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SMALLEY & HALES ARCHITECTS

5 New Houses
at
Avenals Farm
Water Lane
Angmering

# A Combined Design And Access & Heritage Statement

12th April 2017

## Background and Brief

Our Proposed Scheme involves the placing of 5 houses on the land to the south of the Office building at Avenals Farm House.

The proposals for the development formed the basis of a Pre-Application Enquiry (for 7 units) under PAA/35/16/. We received a written response from Mr. D Easton of Arun District Council and have formed this application in response to the various discussions and the written response that we received.

Following the written response to our Pre-application enquiry we have reduced the number of units from 7 to 5 to reduce the density of the development improve the relationship of the dwellings to each other.

## Heritage Statement

Avenals Farm House is Grade II Listed and the listing carries the following description.

TQ 0604 ANGMERING WATER LANE 25/99 12.10.54 Avenals Farmhouse II
Early 19 century. Two storeys. Three windows. Faced with cobbles with red brick dressings, quoins and modillion eaves cornice. Tiled roof. Casement windows. Stuccoed porch of solid type.

The House is a composite of various historical phases and has been extended to the north and east from the late 19th to the late 21st century.

A serious fire in 2009 caused widespread damage to the roof structure and upper floors this resulted in a large amount of repair work being undertaken.

The Farmhouse is not widely visible as an identifiable visual entity within the landscape, this is due to the topography of the land and the positioning of the Avenals Barn buildings to the north and the various cottages and converted stabling to the east.



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The house is now approached via an enclosed walled courtyard to the east which also removes any long view of the house. The property also enjoys a right of access over the western paddocks to a field gate on Weaver's Hill.

The area which we are proposing to develop was historically part of a large orchard which ran from the eastern boundary of the development site, all the way through what are now the landscaped gardens of Avenals farmhouse.

There are no signs of the original planting on the site, and historic Ordnance Survey maps show the orchard surviving in its entirety up to 1897. By 1911 there is a small area cleared roughly corresponding with the central portion of our site, this area is expanded by 1932 and by 1971 there is no longer any sign of the orchard and three buildings have appeared on the plot including the large stable building to the north of the development site.

The Proposed site is currently a grassed paddock. The paddock is currently disused and lies immediately to the south of the Avenals farmhouse office building.

The site has little physical relationship with the listed farmhouse and its immediate curtilage but does have a relationship with the late 20$^{th}$ .c stable building which is now converted to offices. This building is single storey with black weatherboarding and white painted windows and a slate roof.

We do not believe that the site is particularly sensitive in terms of the setting of the listed building, nor in terms of any intrinsic historic or landscape value.

In physical terms there is a separation of approximately 38m between the south-east corner of the farm house and the north-west corner of the proposed unit 5. And there is a substantial garden hedge between the two buildings.

We have designed the proposal in a contextual manner picking up on the materials and forms which are used on the surrounding buildings and in the local area. We have used traditional agricultural and rural forms such as sussex barn hipped roofs, catslides, buttresses and brick arches, coursed cobble flintwork, brick quoins and dressings, oak weatherboarding, and clay tile roofs and tile hanging.

We believe that the design has a sympathy with the built structures of the listed building and its outbuildings and will represent a positive contribution to the setting and the wider landscape.

**The Site / Use**

The site lies on the eastern boundary of Angmering between the village and the A280 (Angmering Bypass). The proposed site is accessed from Water Lane along the existing access drive for Avenals Farm.

The site is disused "domestic equestrian" in character, and the land immediately to the north east of the site is still used as equestrian paddock land.



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The land immediately to the south of the site has been in agricultural use up until recent times, but this area has been investigated for a large scale housing scheme with a developer undertaking local consultations and negotiating with land owners.

## Site Area

Site Area = 1,914 sq.m = .1914 Ha

## Design

## Amount, Type and Areas:

The proposal seeks to build 5 houses on the site arranged as a terrace of four units and a single detached unit. This scheme gives a site density of 26 Units/Ha. A marked reduction over our Pre-application enquiry which had a density of 36 dwellings/Ha. This has been reduced in line with your comments.

Whilst we are aware that densities in the locality are less than the proposed density we think that the way the scheme has been designed overcomes any potential concerns that may be voiced over the visual impact of such densities in this position.

The houses have been numbered from east to west with the terrace numbered 1-4 and the detached unit numbered 5.

