

**Design & Access Statement in
relation to Planning
Application for:**

Construction of two new houses

Land at the 9th Tee, Ham Manor Way, Angmering

PLANNING HISTORY

Outline Planning Approvals A/62/49 and A/2/57 for the development of the Ham Manor estate indicates two building plots between Ashurst and Badgers which haven't been implemented. Please see appendix a for the site plan associated with these approvals. With the exception of these plots and a couple of others the Ham Manor Estate has largely been implemented in accordance with these approvals.

THE SITE

Ham Manor Way is situated on the north side of West Drive on The Ham Manor Private Estate. The plot is located located to the West side of Ham Manor Way.

The plot is an area of land adjacent to the 9th Tee on the Ham Manor Golf Course.

The north of the plot is bordered by mature hedging; to the west of the plot is the golf course and along this boundary there are mature trees. To the south of the plot there will remain an area of land providing access to the golf course.

AMOUNT

The proposal is to build two new five bedroom houses with integral double garages. The footprint of the proposed property will be 195.2m².

The site measures 1005m²

LAYOUT

The new dwelling is proposed to be positioned to face the road and sit on the site at right angles to the side boundaries, so that the main windows overlook the front and rear gardens. The proposed position of the property also maximizes the use of the front and rear gardens.

The property will have Living accommodation on the ground floor and a double garage. The first floor will provide 5 bedrooms, three with En-suites and a Family Bathroom.

There is ample off road parking for cars to the front of the property and it is proposed that each property will have an in and out driveway.

SCALE

The proposed ridge height of the property is 8 meters high. The land is set lower than the properties either side of the plots. The proposed ridges will be below the neighbouring properties Badgers and Ashurst.

LANDSCAPING

New cross overs are proposed to create in and out driveways for each property. The new driveway will be finished with Resin Bound gravel.

To the rear a patio will run along the back of the property with a lawn beyond. A pathway will run around the perimeter of the property.

The boundary's will be defined by 1.8m high close boarded fencing.

Hedging will be provided to the north and south boundaries of the plots. The remaining areas of front garden will be laid to lawn to maintain the 'open plan' feel of the front garden.

APPEARANCE

The proposed property has been designed to compliment the street scene of Ham Manor Close and provide a property which will compliment the area.

The property will have a pitched roof which will be finished with clay tiles.
The elevations will be face brickwork.

Roof: Clay tiles

Walls: Face Brickwork

Driveway: Resin Bound Gravel

Patios and Pathways: Sandstone

Windows: Timber effect white PVC-u windows

ACCESS

The property will conform with Part M of the Building Regulations.

The house is situated on a generally level plot and the proposal provides level access to the dwelling and sanitary facilities on the principal (ground floor) level. The entrance will provide level access to the principle areas.

The First Floor is to be accessed via a staircase with structure that will be built to accommodate a stair climbing lift, should it ever be required by the occupier in the future. Thus, providing a home readily adaptable for lifetime use.

Off road parking for at least 4 cars will be provided on the driveway. In addition to this the proposed garage will be able to accommodate 2 cars.

There is sufficient space within the proposed garage for storage of bicycles and ample space in the garden for a shed if required.

Bin storage will be located to the side of the property, so easily accessible from front of property.

SUSTAINABILITY

The proposed property will be constructed to current Building Regulations standards and therefore be energy efficient in use of fuel and water.

Working at home has become increasingly common place. Spaces within the proposed new house have been planned as possible areas for home working.

NEIGHBOURHOOD CONSIDERATIONS

A digital detailed survey has been carried out to measure the locations of all features in the garden & the location and elevations of the existing buildings to the adjoining properties.

Working hours will be as usually imposed by condition attached to the planning permission if granted by the Local Authority. The main contractor for the project will directly employ a full time site manager who will be based onsite & will be introduced to immediate neighbours. Part of the site manager's role is to ensure good neighbour relations & to be both approachable & helpful.

All first floor side windows will have obscure glazing with only top opening panes.

EMERGING LOCAL PLAN

It is felt that the proposal addresses / complies with the following policies set out in the Emerging Local Plan;

Policy D SP1 – Design

'All development proposals should be of good quality and demonstrate a high standard of design. Development proposals should have been derived from: a thorough site analysis and context appraisal; adherence to objectives informing sustainable design (inclusivity, adaptability, security, attractiveness and usability, health and wellbeing and climate change mitigation); and the influence these objectives have on the form of the development. All development proposals must consider the efficient use of land, layout, landscape and its setting, density, mix, scale, massing, materials, finish, architectural details and nearby habitats'.

Policy D DM1 - Aspects of form and design quality

'1. Character

Make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area, in terms of its scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping, and design features.

2. Appearance/attractiveness

Demonstrate a high standard of architectural principles, use of building materials, craftsmanship and hard and soft landscaping.

3. Impact

Have minimal impact to users and occupiers of nearby property and land. For example, avoiding the loss of sunlight/over-shadowing, over-looking issues, loss of privacy, anti-social noise/disturbance or having an over-bearing presence.

5. Adaptability

Acknowledge diversity and difference. Buildings and places should be flexible to future adaptation, including the changing needs of occupants (for example ageing users, family circumstances).'

FOUL AND SURFACE WATER DRAINAGE

The new property will connect directly to the existing foul drainage system that runs along Ham Manor Way.

The Rainwater from the roofs will be discharged to a soak away(s) in the rear garden.

The front driveway area will be finished with permeable resin bound gravel. The rear patio and pathway will run off to adjacent flower beds and areas of lawn.

CONCLUSION

The design will provide a high quality, family homes with amenity space and landscaping conducive of such dwellings. Surrounding properties are predominantly substantial properties. The new dwelling will fit comfortably in the site in the same manner as the other properties in Ham Manor Way.

Appendix a.

