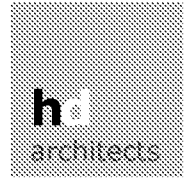


DESIGN AND ACCESS & PLANNING STATEMENT



Proposed Refurbishment and Extension of the Existing Dwelling and Construction of 2 New Dwellings

at

Crete House, Dappers Lane, Angmering, West Sussex BN16 4EN



December 2021

Prepared by:

Helyer Davies Architects Ltd

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INTRODUCTION

Crete House is a detached house on the eastern edge of Angmering. The house previously formed part of the Crete Nurseries Site, which received planning consent in 2017 to demolish the existing outbuildings and construct 6 no. new detached 4-bed dwellings on the surrounding site, to the north and east of the existing house. These houses have since been built.

Following this development, Crete House now sits in a large plot that our client is looking to develop. The proposals seek to split the plot to provide 2 new dwellings accessed off Dappers Lane. As part of the proposals the existing house will be modernised through refurbishment, alterations and extension to provide a high-quality family home. The new houses and alterations have been designed to respond to the local character and setting.

The following documents accompany the application:

- 21182_Design and Access Statement
- 21182_Drawing series
- 21182_CIL Form 1
- 21182_Planning Forms
- 21182_Tree Report

Site Survey

A topographical survey was carried out by Encompass Surveys in September 2021 to accurately establish the existing ground levels and the eaves and ridge heights of the surrounding buildings and the existing vegetation. The OS extracts are to show the site location and block plan only.

Relevant Planning Policies

National Planning Policy Framework

Local Plan 2011-2031 (2018)

- SD SP1: Sustainable Development
When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.
- SD SP2: Built-up Area Boundary
Development should be focused within the Built-Up Area Boundaries and will be permitted, subject to consideration against other policies of this Local Plan.
- LAN DM1: Protection of Landscape Character
Development throughout the plan area should respect the particular characteristics and natural features of the relevant landscape character areas and seek, wherever possible, to reinforce or repair the character of those areas.
- H DM1: Housing mix
- D SP1: Design
All development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details.
- D DM1: Aspects of form and design quality
Development proposals must consider: Character; appearance; impact; innovation; adaptability; density; scale; form and design quality.
- D DM2: Internal space standards
Internal spaces to be an appropriate size to meet the requirements of all occupants and their changing needs.
- D DM4: Extensions and alterations to existing buildings (residential & non-residential)
Extensions and alterations sympathetically relate and are integrated with the existing building; do not have adverse overshadowing, overlooking or overbearing effect on neighbouring properties; do not compromise the established spatial character and pattern of the place but are instead a high-quality positive addition.
- ECC SP2: Energy and climate change mitigation
All new residential and commercial development (including conversions, extensions and changes of use) will be expected to be energy efficient and to demonstrate how they will: a. Achieve energy efficiency measures that reflect the current standards; b. Use design and layout to promote energy efficiency; and c. Incorporate decentralised, renewable and low carbon energy supply systems, for example small scale renewable energy systems such as solar panels.
- T SP1: Transport and development
To ensure that growth in the district strengthens Arun's economic base, reduces congestion, works to tackle climate change, and promotes healthy lifestyles – including providing safe access on to the highway network, promoting sustainable transport, including the use of low emission fuels, and incorporating appropriate levels of parking.

