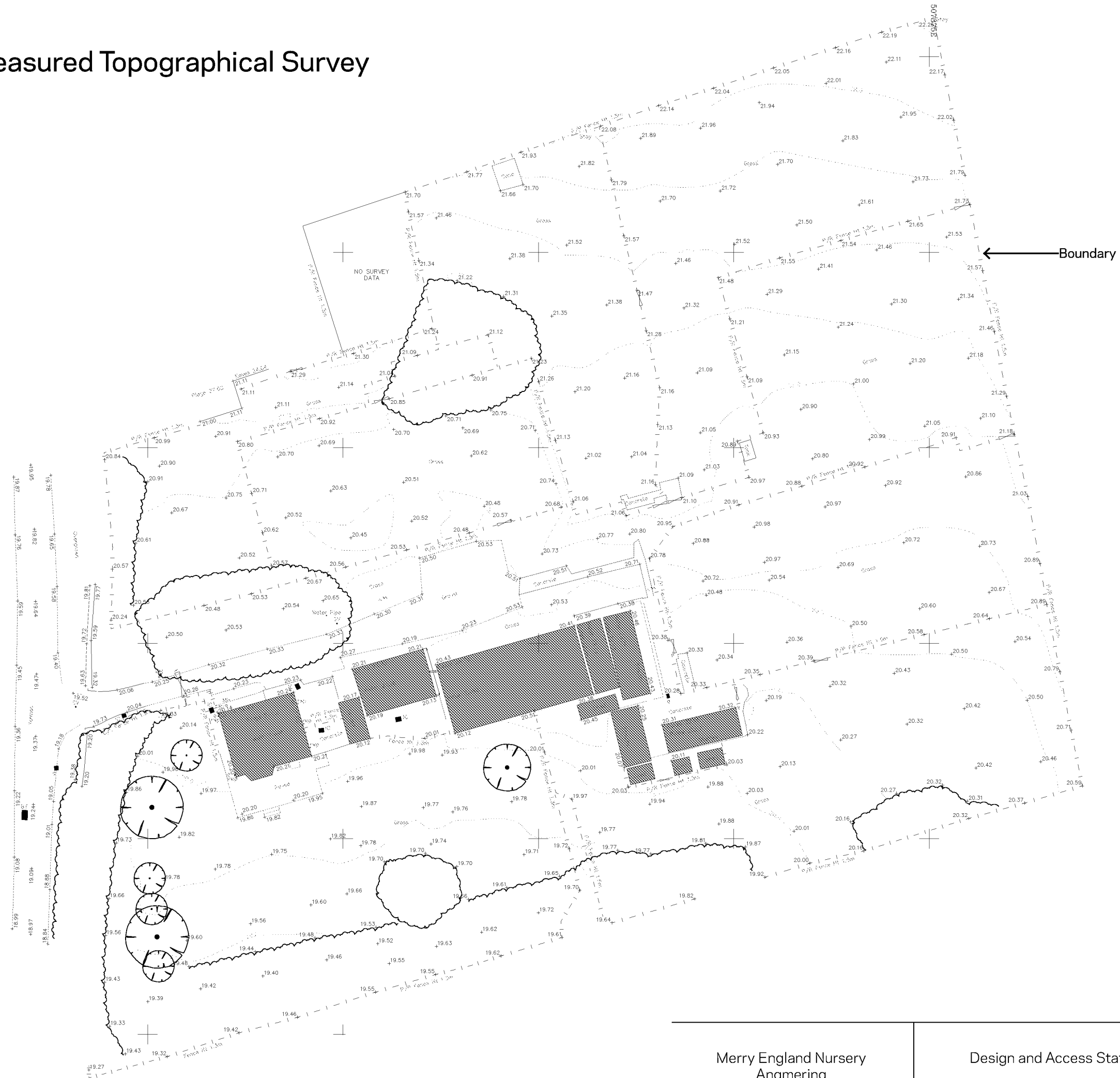
This Design & Access statement is to accompany a Reserved Matters application and is intended to summarise the development proposals as a whole whilst addressing the reserved matters of:

- Layout
- Landscaping
- Appearance

The outline planning application was submitted by the former owner of the site. The site has since been purchased by development firm Peter Nicholas Homes (Dappers Lane) Ltd (part of the PNH Property Group) in 2018 and they are the applicant for this Reserved Matters application.

Peter Nicholas Homes are committed to delivering high quality residential development projects in the Hampshire and Sussex region.

Measured Topographical Survey



NB: All survey information provided by Trueplan (UK) Ltd.

Survey undertaken May 2015

Use & Amount

Use and Amount

The proposed development is for 17no. new build dwellings, and 1 no. refurbished dwelling (all C3 use class) making a total of 18 dwellings. Of this 18 no., 5no. are to be offered as affordable housing.

The development will provide the following mix of accommodation:

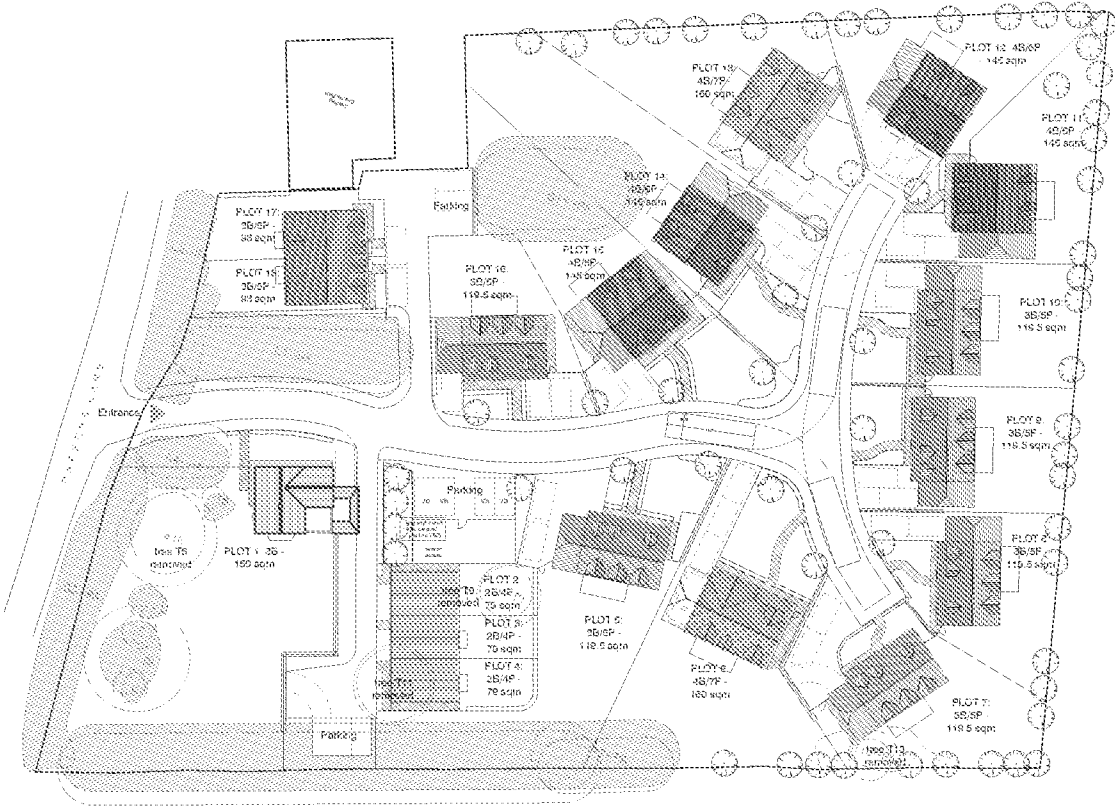
- 3no. 2b/4p (affordable)
- 2no. 3b/5p (affordable)
- 7no. 3b/5p (private inc. refurbished farmhouse)
- 4no. 4b/6p (private)
- 2no. 4b/7p (private)

The combined total GIA of all the dwellings forming the development is 2,190 sqm.

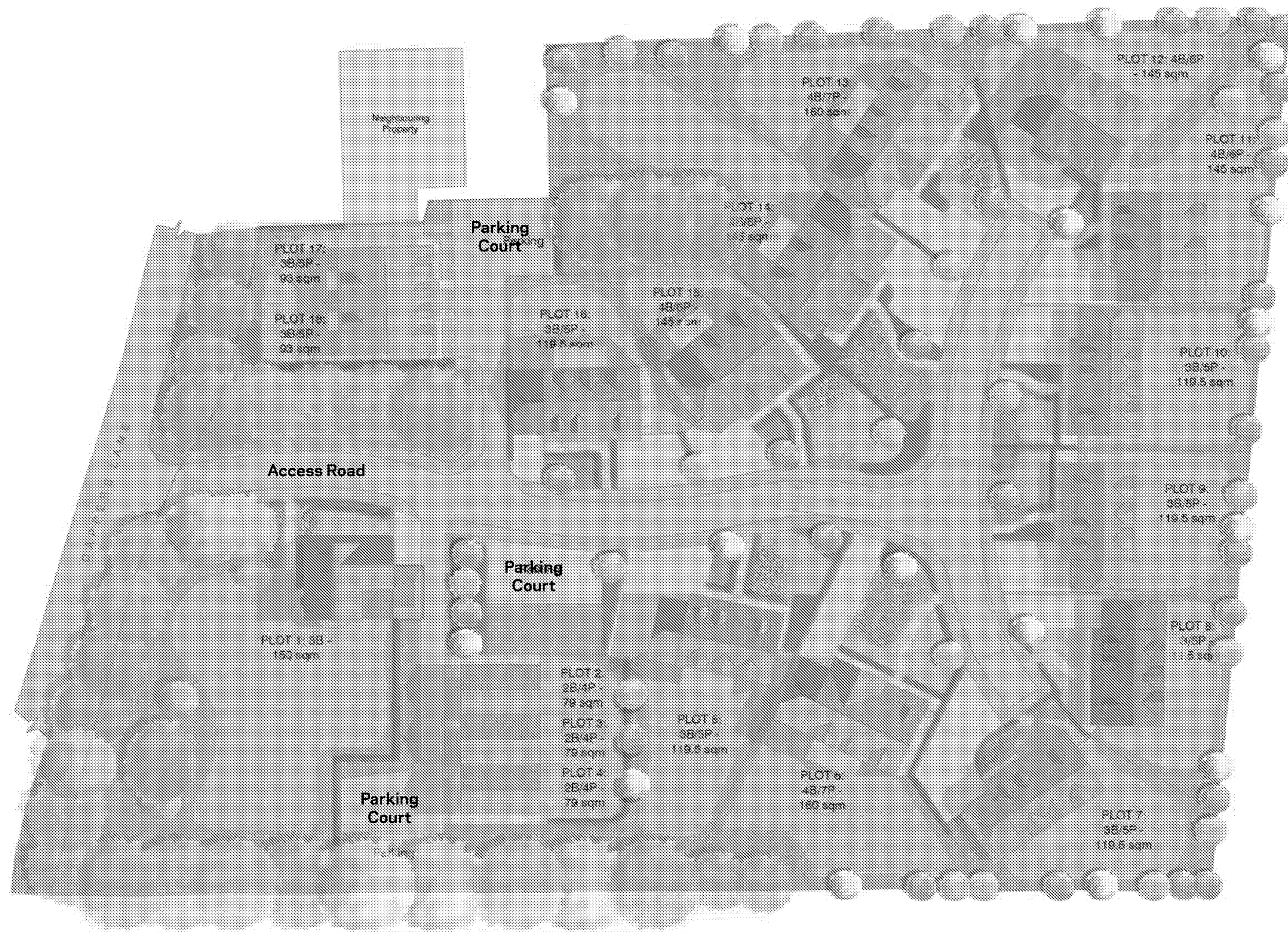
A total of 54 parking spaces are provided across the development. Wherever possible visitor spaces have been provided on plot, although 4 out of the 54 are unallocated visitor spaces.

Parking provision exceeds WSCC requirements.

Plot	Market / Affordable	Type	GIA (sqm)	Parking Spaces
1	Private (refurbished)	3b/5p - n/a	150	2
2	Affordable	2b/4p - type 5	79	1
3	Affordable	2b/4p - type 5	79	1
4	Affordable	2b/4p - type 5	79	1
5	Private	3b/5p - type 1	119.5	4
6	Private	4b/7p - type 3	160	4
7	Private	3b/5p - type 1	119.5	3
8	Private	3b/5p - type 1	119.5	3
9	Private	3b/5p - type 1	119.5	3
10	Private	3b/5p - type 1	119.5	3
11	Private	4b/6p - type 2	145	4
12	Private	4b/6p - type 2	145	3
13	Private	4b/7p - type 3	160	4
14	Private	4b/6p - type 2	145	4
15	Private	4b/6p - type 2	145	3
16	Private	3b/5p - type 1	119.5	3
17	Affordable	3b/5p - type 4	93	2
18	Affordable	3b/5p - type 4	93	2
		visitor spaces		4
TOTALS			2190	54



Layout



LAYOUT

The proposed development retains the character of the approved outline application 16/142/OUT with a placemaking approach appropriate for a rural context.

A majority of the houses are arranged facing into the heart of the site along a 'T' shape road layout. This layout form creates a subtle focal point to the development that will help to foster a sense of community and shared occupation of the site. The layout of the individual units avoids the adoption of a singular building line. Instead, a nuanced and varied distribution is used thus lending character and a subtle individuality to each house.

The T shape layout form also makes the most of the site's shape and proportions, and provides an integral turning head for waste and fire vehicles.

The primary road layout is 4.1m wide with shared surface pedestrian zones either side at 1.5m wide. Parking for the market housing (plots 1 & 5-16) is provided on-plot with additional on-plot allowance made for visitor spaces wherever possible. Parking for the affordable units is provided in the form of small unallocated parking courts directly adjacent plots 2-4 and 17 & 18.

Deep landscaped garden verges which will ensure that streetscape maintains a rural and open character. Houses are generally positioned 5-8m from the shared surface hard landscaping of road and foot path. Mature planting will provide screening of the dwellings from the shared surface road within these front gardens.