The house types are as follows:

Unit 1 – End of terrace – 2 floors – 3 double bedrooms – GIA = 116.8sq.m
Unit 2 – Mid terrace – 2 floors – 3 double bedrooms – GIA = 116.8sq.m
Unit 3 – Mid terrace – 2 floors – 3 double bedrooms – GIA = 116.8sq.m
Unit 4 – End of terrace – 1 ½ floors – 2 double bedrooms – GIA = 94 sq.m

Unit 5 – Detached – 2 Storey – 3 double bedrooms – GIA =138.4 sq.m

All of the houses comply with the Department for Communities and Local Government "Technical Housing Standards – nationally described space standards".

The houses have been designed to create a mix of three small 3 bed houses, one 2 bed house and a larger 3 bed house.

The houses all have lawned private rear amenity areas as follows:
Unit 1 - 101 sq.m
Unit 2 – 88 sq.m
Unit 3 – 87 sq.m
Unit 4 – 104 sq.m
Unit 5 – 229 sq.m

Each House would have 2 no. dedicated parking spaces in front of the house, with space for 2no. visitors on the north side of the entrance courtyard.

The gardens have all been shown with sheds for garden equipment and bicycle storage.



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## Appearance / Design Approach

Avenals Farm House and its surrounding buildings have evolved over the last two hundred years, as a farm house with its associated barns, stables and single storey buildings. When we started to look at the site for a potential residential use we felt that any new buildings should continue this evolution of the built forms to create houses that would appear at-home in the wider context of the farm setting.

We therefore embarked on the design inspired by a 19th c. Sussex barn to house 4 units, this building has an oak boarded first floor supported on a brick dentil course under, and flint and brick ground floor and a steeply pitched clay tile roof. The building is divided into bays by the use of brick buttresses and arches, drawing upon local precedent, we have also suggested the use of a mix of vertically divided casements to give an agricultural look to the upper floor and simple crossed glazing bars in the ground floor windows. The barn reduces in scale to the west end with a one-and-a-half storey wing accommodating a 2 bedroom unit.

To the west of the "barn terrace" we positioned a "farmhands cottage" which has been designed to feel like a rural agricultural workers dwelling next to the barn. This house has an open porch supported on braced timber posts and a catslide roof, along with flint and brick walls with some areas of first floor tile hanging. Joinery would all be painted timber.

The materials echo those found on the existing farm house and the surrounding farm buildings and include an orange-red clay brick for quoins, arches and buttresses, coursed cobble beach flints, natural oak weather boarding and orange-red clay tiles to the roof. We suggest that all the window joinery should be timber painted with a neutral "heritage" colour to mimic weathered, silvered Oak and that the false barn doors and front doors could be natural Oak or a similar naturally weathered hardwood.

Rainwater goods should be half-round black gutters and circular downpipes.

All the houses benefit from built-in storage cupboards, wardrobes and loft storage. We have also shown a shed in each garden for garden maintenance and bicycle storage.

## Landscaping

We have treated the site in a simple way with the houses being accessed from an informal gravelled parking courtyard to the north, with a good level of new tree planting to the northern boundary to break up the view between the Avenals Office building, car-park and the new car courtyard. Gardens would be laid to lawn.

We have also shown some low planting in front of the barn in order to denote some personal space in front of each unit and a hedge separating the communal area from the garden of Unit 5.

The north, east and south boundaries would be formed with timber post and rail fences with indigenous hedge planting. The southern boundary is already well screened by a fence, hedge and a row of mature trees just outside of the site. The western boundary is formed by a mature Laurel hedge; this would be extended to the southern portion of the site with a fence to the boundary line and an indigenous hedge.



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**Trees**
There are no trees on the site. There are a row of 8 trees just south of the southern boundary. The proposed buildings lie between 17 and 14 metres from this boundary.

**Bin Storage**
Avenals currently benefits from a roadside collection service on Water Lane. The existing refuse bins are rolled down the drive to the access onto the lane.

Units 1, 4 and 5 can position their bins adjacent to their side doors and units 2 and 3 will store their bins on their frontage. These bins will be wheeled down the drive on collection day and are collected from the roadside on Water Lane.

**Foul and Surface Water Statement**
Foul water will run to a package treatment plant such as a Klargester.
Surface water will be to soakaways and the parking areas will have permeable finishes.