- T DM1: Sustainable travel and public rights of way
Be located within easy access of established public transport services, existing pedestrian and cycle networks, the committed and aspirational cycle networks and the green infrastructure network which links the development with key destinations including places of work, education, leisure and town centres.
- ENV SP1: Natural Environment
Arun District Council will encourage and promote the preservation, restoration and enhancement of biodiversity and the natural environment through the development process and particularly through policies for the protection of both designated and non-designated sites.
- ENV DM4: Protection of trees
Development will be permitted where it can be demonstrated that trees protected by a TPO, identified as Ancient Woodland, in a Conservation Area or contributing to local amenity, will not be damaged or destroyed now and as they reach maturity.
- ENV DM5: Development and biodiversity
Development schemes shall seek to achieve a net gain in biodiversity and protect existing habitats on site. They shall also however incorporate elements of biodiversity including green walls, roofs, bat and bird boxes as well as landscape features minimising adverse impacts on existing habitats.
- W SP1: Water
Arun District Council will encourage water efficiency measures in order to protect the district's water resources and enhance the quality of the water environment which supports a range of habitats and ecosystems.
Developments are to be appropriately located, taking account of flood risk and incorporate appropriate mitigation measures, particularly Sustainable Drainage Systems that reduce the creation and flow of surface water and improve water quality.
- W DM2: Flood Risk
- W DM3: Sustainable Urban Drainage Systems
All developments must include sustainable urban drainage systems incorporating control features such as: green roofs; permeable driveways and parking; soakaways; rainwater harvesting and storage features including water butts.
- WM DM1: Waste Management
Designed to ensure that kerbside collection is possible for municipal waste vehicles.
- QE SP1: Quality of the Environment
The Council requires that all development contributes positively to the quality of the environment and will ensure that development does not have a significantly negative impact upon residential amenity, the natural environment or upon leisure and recreational activities enjoyed by residents and visitors to the district.
- QE DM1: Noise Pollution
Consider any development or land uses in the surrounding area that would expose the application site to noise pollution. Consider any impacts of the proposal on the surroundings.
- QE DM2: Light Pollution
Any developments must consider and mitigate the impact of any proposed external lighting proposed to ensure no adverse impact on neighbouring uses or the wider landscape. Light levels must be the minimum required for security and working purposes. The potential glare and spillage must be minimal.

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Angmering Neighbourhood Plan 2014-2029

- HD1: Built-up Area Boundary
Development of Angmering village shall be focused within the Built-up Area Boundary and will generally be permitted subject to meeting other policies in the Plan.
- HD4: Materials
New developments, extensions and renovations should seek to reflect local materials and features evident in the immediate surrounding area.
- HD5: Built Form
New developments must properly demonstrate how they have considered the impact of the proposed built form on their surroundings. New developments must pay particular attention to integration with both the character of nearby development as well as its landscape setting.
- HD6: Housing Layout and Design
Proposals for new development should demonstrate high quality design, reflect local distinctiveness and seek to incorporate local design features evident in buildings in the surrounding area. Layouts must retain important trees and hedgerows.
- HD7: Housing Density
Within the built-up area boundary, development must be of a density appropriate for; and in keeping with; the setting of the immediate surrounding area.
- HD8: Parking Standards
The Plan supports the WSCC parking standards and encourages all new development to follow them.

The following supplementary planning guidance documents have been consulted during the development of these proposals:

- SPD Arun Design Guide
- SPD Arun Parking Standards

Planning History

A/178/17/OUT – Outline application with some matters reserved for the demolition of existing outbuildings, retention of 1 No. dwelling & the erection of 6 No. dwellings. This application is a Departure from the Development Plan. – Approved 2017
(Subsequent applications for approval of reserved matters A/104/19/RES and approval of details reserved by condition A/113/19/DOC have also been approved)

A/55/49 – Lean to Propagating house – Approved November 1949

A39/48 – House – Approved 1948

A/17/48 – Agricultural buildings – Approved 1948

There are no other planning applications registered on the Arun District Council website relating to Crete House.

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SITE LOCATION

Surrounding Context

The site is located on the corner of Dappers Lane and The Beeches; a residential road located within the *built-up* residential area of Angmering. Its sits outside both the Conservation Area and the South Downs National Park.

An oak tree located in the north-west corner of the site has a TPO; every effort has been made throughout the design process to protect and preserve this beautiful tree.

Crete House is within easy walking distance to the centre of Angmering and is also in close proximity to the Angmering North allocation site, which will provide at least 800 new homes, primary school, employment floorspace and new health facilities.

There are good local transport links, with several bus stops close to the site. Angmering train station is approximately 2km away and provides direct links to London and along the south coast to Brighton and Southampton. The south coast cycle route also runs through Angmering providing healthy and sustainable travel options.