All rear gardens to private houses have a depth of 10m minimum and many exceed this stretching to 15 or 20m in length. By virtue of the distribution of houses, all gardens are unique and exceed local authority guidelines with respect.



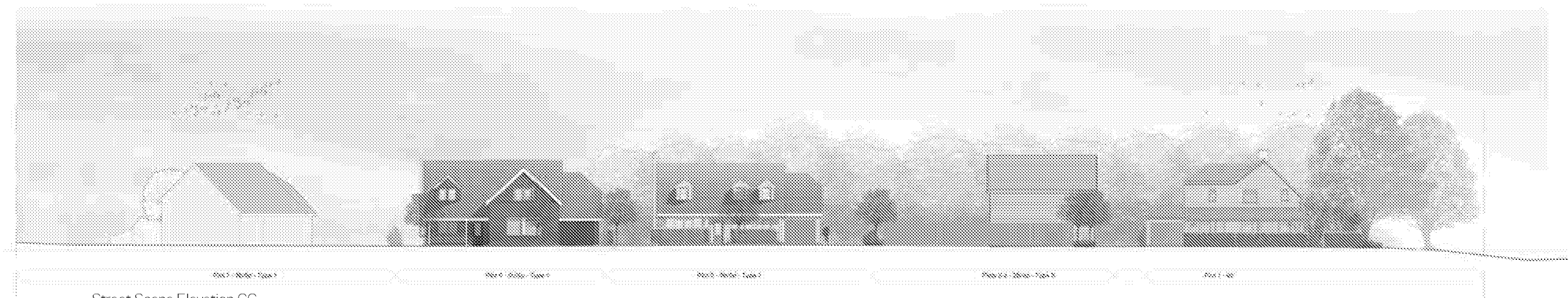
Appearance including Scale and Form



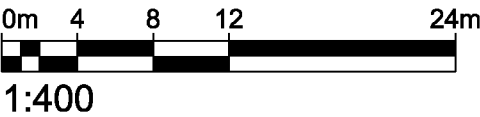
Street Scene Elevation AA



Street Scene Elevation BB



Street Scene Elevation CC



SCALE

5 different house types are proposed, all of which adopt a wholly domestic scale in footprint and height.

Ridge heights will vary from 7m to 8.5m meaning the mature stand of trees (varying in height from 8-14m high) on the East and South boundaries will comfortably screen and shelter the proposed houses from Dappers Lane. These trees also provide a strong natural backdrop for the development and in this context the dwellings will be read as a subservient addition to the site.

On account of the architectural approach which draws on traditional chalet-style roof forms, the typical street-facing eaves height will be approximately 2.5m. This diminutive scale will lend the development a rural character at the ground plane.

Inkeeping with the variegated layout of the development, the house types offer a variety of scales of street facing elevations ranging from 5.7m wide to 11.5m wide (excludes garages).

Whilst house types 1 and 3 offer their wider elevation to the street, they remain domestic in scale and provide the streetscape with a generous active facade. The internal layouts benefit in turn through access to better daylight and outlook from a larger proportion of habitable rooms.

Appearance (cont.) including Scale and Form

Design precedents



DESIGN PRECEDENTS

Traditional pitched roof forms and complementary architectural features such as dormers and gable frontages provide the inspiration for the proposed house types.

This kind of architectural style, sometimes referred to a ‘New England’ is distinctly rural in character. It has its roots in vernacular traditions from Southern England exported to the Eastern Atlantic seaboard of the United States in C18th.

The use of clapboard along with several other hallmarks of this style of building can be observed in older buildings from Sussex and Kent.



1 - Chalet style roof form with subservient dormers.

2 -Chalet style roof with strong gable forms.

3, 4 - Clapboard cladding of the style that is typical in many parts of Sussex and Kent.

Appearance (cont.)
including Scale and Form



House Type 1 - 3B/5P 119 sqm House Type 2 - 4B/6P 145.5 sqm House Type 3 - 4B/7P 158.5 sqm



House Type 4 - 3B/5P 96 sqm House Type 5 - 2B/4P 80 sqm

FORM

The dwellings proposed for the site draw upon simple chalet style vernacular forms together with articulating features such as subserviently-scaled dormers and carefully proportioned gable frontages.

Verandas have been incorporated at ground floor level lending the chalet roofs a lightness in appearance and providing a generous sheltered outside space to the entrance of each dwelling.

Such forms and architectural elements are highly appropriate for a rural site, especially when combined with a nuanced and variegated layout which seeks to resist repetition.

Appearance (cont.) including Scale and Form



APPEARANCE

It is the intention that the development would appear comfortable and appropriate in the rural context, and this will be achieved as a combined effect of :

- a varied layout
- variety of scale
- materiality & detailing
- referenced vernacular of the architectural forms

A varied arrangement of the 5no. house types will work alongside the nuances of the layout to create a unique sense of place. The experience of the development will be sequential and non homogenous. Views to various plots or corners of the site will be gradually revealed or obscured by virtue of the road form and strategic landscaping.

At an individual level each plot will also be viewed in a unique setting and spatial context again by virtue of the qualities of the layout.

This sense of place will be enhanced by the traditional forms which will appear at ease and respectful of the rural context.

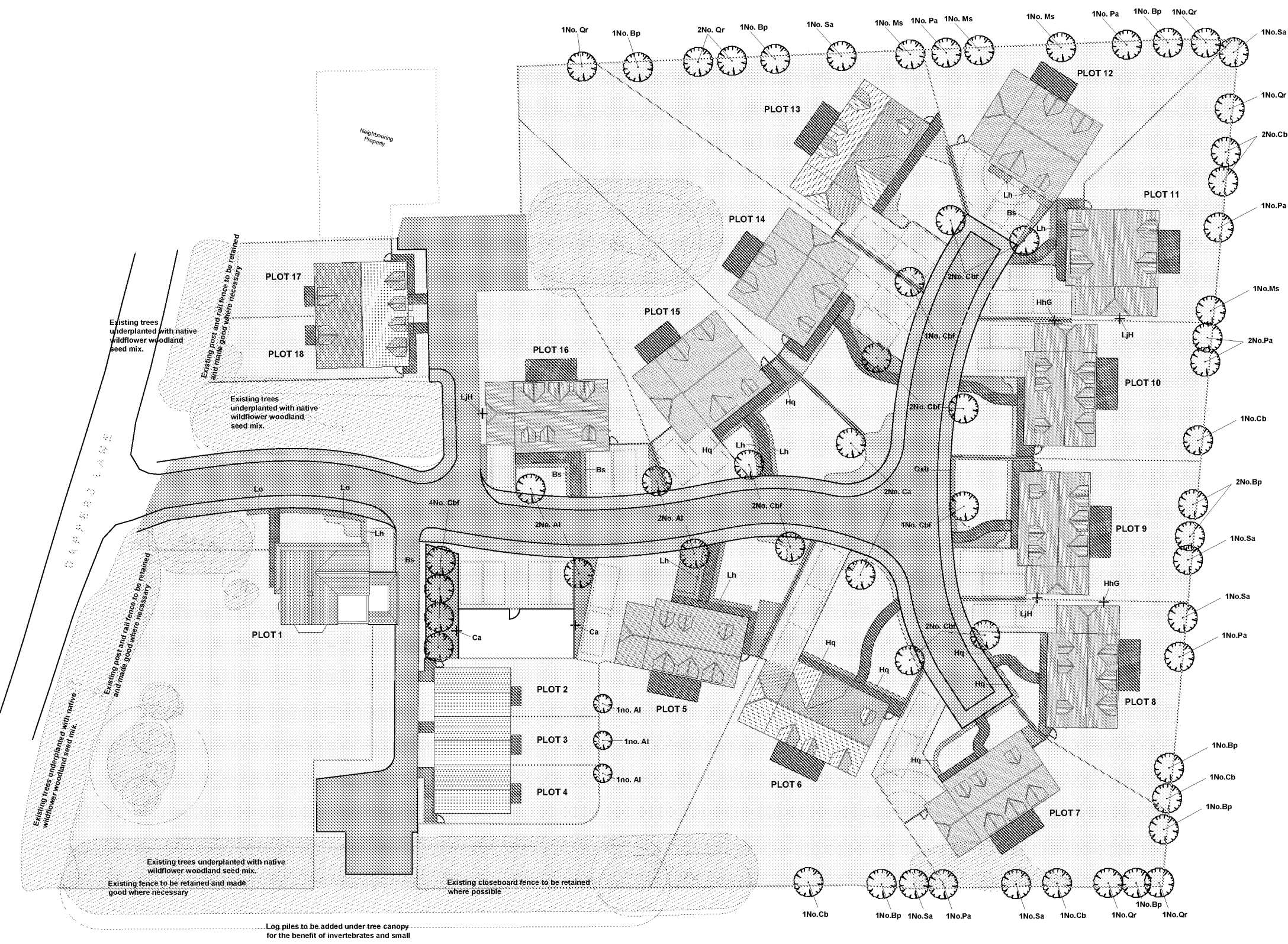
As previously described, the forms employed for the houses allude to a ‘New England’ style and also reference traditional Sussex construction methods. These references will be continued at a level of detailing and materiality.

A high quality timber-effect shiplap cladding panel is to be used for the external facing material (and fascias) to all houses providing a traditional appearance with low maintenance requirements. The cladding will be used in muted naturalistic tones so as to harmonise with surroundings.

A reconstituted slate tile will be used for the roofing material.

Premium upvc windows in a panelled format will be used with complementary oversized fascia framing as a further hallmark of traditional construction.

Landscaping



LANDSCAPING

Planting and biodiversity strategy

The planting palette has been chosen to reflect the semi-rural location and the enhancement proposals within the Landscape and Ecological enhancement plans.

Locally indigenous species have been used to the boundaries of the site while to the centre of the site a planting palette to reflect the 'New England' style of houses has been adopted. This palette uses a green, white and blue colour scheme, with clipped evergreen hedges to define garden boundaries, flowering shrubs and plants with enhanced Autumn colours.

Additional features to be included are log piles, for the benefit of invertebrates and small mammals, as well as a native wild flower woodland grass mix under the existing mature tree belts, with species rich verges where possible to enhance on site biodiversity. Bat and bird boxes will also be installed on site.

Throughout the site, mature trees and shrubs will be planted to provide a natural soft boundary plot to plot, and to break up sightlines within the site.

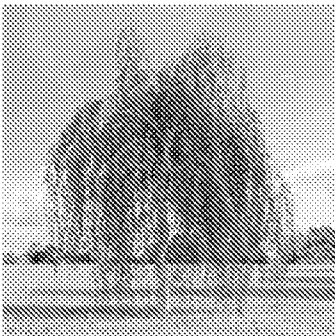
New developments are often planted with young plants and mean that the environment can feel sparse until these plants grow to full size. The proposals will instead make use of mature trees and shrubs which will enable the development to appear immediately 'at ease' in the surroundings.

Hard Landscaping

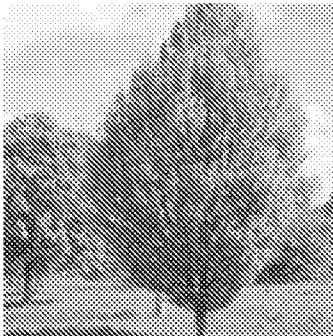
There are hard landscaped areas on the site in the form of on site parking to each plot and a shared surface road and pedestrian route. A shared surface approach has been taken to as to avoid an urban appearance and suggest more of a rural character. Shared surfaces are also typically used to assist with reducing traffic speeds in quieter residential developments and this is deemed appropriate for this kind of development.

A bound gravel finish has been specified in a range of ochre tones for all of the hardstanding areas. Subtle variations in colour will denote a change from the road way to the pedestrian zone. Granite setts will be used as an edging material.