Site boundaries are defined by green verges and timber fences. Along Dappers Lane, vegetation and hedges afford the dwellings with some privacy. Parking is on-plot with driveways providing areas for parking.

To the north of the site is a row of 4 houses built as part of application *A/178/17/OUT*, beyond this is the Merry England site which has recently been developed to provide 17 new dwellings alongside the refurbishment of the existing detached property.

A small access road runs adjacent the southern boundary of the site, providing access to several commercial/agricultural buildings to the east. Two detached houses sit to the south of this road, the second plot is known as 'The Laurels', which received permission in 2018 for 9 new houses on the land surrounding the existing house which has subsequently been built.

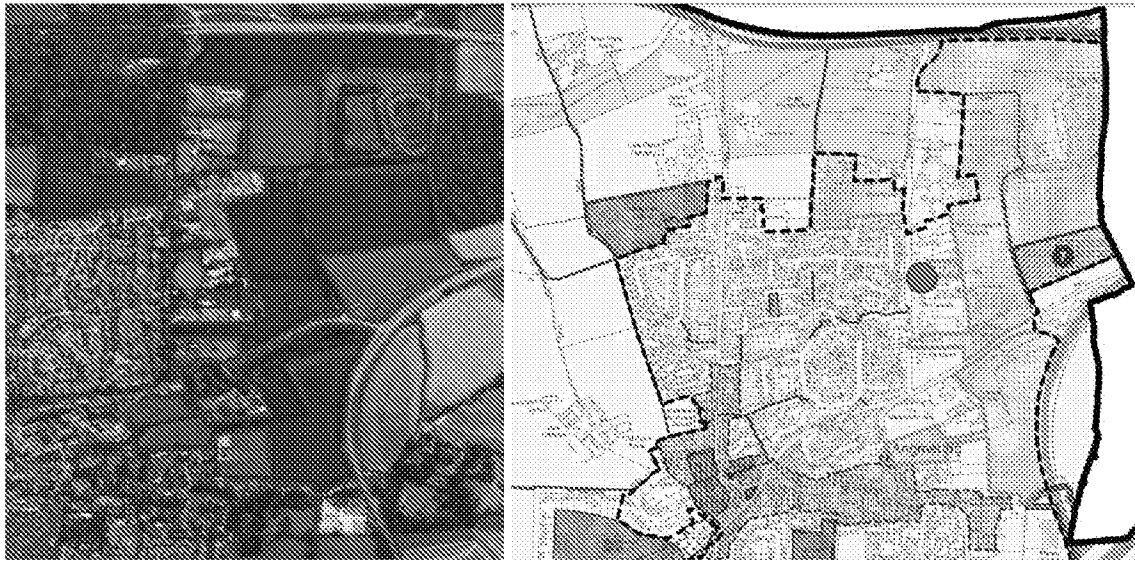
Dappers Lane runs to the west of the site. A 1960's housing estate backs onto the western side of Dappers Lane. The high-density housing is repetitive in both form and materiality; the houses feature steeply pitched roofs starting at first floor level with gables facing to the front and rear. The houses are finished in a combination of brick, clay hanging tiles and plastic cladding.

The application site is well screened to the north, south and west, by established hedges and a large oak tree to the north-west corner of the plot.

The Arun Local Plan 2011-2031 identifies a number of 'Strategic Allocations' which are sites that have been identified to provide residential and commercial development to meet local housing and employment needs throughout the Plan period (2011-2031).

The Arun Local Plan 2011-2031 identifies the Angmering North strategic allocation under Policy H SP2c (SD9) as delivering at least 800 dwellings over the Plan period. The Angmering North allocation consists of 3 parcels of land as shown in the image below. The parcel of land *west of Dappers Lane*, wraps around the plots adjacent to the application site.

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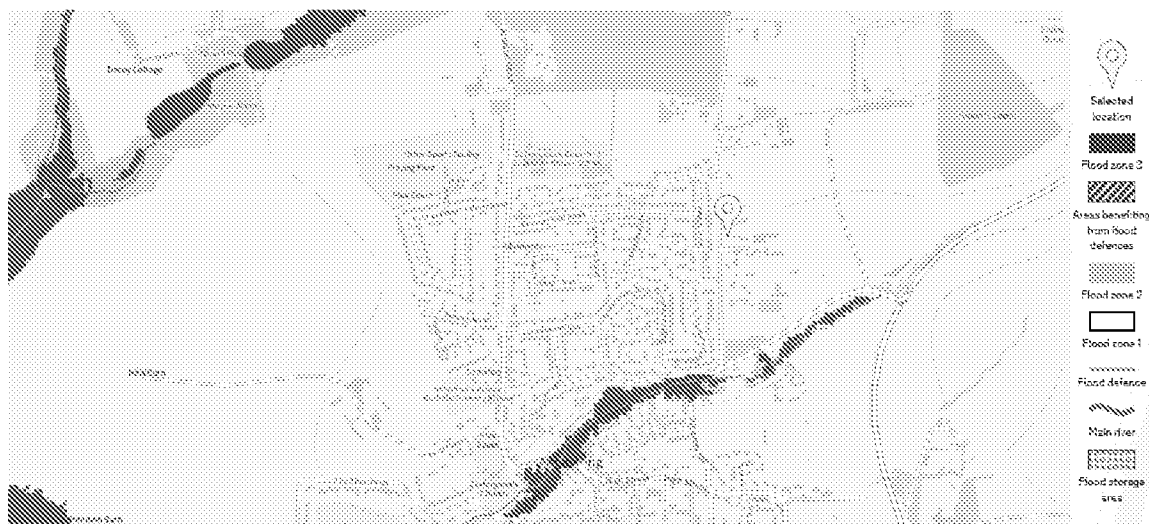
The maps above outline the strategic development area.

As indicated by the above developments and identified development area, the site sits within the built-up area boundary and is located in an area that is currently undergoing a considerable amount of development.

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FLOOD RISK ASSESMENT

The following flood risk assessment has been prepared using information from the Environmental Agency and a self-assessment of the flood risk.



Environmental Agency Flood Risk Assessment – Map

The flood zones refer to the probability of river and sea flooding, ignoring the presence of defences. The above map shows the extent of flood risk and is to be read in conjunction with the table below.

FLOOD ZONE	DEFINITION
Zone 1 (Low Probability)	Land having a less than 1 in 1000 annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map – all land outside Zones 2 and 3).
Zone 2 (Medium Probability)	Land having between a 1 in 100 and 1 in 1000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1000 annual probability of sea flooding. (Land shown in light blue on the Flood Map).
Zone 3a High Probability	Land having a 1 in 100 or greater annual probability of river flooding; or land having a 1 in 200 or greater annual probability of sea flooding. (Land shown in dark blue on the Flood Map).
Zone 3b The Functional Floodplain	This zone comprises land where water has to flow or be stored in times of flood. Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map).

Table 1: Environmental Agency Flood Risk Assessment – Flood Zone Definitions

The application site is located within the Environmental Agency's Flood Zone 1, which is defined as having a 'low probability of flooding'. As a result, our application will not require flood risk assessment.

DESIGN

New Dwellings

The proposed new dwellings provide accommodation tailored to suit modern family living whilst also providing spaces that allow for home working.

On the ground floor, an open plan kitchen/dining/living area overlooks the back garden. A separate lounge, study, utility and WC make up the other primary family living areas on the ground floor.

At first floor there are 4 bedrooms, 2 en-suites and a family bathroom. At second floor, a fifth bedroom with en-suite and dressing area sits within the loft space.

In order to minimize overlooking towards the neighboring properties, the windows on the north and south elevations are high level and are designed for lighting and ventilation of non-habitable rooms only.

Refurbishment and Extension of Crete House

Crete House is a 4-bedroom house that is in need of modernization and refurbishment. Following the proposed alterations, Crete House will form a modern 4-bedroom family home.

The existing single storey extension and lean-to at the western side of the dwelling are to be demolished and replaced with a two-storey side extension. On the ground floor this extension will provide a utility, storage cupboard and flexible living space, which is designed to be adaptable to family needs, forming a playroom or home working space. On the first floor, the space forms a master bedroom with dressing area and en-suite.