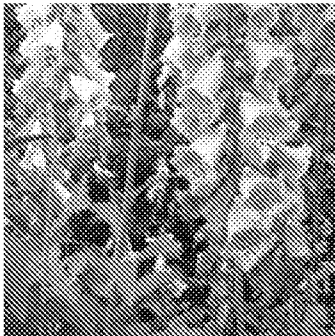
Landscaping



Betula pendula



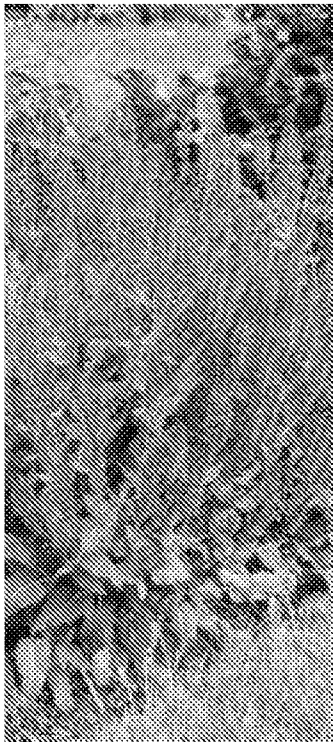
Carpinus betulas



Digitalis purpurea



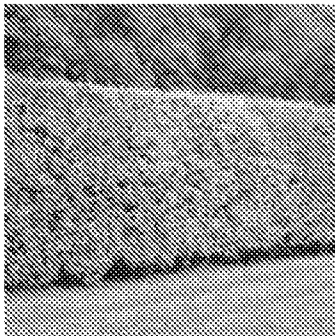
Astibe deutschland



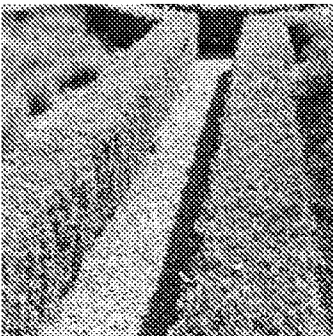
Salvia superba may night



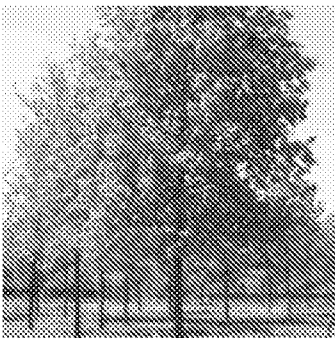
Hebe albicans



Blackthorn



Buxus sempervirens



Querus robur



Prunus avium



Hydrangea querfolicia



Philadephus dame blanche



Nepta summer magic



Hawthorn



Osmanthus burkiwood

TREES



ORNAMENTAL SHRUBS

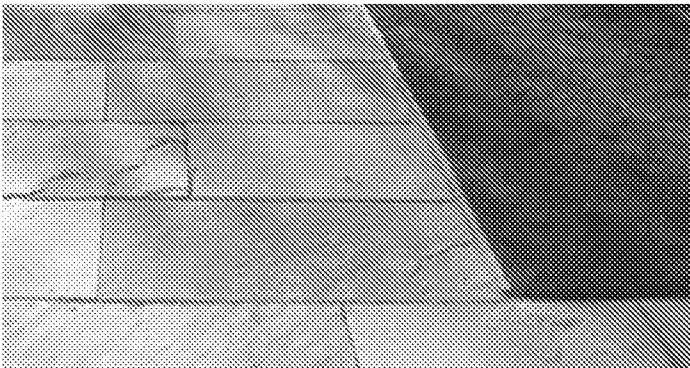


ORNAMENTAL GROUND COVER

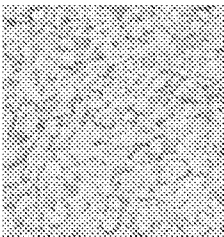


NATIVE HEDGES

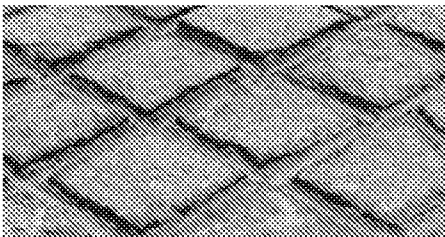
GARDEN HEDGES



Indian sandstone pavers

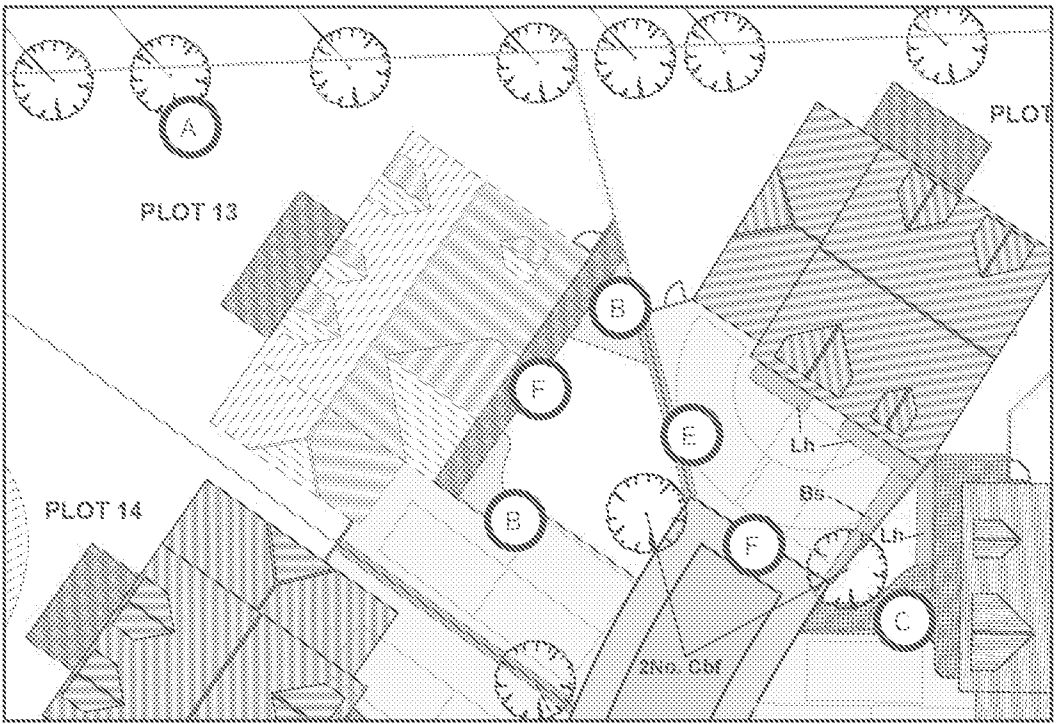


Bound gravel



Granite setts

HARD LANDSCAPING



A selection of the trees, shrubs and plants to be used as part of the planting scheme area shown above. Their typical locations for use are summarised below:

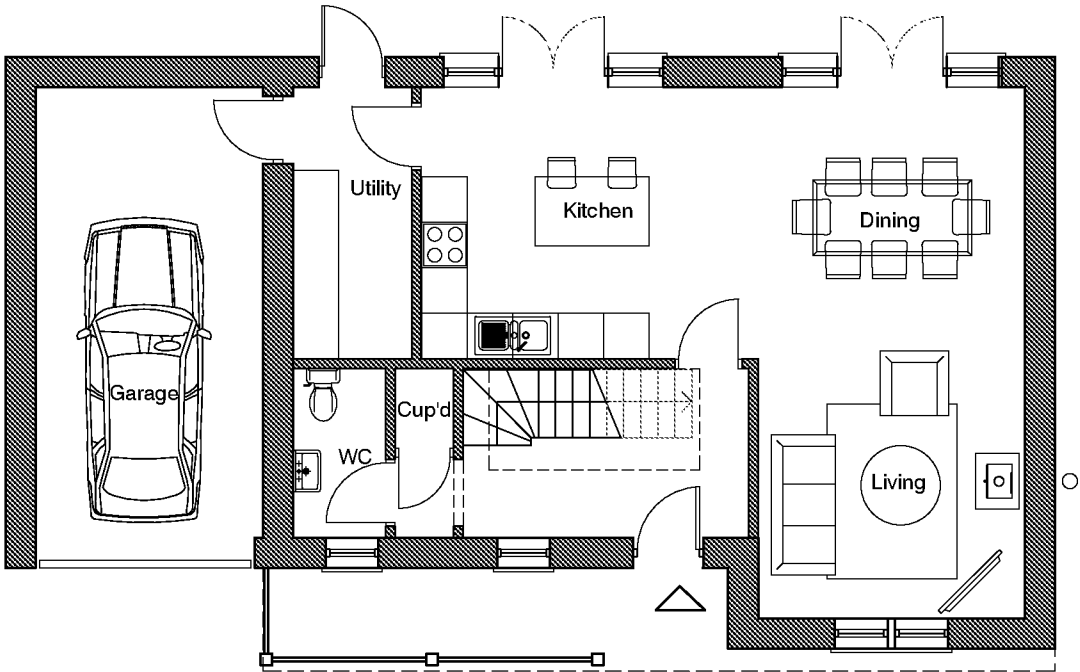
Trees - boundary to site to provide visual interest and to screen views towards the site. Also to the front verges to houses to provide privacy and visual interest to the street scene.

Ornamental Shrubs and ground cover - to provide focal points in the public realm and visual interest to front garden verges.

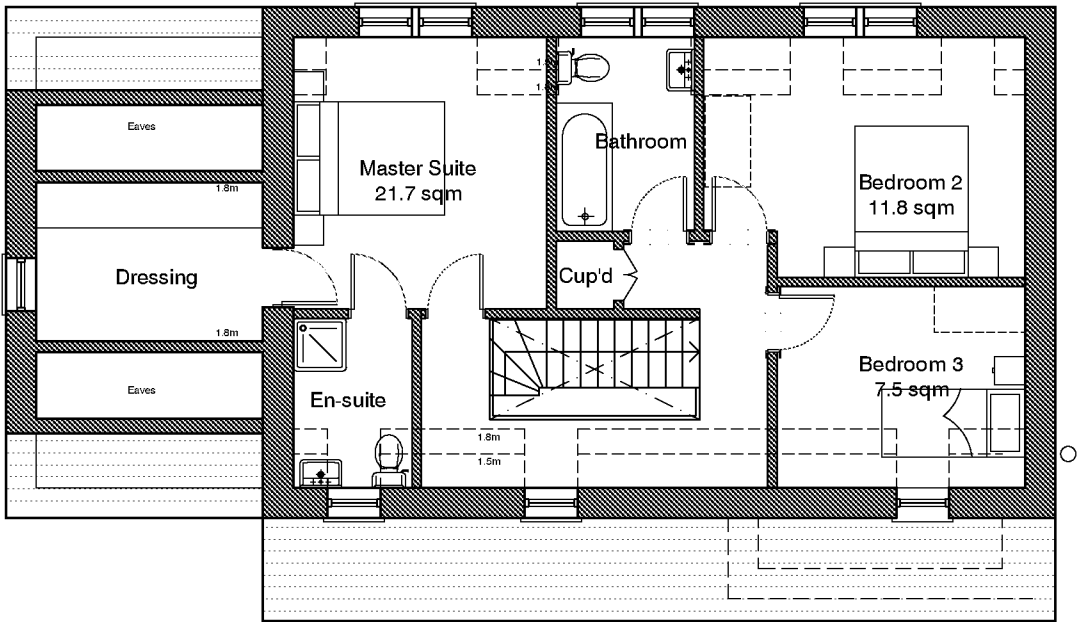
Garden Hedges - to the front of plot-plot boundaries

Hard Landscaping - sandstone pavers to garden paths, bound gravel hard landscaping to road, pedestrian zones and parking areas. Granite setts as a separation / threshold material.

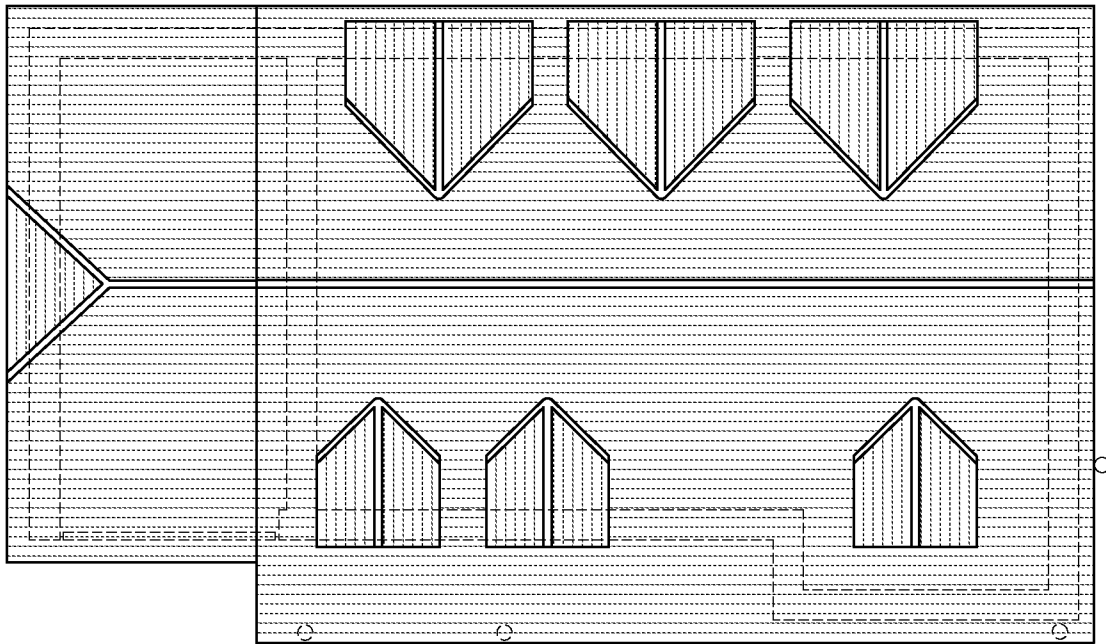
Layouts - House Type 1 - 3B/5P 119 sqm



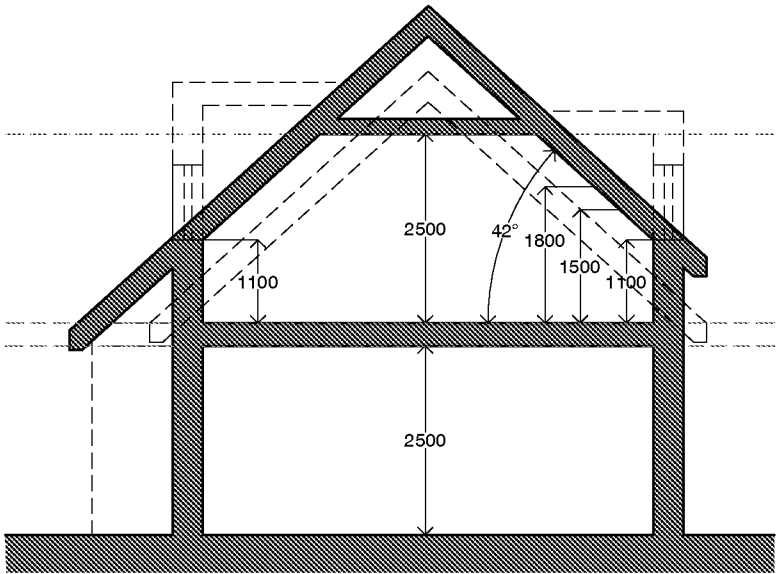
Ground Floor Plan



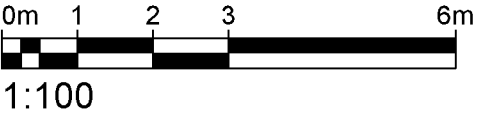
First Floor Plan



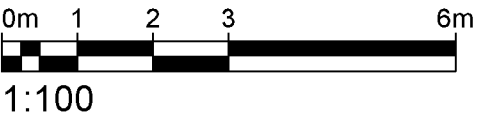
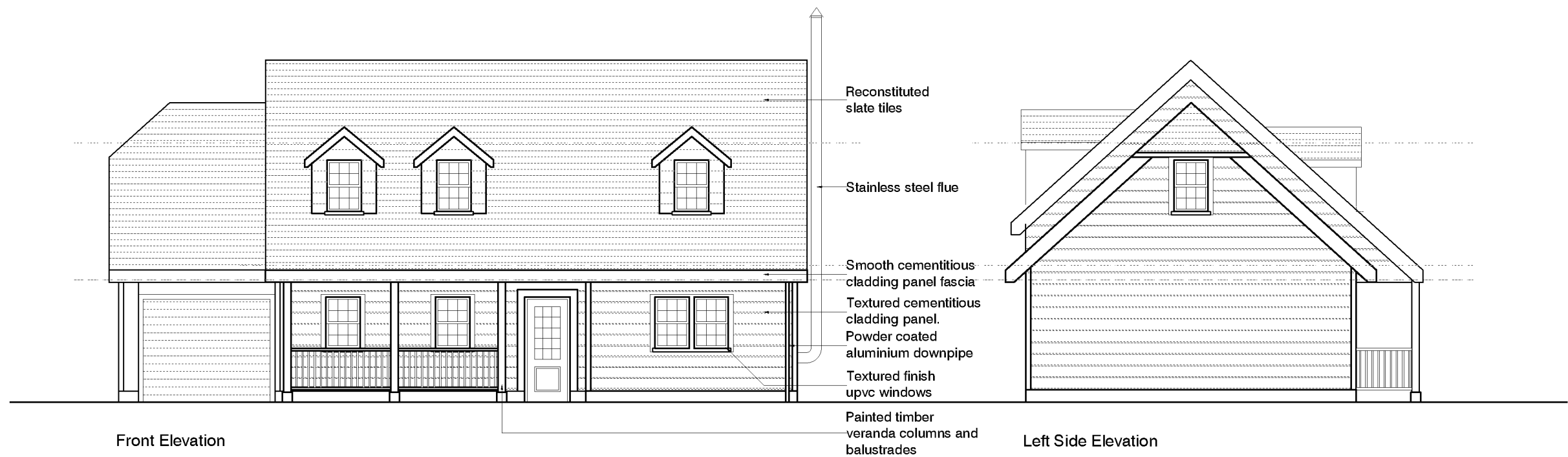
Roof Plan