Internal alterations re-configure the ground floor to provide a central entrance hallway and improve circulation throughout the ground floor, improving the functionality of spaces, making the house more conducive to modern family living.

The existing bay window to the rear of the dwelling is to be removed and replaced with bi-fold doors, connecting the dining space to the garden.

Following the proposed dividing of the site, the main garden to Crete House will be located to the side of the house.

A second extension to the front north-west corner of the dwelling overlooks and opens out onto the garden. At ground floor, this allows the living area to be extended whilst at first floor, it provides an en-suite and dressing area for the second bedroom.

The exterior of the house will also be renovated as part of the proposals. It will be finished with new windows, a slate roof and timber effect cladding.

Appearance

Careful consideration has been given to the design of the buildings which are sympathetic to their surroundings in both material and form. Many of the properties in the immediate surroundings also feature elements such as gables, feature glazing and hipped roofs; it is therefore considered that the external appearance of the dwelling will remain in keeping with the wider street scene.

The proposed refurbishment and new dwellings have been designed to incorporate some of the design features and materials identified on the adjacent new build houses, helping to unify the proposed with the existing so the houses will appear coherent in their setting and helping to identify them as part of the community formed by the development.

The proposed dwellings and alterations to Crete House feature gable ends facing the road, influenced by both the 1960's houses opposite and the new houses on The Beeches. They also incorporate large, glazed entrances which are featured repeatedly throughout the new houses along The Beeches. The glazing helps to provide high-quality, light internal spaces as well as giving the houses a contemporary aesthetic.

Proposed materials

Walls: Black brick base with prefabricated timber frame construction (U value 0.16 or better) covered by pale grey cementitious timber effect cladding (low maintenance)

Roof: Slate (U value 0.16 or better)

Windows: Dark grey frame triple glazed windows (U value 1.3)

Amount

Crete House

Existing ground floor:	73.1 m ²
Existing first floor:	54.4 m ²
Total GIA of existing house:	127.5 m ²

Proposed ground floor:	98.6 m ²
Proposed first floor:	98.9 m ²
Proposed total GIA of house:	197.5 m ²
Total proposed increase:	70.0 m² (54%)

Proposed New Dwellings

Proposed ground floor:	85.4m ²
Proposed first floor:	80.6m ²
Proposed second floor:	25.2m ²
Proposed total GIA of each house:	191.2m²

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Scale

Refurbishment and Extension of Crete House

The proposals are no higher than the existing ridge height and the proposed extensions have been designed to reflect the massing and design features of surrounding properties.

The gap between the existing lean-to and the neighbouring property to the west will not be reduced by the proposed extensions. Although the house will increase in mass, it will not have significant adverse overshadowing, overlooking or overbearing effect on neighbouring properties. The proposed alterations will significantly improve the external appearance of the dwelling and help to integrate it with the surrounding buildings.

The proposed alterations to Crete House are considered reasonable in relation to the existing house, future plot size and within the context of the houses in the immediate surroundings.

New dwellings

Each dwelling will have a generous back garden and driveway/front garden, in line with other houses in the surrounding context.

Whilst second floor accommodation is incorporated, it sits above eaves level within the roof space. As such, externally the dwellings are two storeys and are representative of the scale and height of houses in the surrounding context.

The ridge height of the proposed houses is similar to that of Crete House and sits below that of Woolven House and all the new houses on The Beeches.

The proposed footprint of the proposed dwellings is similar to that of the new houses along The Beeches, whose footprints average at 90m².

Landscaping

The front garden, driveways, and planting to the front of the plots are considered a characteristic within this area and provide a valuable green setting for the dwellings. The 2 new dwellings sit back from the road with driveways and areas of soft landscaping separating the dwellings from the road.

The proposals provide spacious back gardens as is characterised by the surrounding properties east of Dappers Lane. The existing hedge on the southern site boundary will continue to provide natural screening between the proposed dwellings and the existing dwelling positioned to the south of the plot.