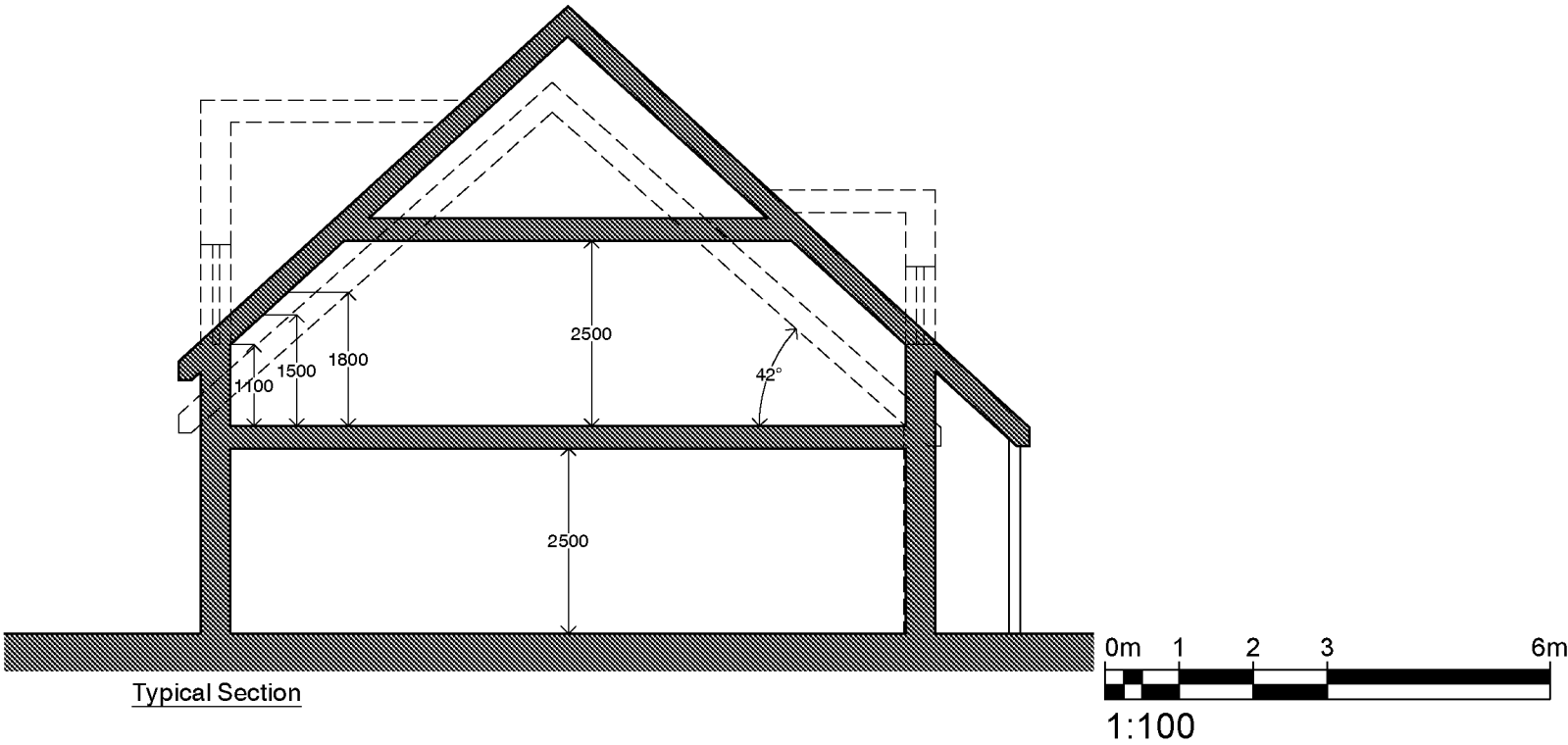
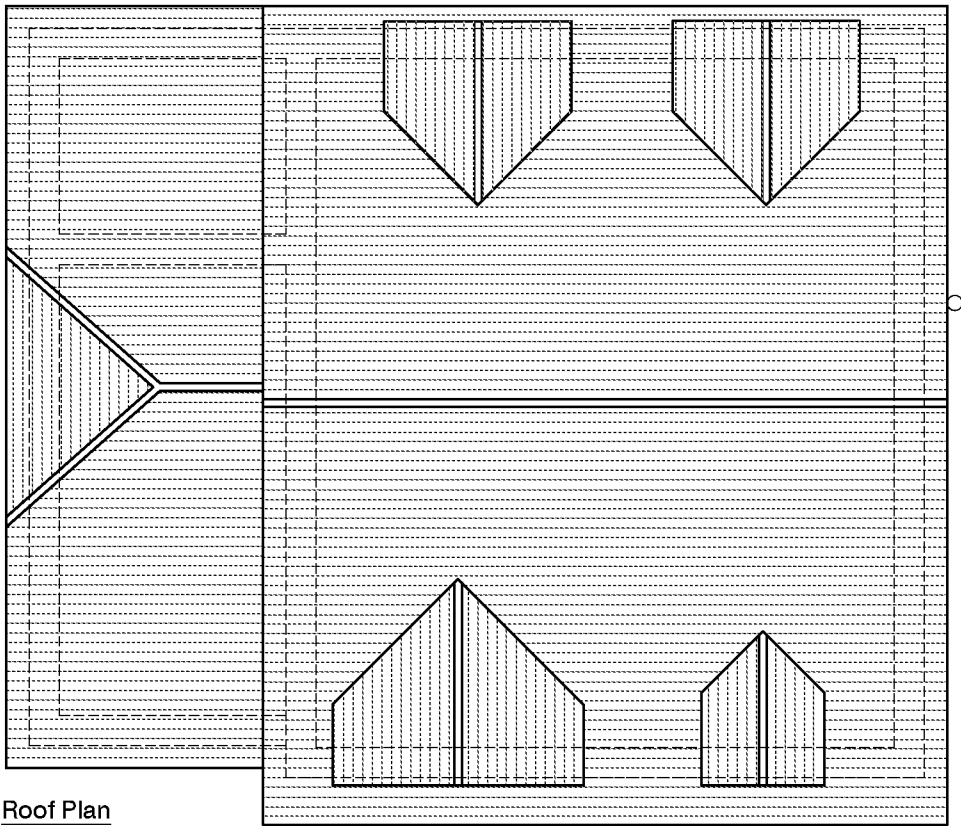
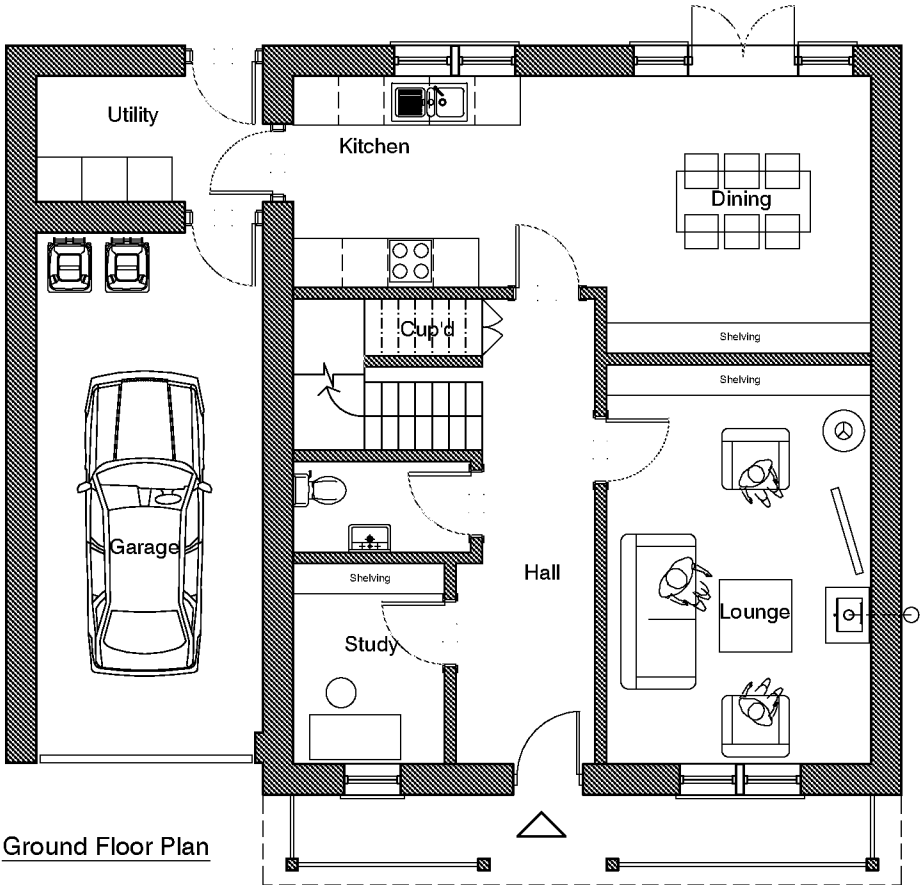
Typical Section



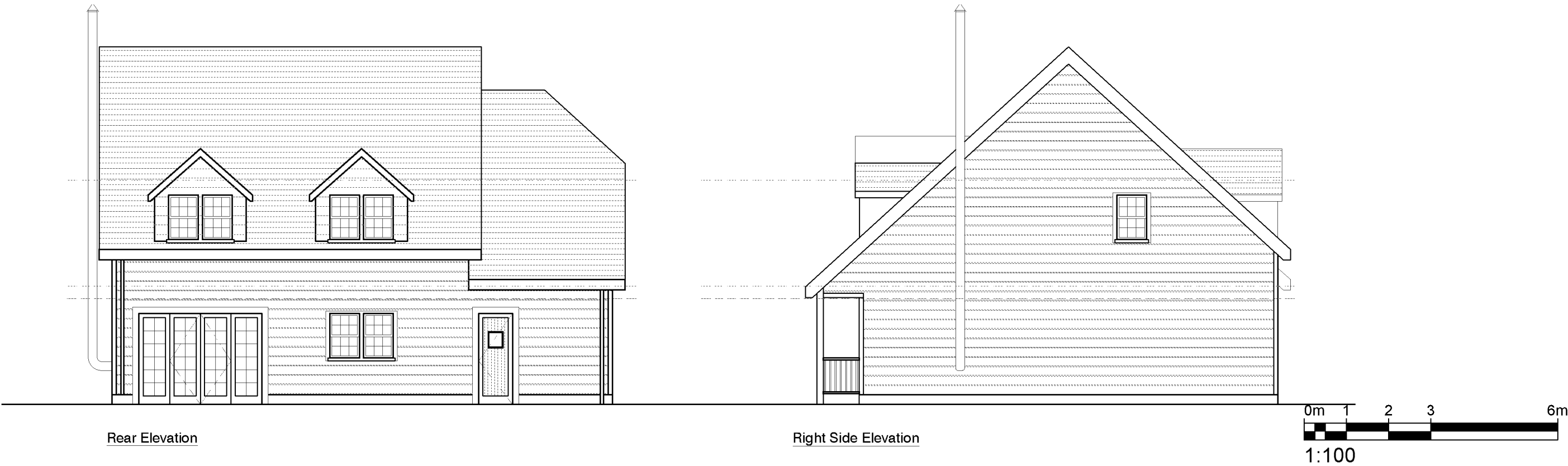
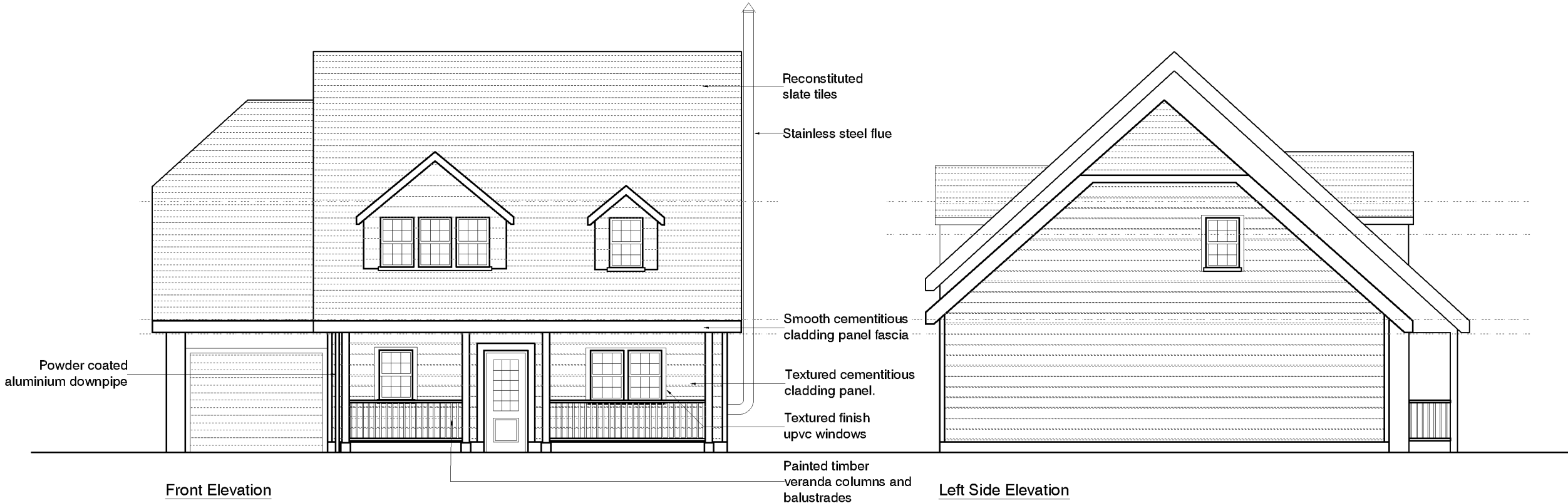
Layouts - House Type 1 - 3B/5P 119 sqm