Biodiversity

The existing hedge along the southern site boundary, along with the existing TPO Oak tree in the north-west corner, are to be retained and protected throughout the construction period. Both are considered to positively contribute to the site's biodiversity and provide habitats on the site. As part of the proposals, bat and bird boxes are to be installed on the site.

Dark skies & tranquility

The proposed roof lights will incorporate integrated blinds to prevent additional light pollution when the internal rooms are artificially lit.

External low-level lighting will be necessary for safety; however, it is recognised that this must be balanced with the requirements to limit light pollution.

The external lighting would be provided in accordance with the Society of Light and Lighting (SLL) Codes for lighting with reference to the CIBSE Lighting Guide LG6: The Outdoor Environment. All external lighting to the proposals could be controlled by Passive Infra-Red Detectors (PIR) with built in photo-cell light sensors. The PIR detection will either be fitting-mounted or located suitably to prevent nuisance tripping. This approach would prevent excessive light pollution whilst ensuring an adequate level of security and safety lighting for the occupants of the dwellings and their visitors.

Sustainable and Future Design

The proposals incorporate large areas of triple glazing to take advantage of views and natural daylight, reducing the need for artificial lighting throughout most of the day. This also aims to provide a lighter, healthier environment within the houses. This will be enhanced with the use of airtight design and a MVHR system with HEPA filtration to ensure a healthy atmosphere is maintained as energy efficiently as possible.

All units will feature 100% LED lighting to minimize power consumption

Heating will be provided by Air Source Heat pumps coupled with underfloor heating to ensure low running costs. The new units will also feature 5kW of solar panels and Tesla backup batteries to allow the houses to run off grid during the summer months. As such the houses will boast an A+ EPC rating and will return an estimated SAP rating of 102, effectively making them carbon negative (see attached draft SAP calcs)

Provision has been made for the storage of waste and recycling bins (see plans submitted).

The new dwellings have been designed for future use in line with Lifetime Homes – providing level access for wheelchair users both internally on the ground floor and externally. It also incorporates a ground floor WC and rooms with adaptable future uses.

The proposed dwelling has been designed to achieve U-values that exceed the required compliance for new dwellings.

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The chosen materials are low maintenance and have a long-life span.

Sustainable drainage will be achieved through use of soakaways. The new driveways and parking spaces will be permeable. Water butts are also incorporated to allow for the collection and storage of rainwater to be used for gardening purposes.

The proposed dwellings will meet the maximum of 110 litres per day per person by reducing flow rates etc. During the building regulation phase this requirement will be further assessed by Building Control as the Part G water assessment.

Cycle storage sheds are to be incorporated to allow for a minimum of 4 bicycles to be stored securely on each plot. This is designed to encourage the use of sustainable transport as well as facilitating the positive health and well-being of occupants.

Electric vehicle charging points are to be incorporated on the driveway for both of the new dwellings, in line with the Arun Parking Standards SPD section 2.9.

The dwellings also incorporate purpose-built compost bins that will facilitate and encourage the composting of suitable materials by occupants and subsequently provide compost for future use.

ACCESS

Access to the Site

Access to Crete House will remain as existing, whilst the two new dwellings will be accessed directly off Dappers Lane.

Parking

Parking provision has been designed to meet the Arun District Council Parking Standards requirement of 3 parking spaces for a 4-bed+ dwelling. The parking for Crete House remains as existing, whilst the parking for the 2 new dwellings is accessed from Dappers Lane. The driveways to plots 1 & 2 have been designed to provide 3 parking spaces. The proposed arrangement allows adequate turning space, enabling vehicles to enter and leave the site in forward gear as per the Arun Parking Standards SPD.

The area around the driveways will have soft landscaping and areas of planting to ensure the site's green character is retained.

Photos of Crete House & Immediate Surroundings



Crete House as viewed from The Beeches looking towards Dappers Lane



Photos of the adjacent development on The Beeches

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Photos of the existing 1960's dwellings opposite the site on the western side of Dappers Lane



Photo looking down The Acre access road to the south of the site. The existing site boundary hedge is shown on the left of the image and the neighbouring dwelling is shown on the right.

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