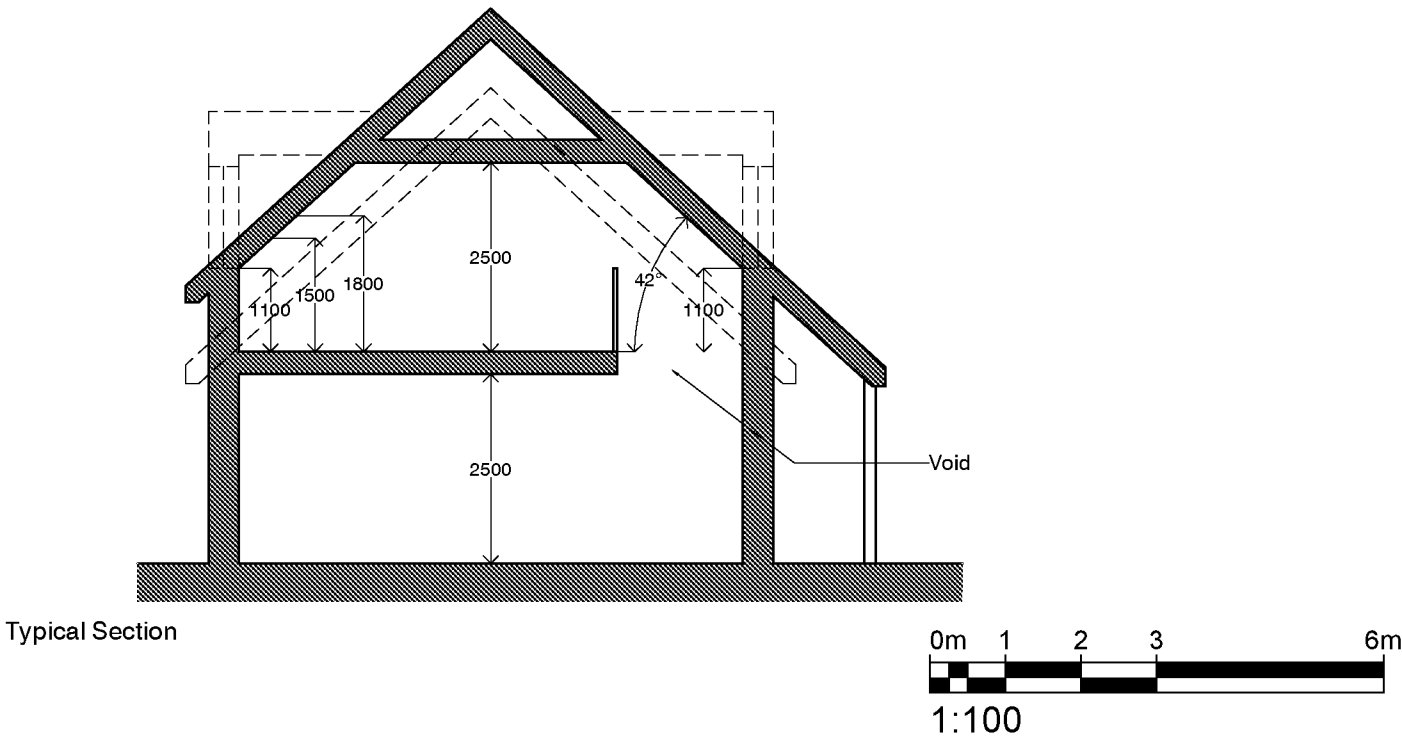
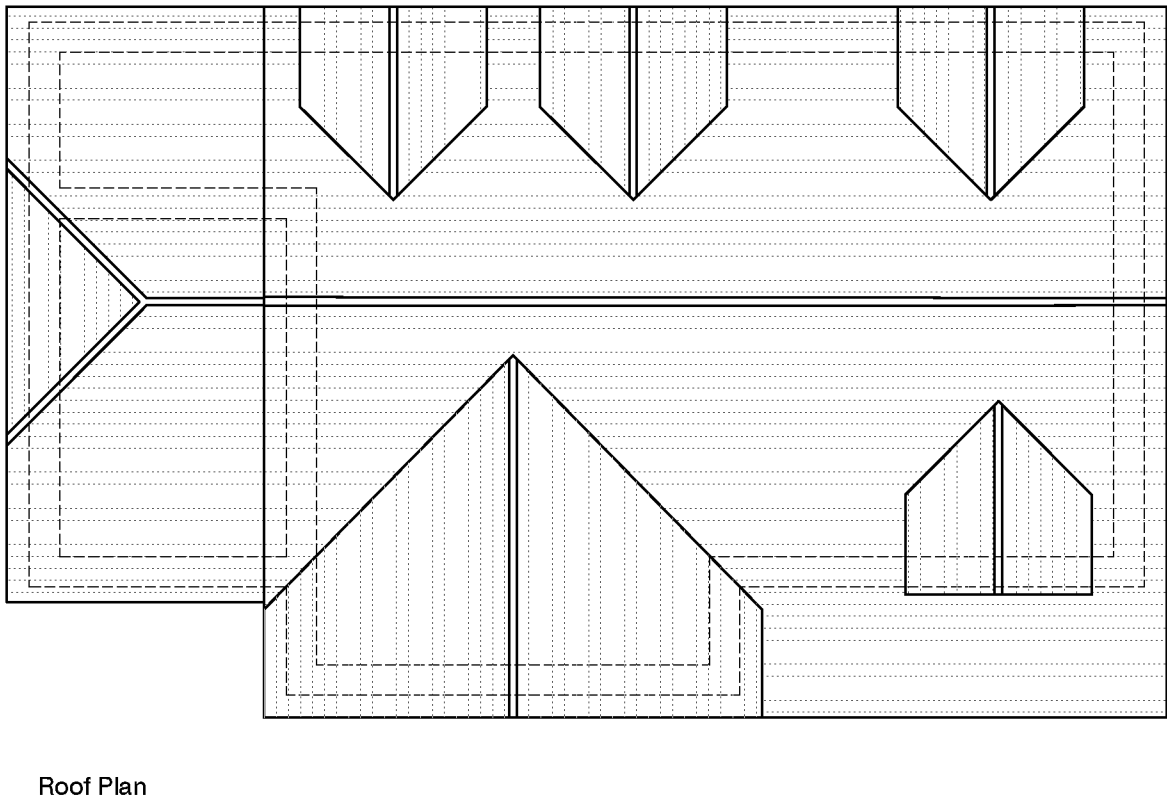
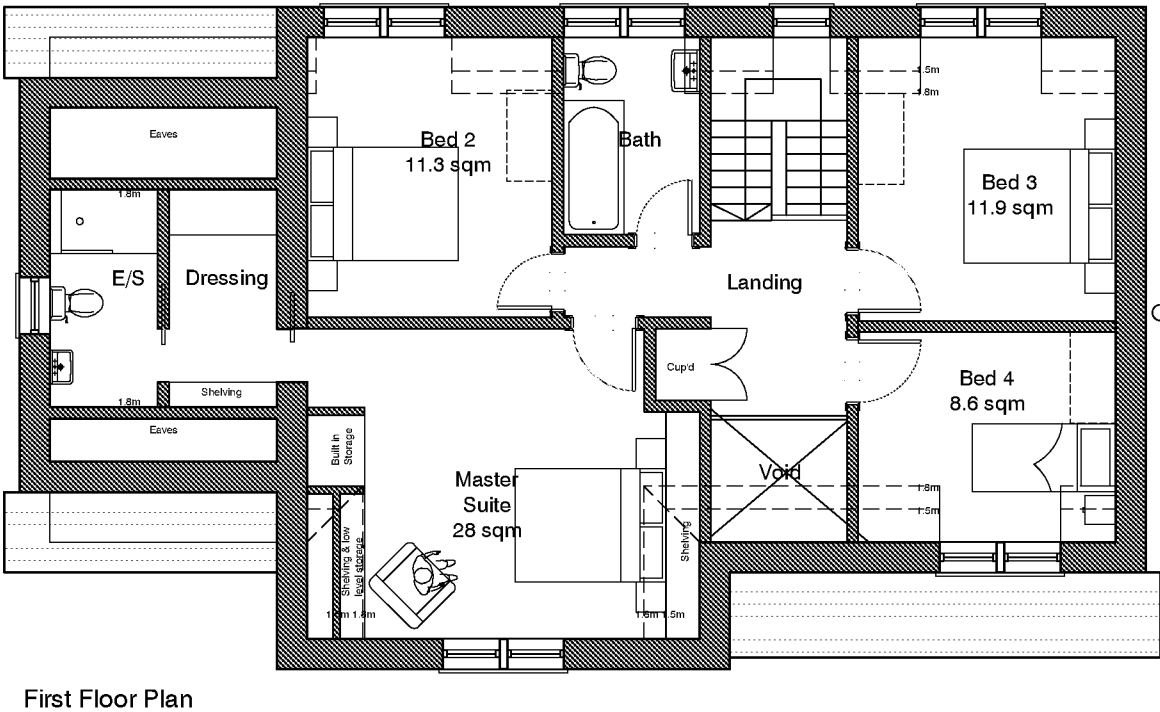
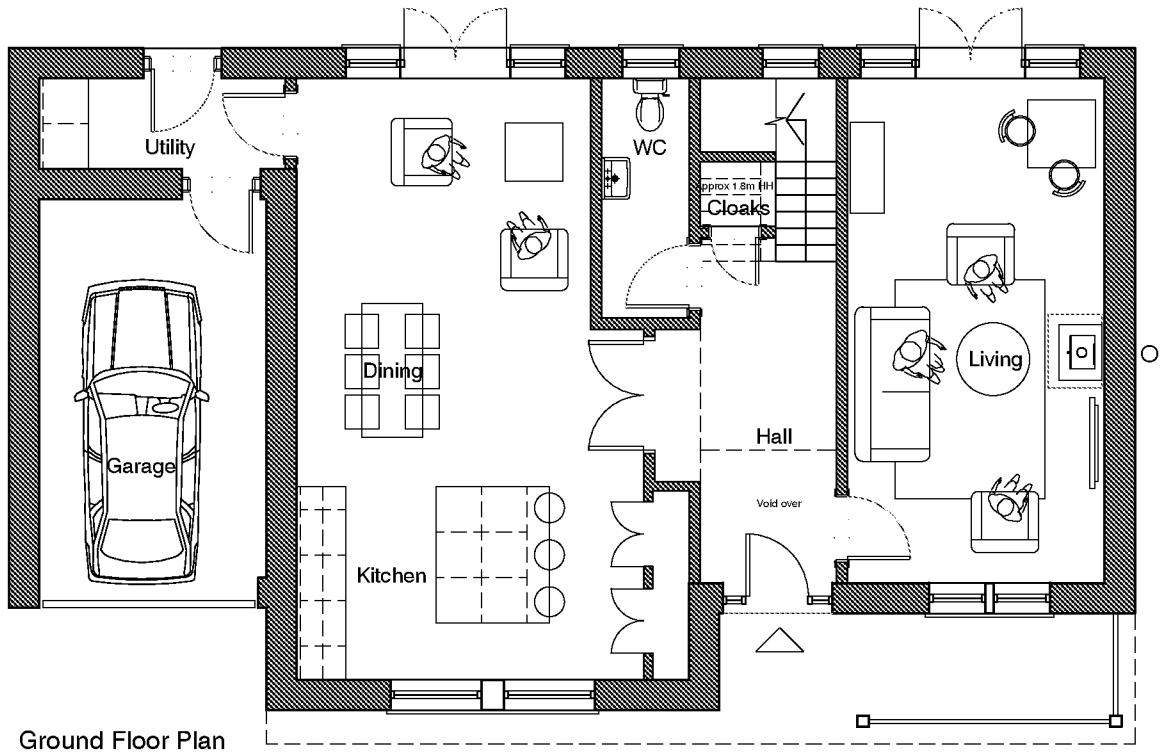
Layouts - House Type 2 - 4B/6P 145.5 sqm



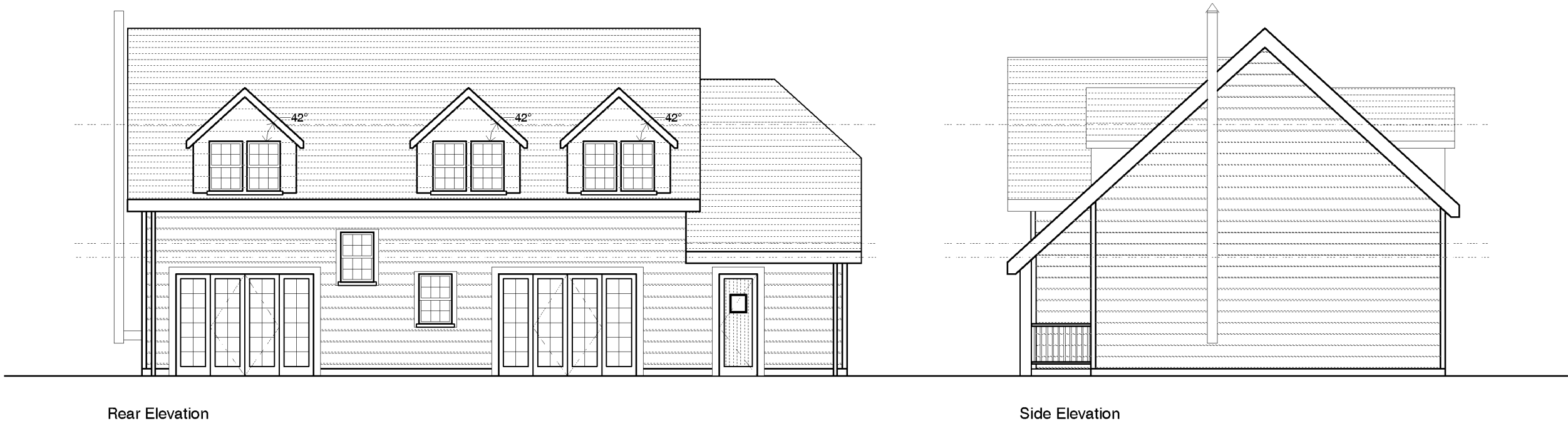
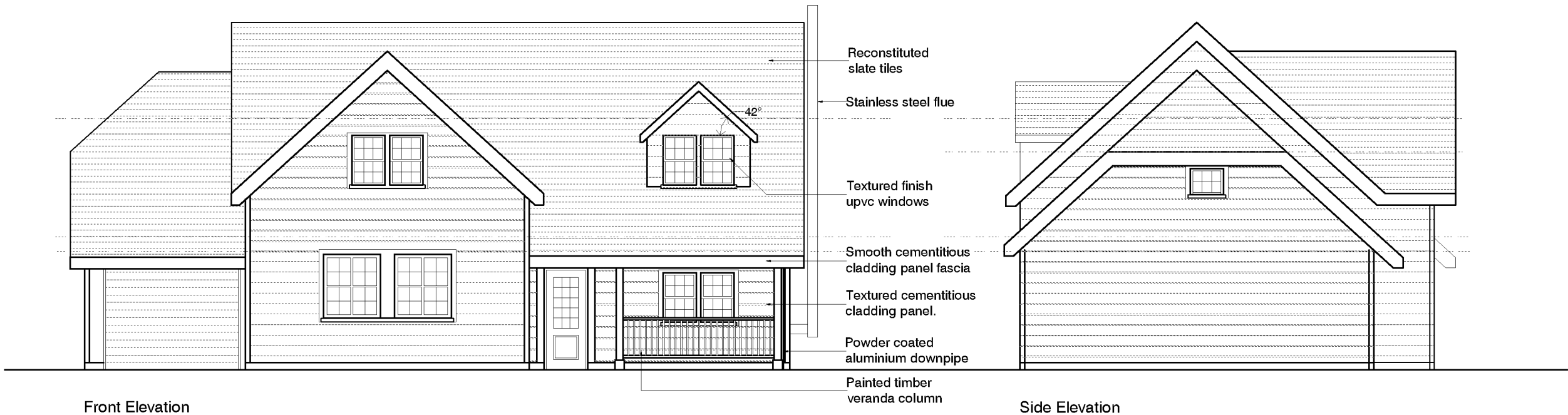
Layouts - House Type 2 - 4B/6P 145.5 sqm



Layouts - House Type 3 - 4B/7P 160 sqm



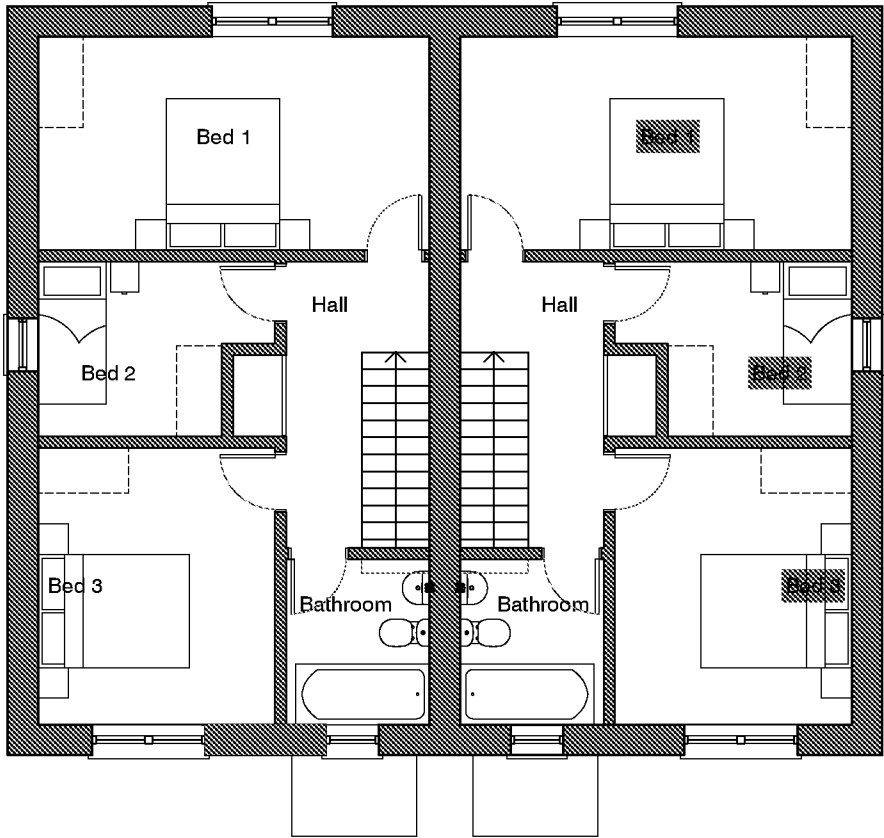
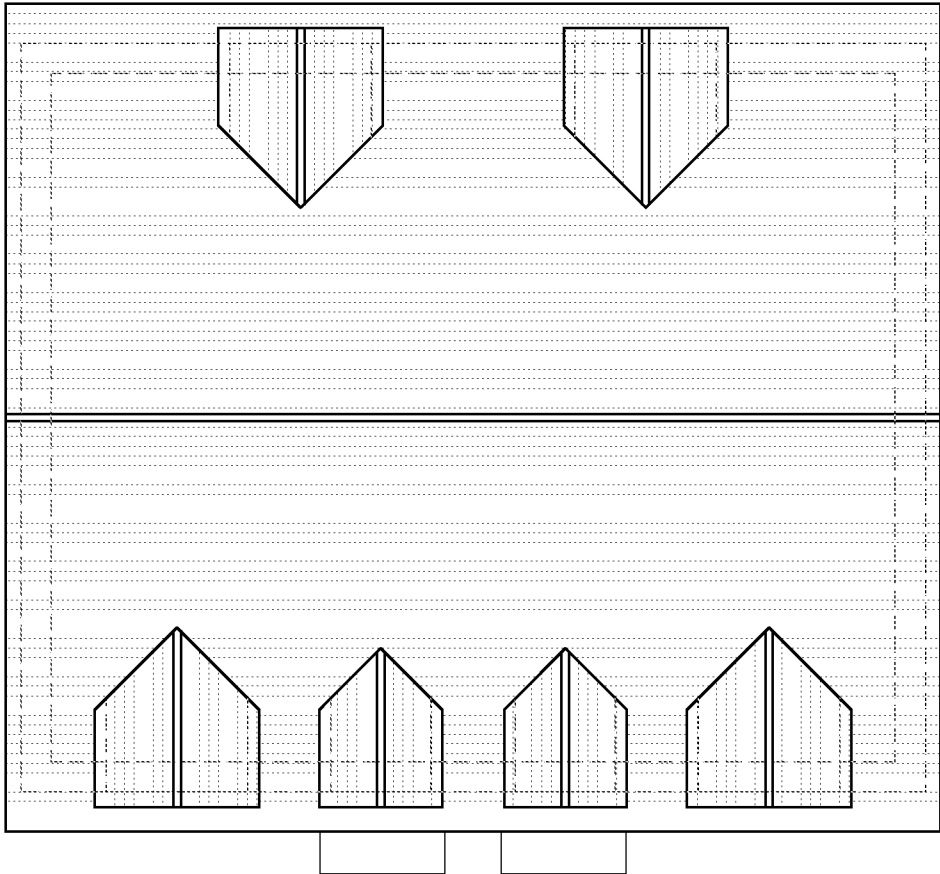
Layouts - House Type 3 - 4B/7P 160 sqm



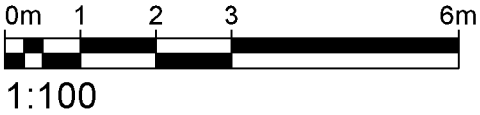
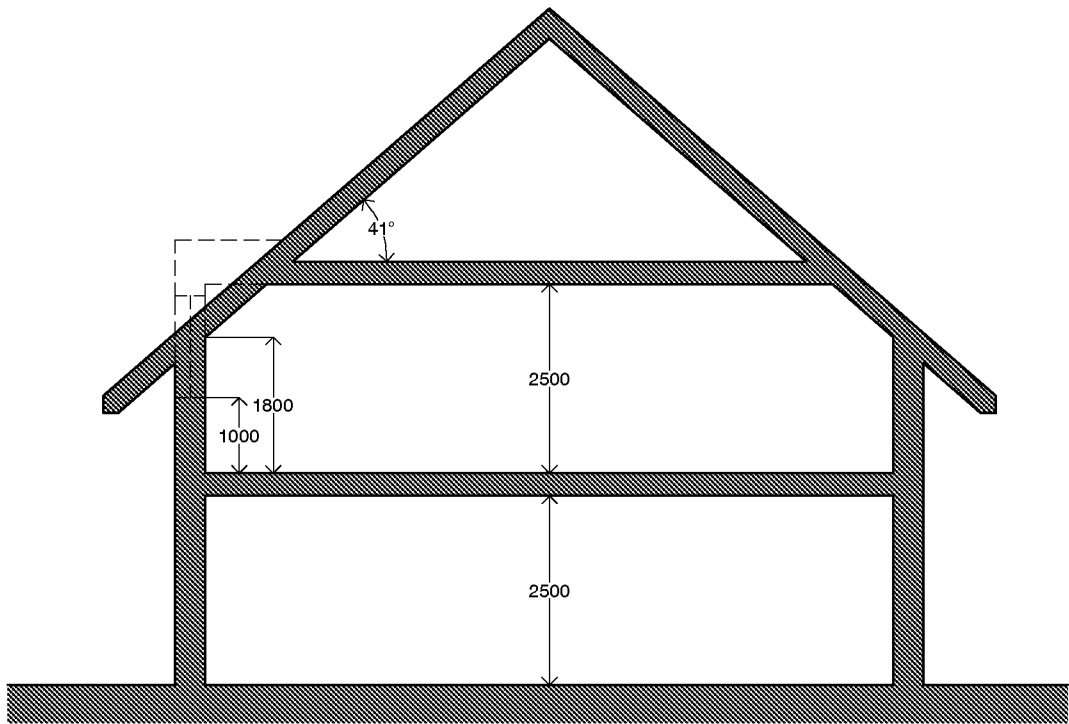
Layouts - House Type 4 - 3B/5P 93 sqm



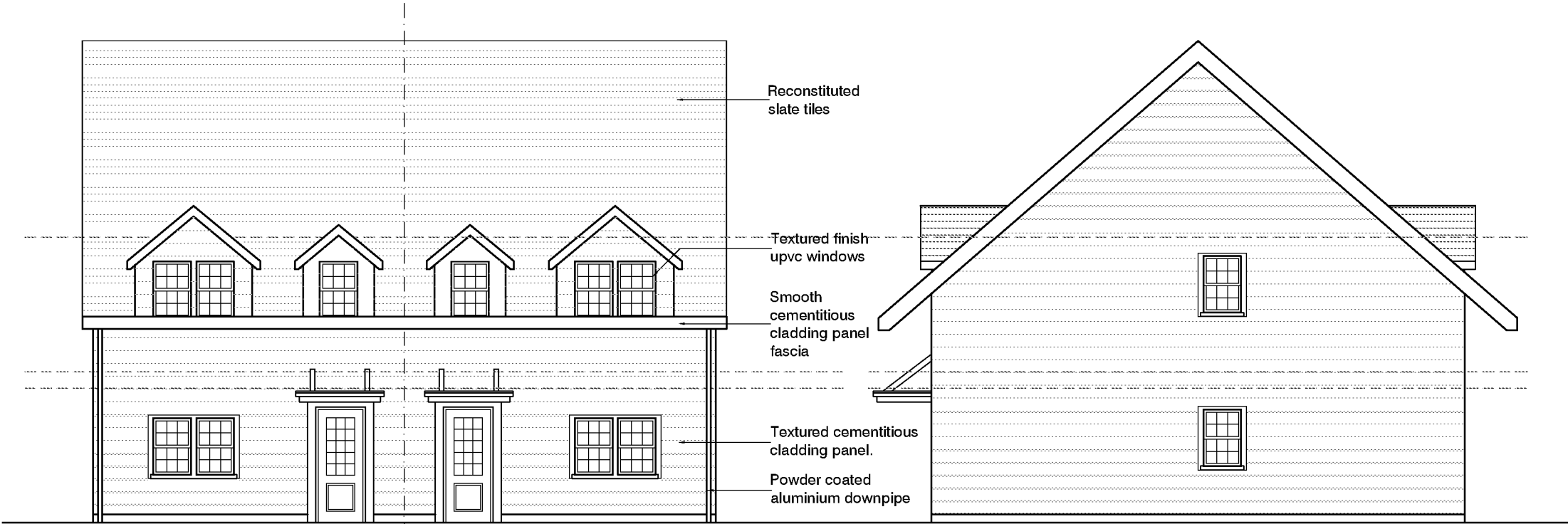
Ground Floor Plan



First Floor Plan

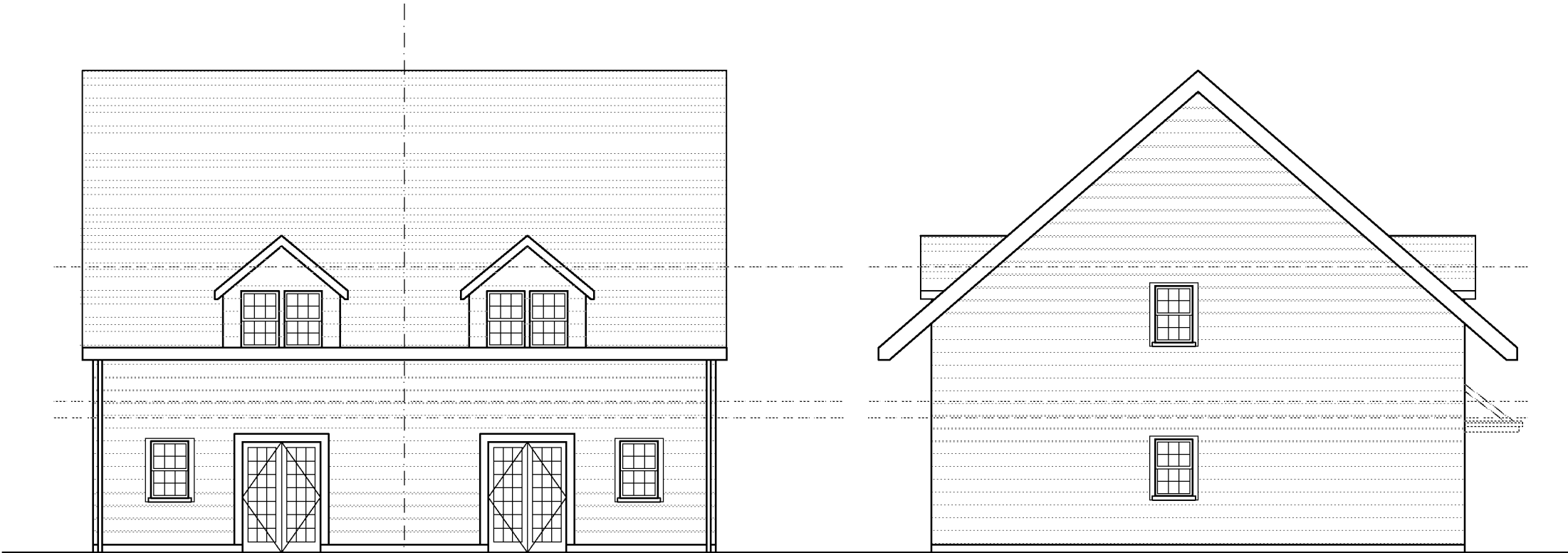


Layouts - House Type 4 - 3B/5P 93 sqm



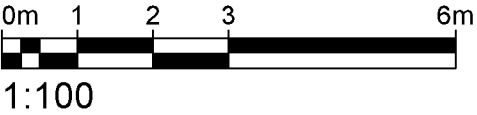
Front Semi-Detached Pair Elevation

Side Elevation

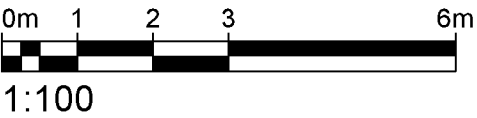
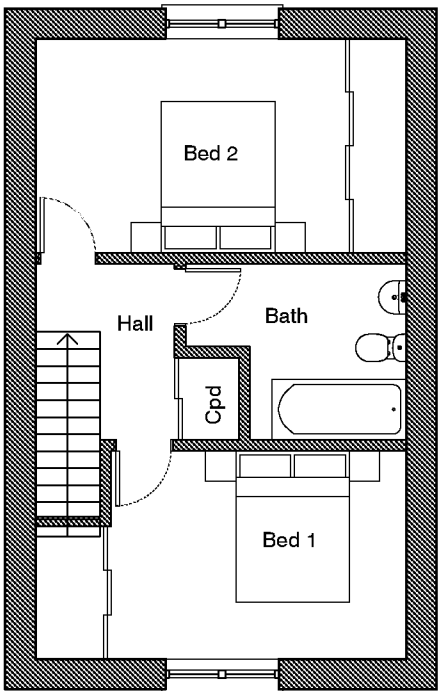
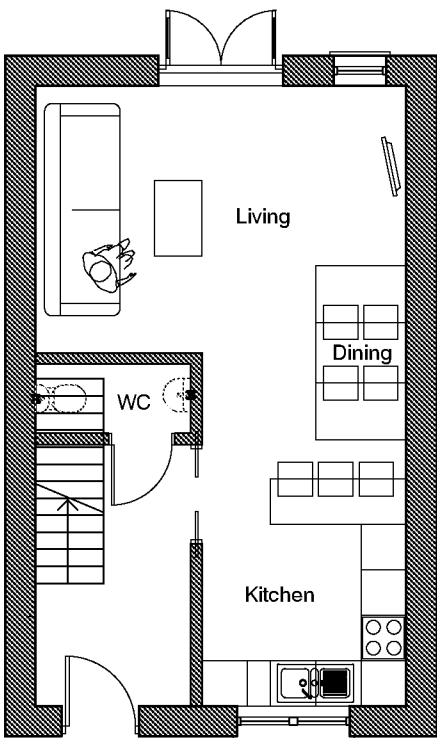
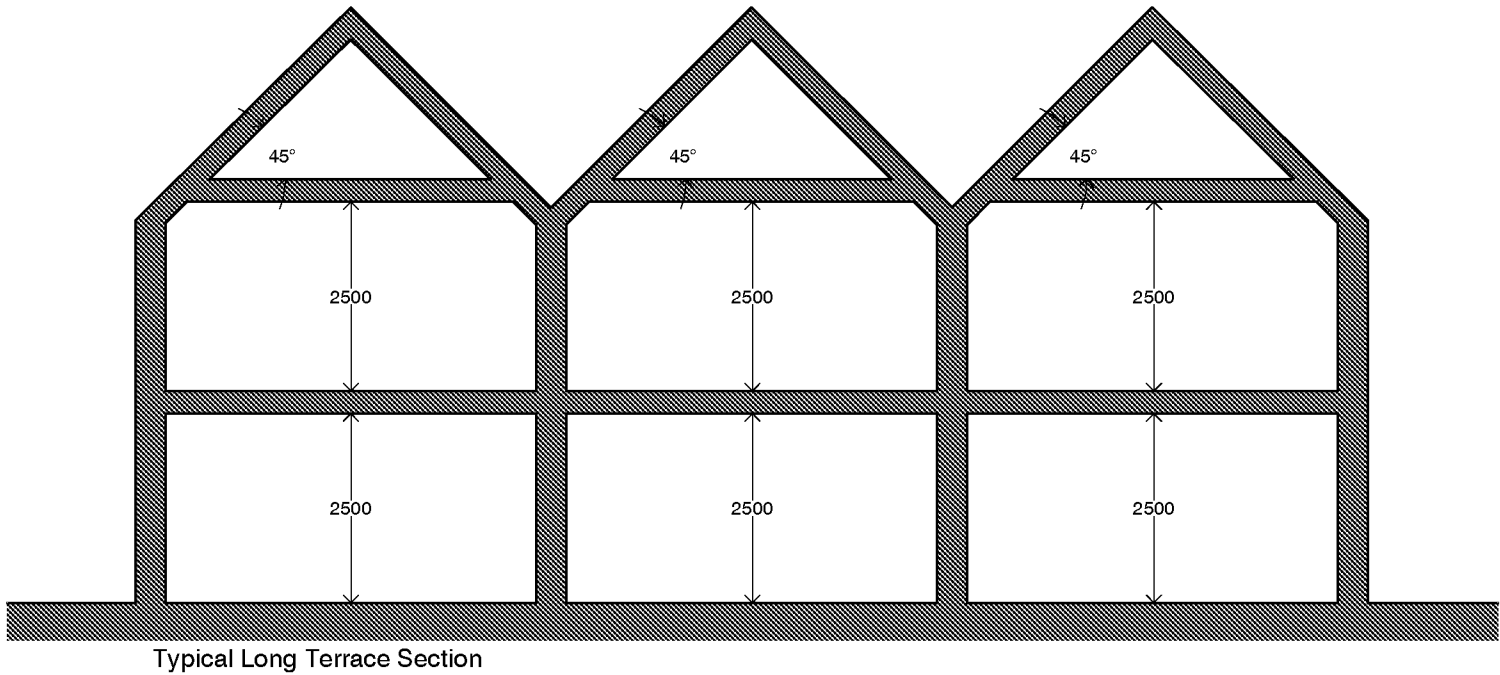


Rear Semi-Detached Pair Elevation

Side Elevation



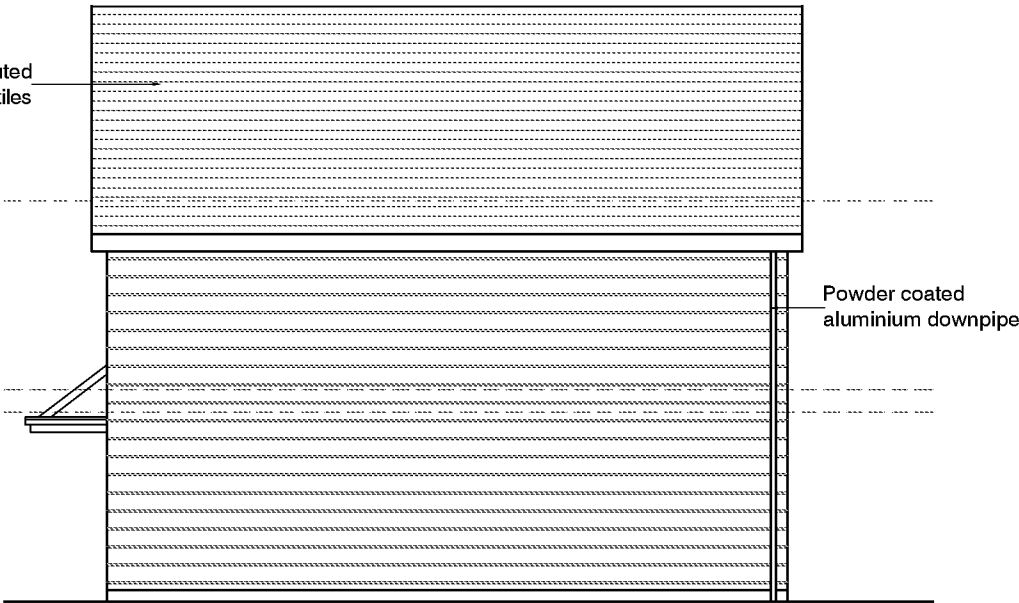
Layouts - House Type 5 - 2B/4P 79 sqm



Layouts - House Type 5 - 2B/4P 79 sqm



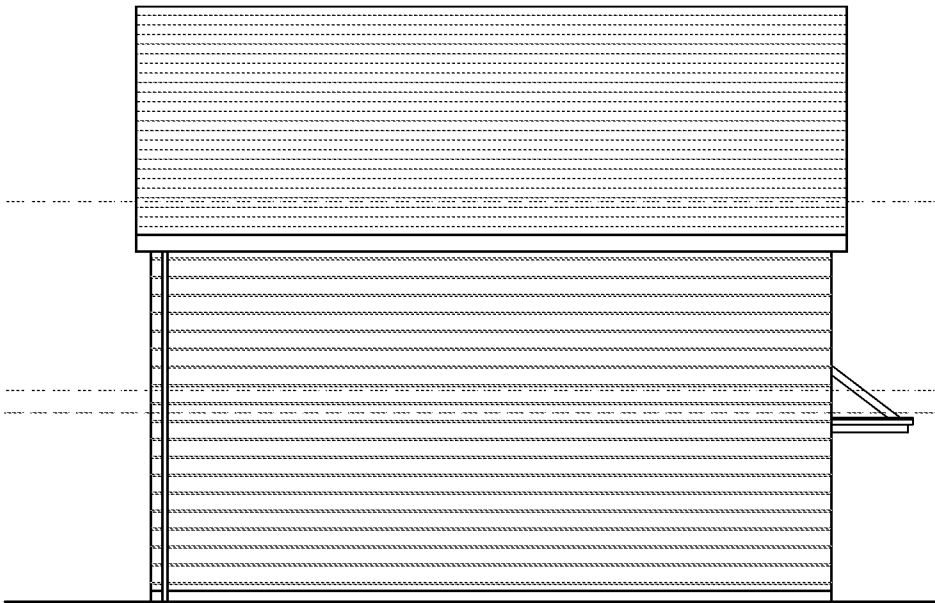
Front Elevation



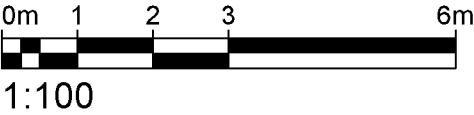
Side Elevation



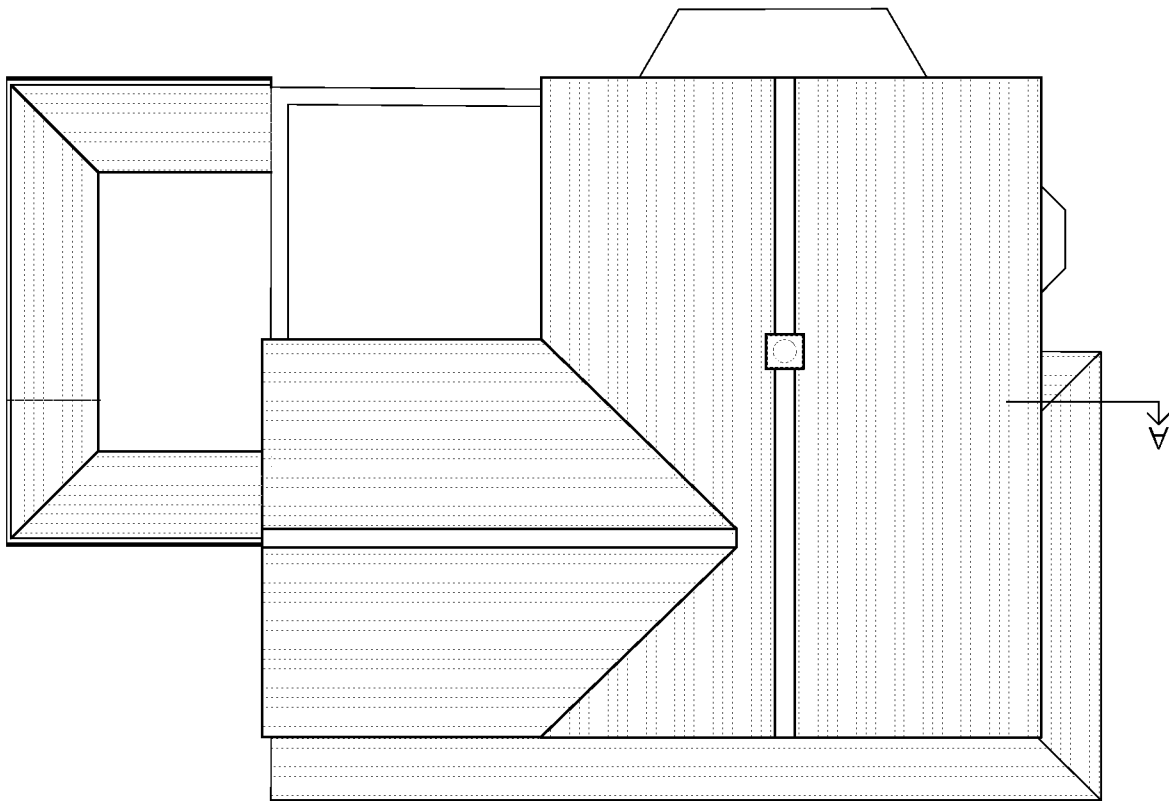
Rear Elevation



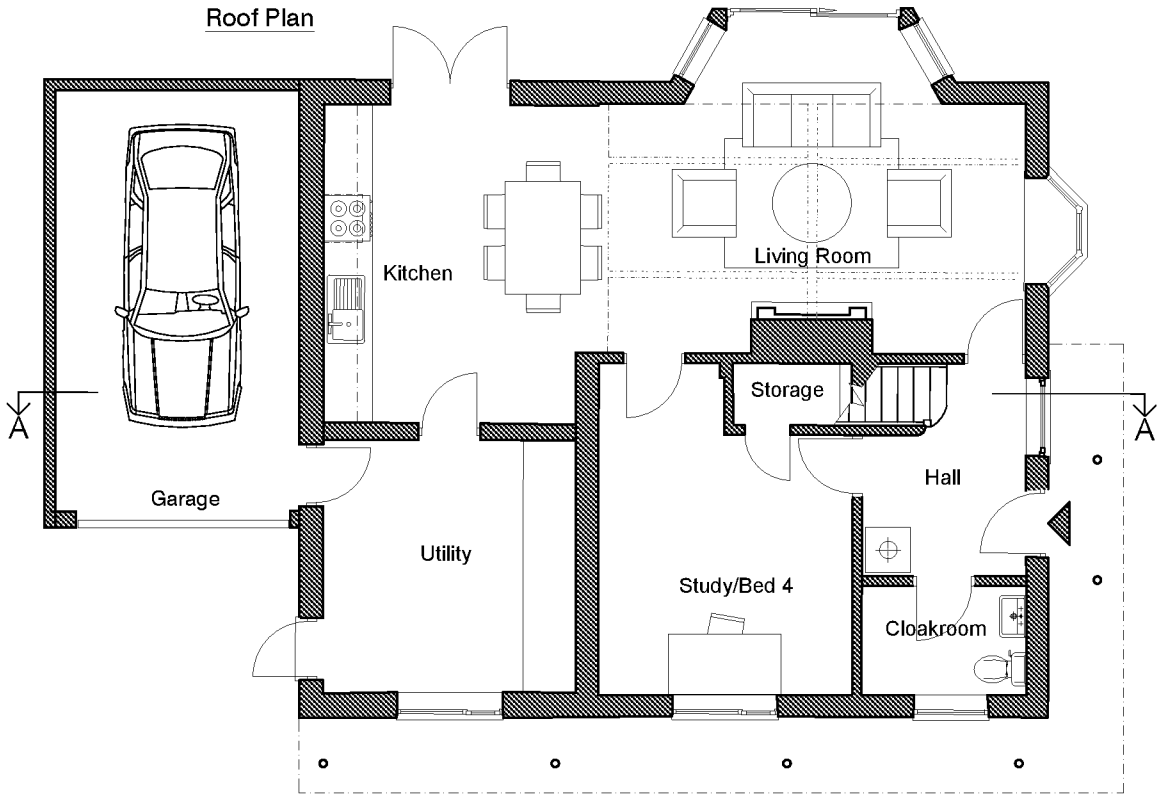
Side Elevation



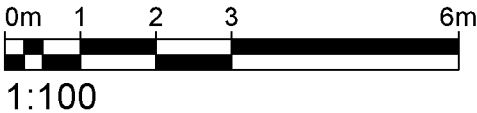
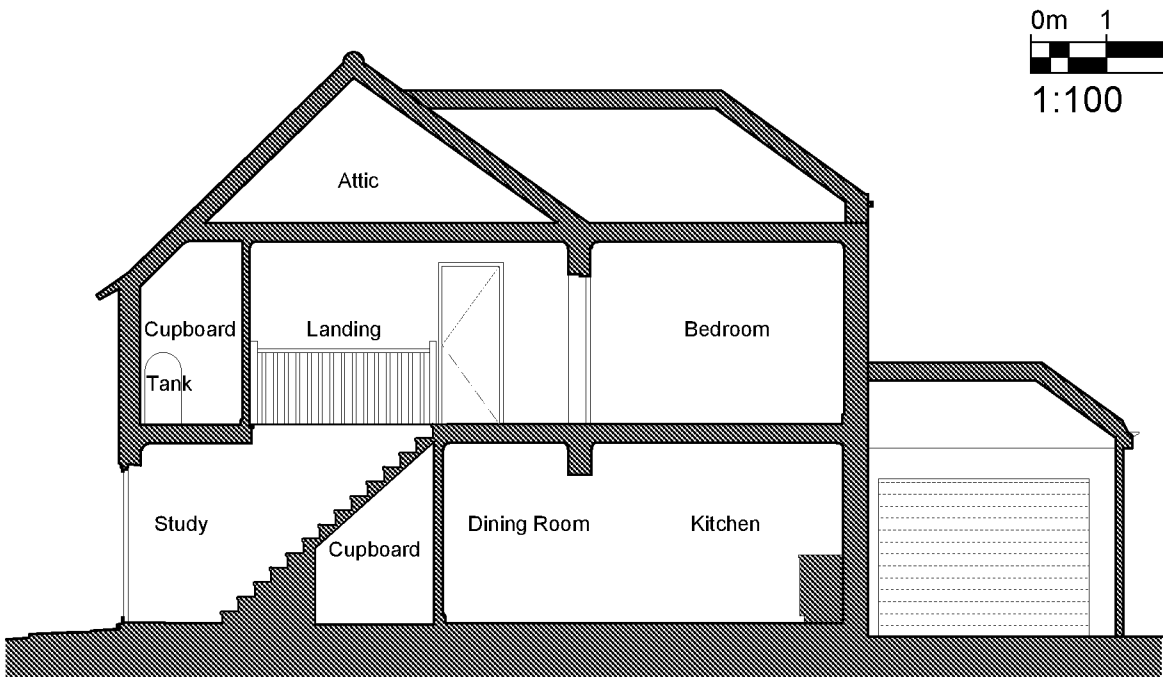
Layouts - Refurbished Existing Farmhouse - 3B/5P - 150 sqm



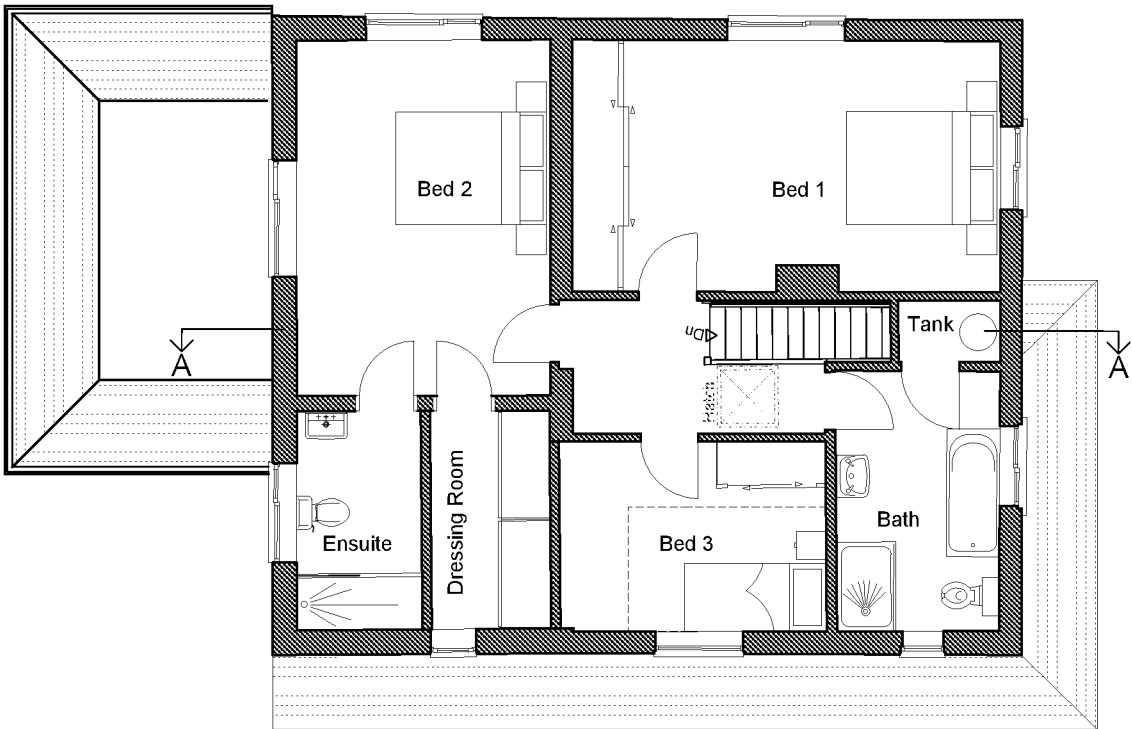
Roof Plan



Ground Floor



Section A

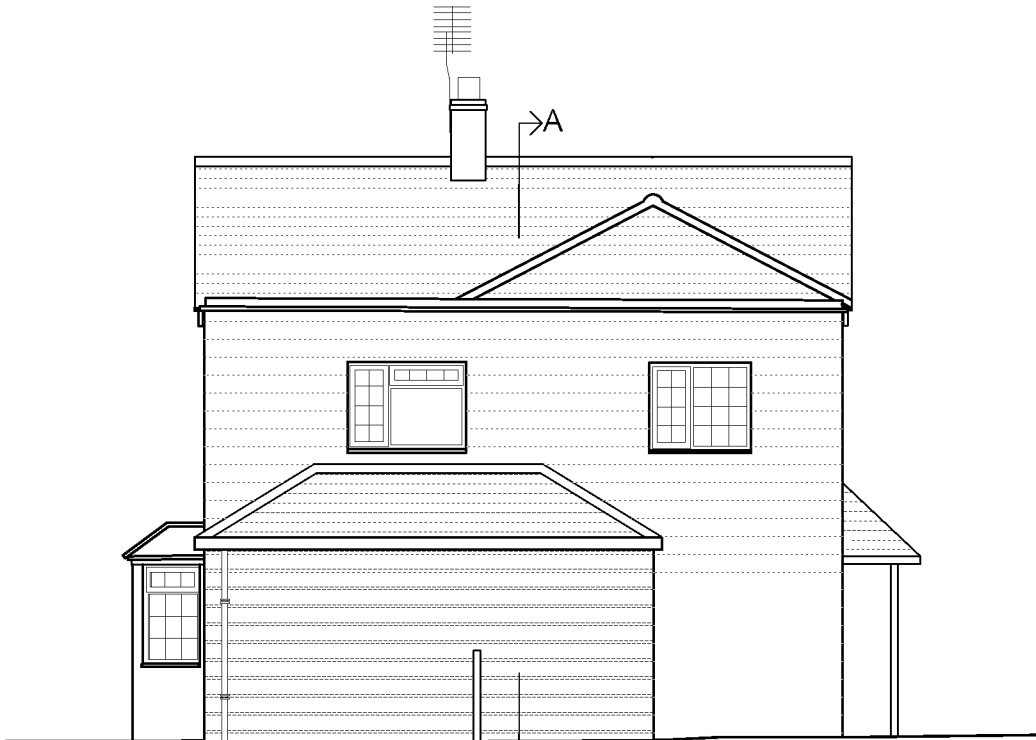


First Floor

Layouts - Refurbished Existing Farmhouse - 3B/5P - 150 sqm



North Elevation



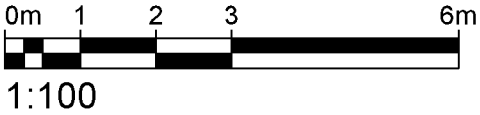
East Elevation



South Elevation



West Elevation



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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