**Planning Statement**
In this planning statement we have referred to those policies flagged up in the relevant policies sub-heading of the Pre-Application enquiry response letter.

**ECSP1** – Countryside
Whilst we acknowledge and applaud the broad aims of the countryside protection policy, this has to be balanced by Arun District Council's lack of an adequate 5 year housing land supply and the assertions of the NPPF (para.49) as laid out in your letter dated 14th April 2016. We believe that any adverse impacts of the development are far outweighed by the benefits when viewed in the round.

**EDDM1** – Aspects of Form and Design Quality
We believe that the design by virtue of its architectural quality and the careful consideration of its siting and surroundings is entirely in accordance with this policy.

**EDDM3** – External Space Standards
All the rear amenity spaces provided exceed the minimum areas defined in this policy.

**EDDM4** – Extensions and Alterations to Existing Buildings
By nature of its careful and sympathetic design and siting, we feel, that the design represents a well considered solution to the brief and due to the high quality of design and materials potentially enhances the setting of the listed building.

**GEN 3** – Protection of the Countryside
Although the proposed site falls outside of the built up area boundary of Angmering, we believe that it's proximity to the town centre and it's amenities, and its relationship with the other buildings of the Avenals Farm House settlement, combined with the lack of an adequate 5 year housing land supply and the identified need for smaller houses in the Angmering Parish Plan, makes this a suitable site for a carefully designed high quality scheme for smaller family housing.



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**GEN 7** – The Form of New Development –
1– We are making efficient use of the land – balancing the effective use of the developable area whilst being cognizant of the effect on the listed building and other nearby buildings.

2- We believe that the considered and sympathetic design of the buildings, drawing upon the wider aesthetic of the rural coastal farmland and being responsive to the setting of the Avenals Farmhouse range, demonstrates a high quality of design which enhances both the site and the wider setting.

3 – We believe that the houses are sustainable as they will be built to the latest standards of energy efficiency, with high levels of insulation and new efficient heating systems.

In relation to travel the proposed development would be less than 0.5miles from the start of the village shops, and most of Angmering's amenities are within 1 mile of the site. The site is well provided for in relation to easy vehicular access to the village and the A27. There is also good access by bicycle to the village centre along 30mph restricted roads.

We recognise that there is no footway between the site access from Water Lane and Dappers Lane, but this is a distance of only 115 metres all of which is lit and traffic calmed and some of which is on a cycle path in the lea of a chicane. There is a verge to the south of the lane which has a gravel top dressing and there is a cycle path through the traffic calming. Visibility on this stretch is also good in both directions. Avenals Farmhouse also enjoys right of access across the paddocks to the west terminating in a field gate onto Weavers Hill.

4 – We do not believe that the proposal will have any adverse impact on adjoining occupiers.

5 – We have considered the potential adverse impact that may arise from the development of the land to the south and east and kept building at leas a metre from the boundary and limited first floor openings on the eastern boundary to obscured bathroom windows and one small slit window to a bedroom.

6 – We have retained a large proportion of the site as open area with minimum 14 metre back gardens and approximately 20 metres of site to the northern boundary. This allows a good level of visual permeability from the east and west.

7 – The access onto Water lane has good visibility, and there is a demarcated cycle lane through the traffic calming down as far as Dappers Lane. This portion of Water Lane is well within the 30mph zone.

8 – We provide parking of 2 car spaces / house and 2 visitor spaces, in accordance with the stated maximum provision.



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**Statement in relation to the Angmering Parish Plan**
Whilst the Parish Plan focuses on the potential to provide 100 new homes within the built up area boundary, I believe that if small scale residential developments such as the one we are suggesting could be introduced as exceptions to the normal criteria and if this could be done both sensitively and proportionately that the pressure on the built up area could be reduced and a proportion of the identified need could be woven in and around existing outlying buildings with a very small physical footprint.

Not withstanding the fact that this site is in the countryside, these proposals fall in line with policies HD3, 4, 5 ,6 7 and 8 in relation to new residential development and whats more could be considered a proportionate and high quality evolution of a historic farm settlement finding a new residential use for an otherwise underused paddock area.

**Conclusion**
Generally we feel that the proposals are of a high architectural standard and suggest the use of good quality locally appropriate materials and therefore are a sensitive reponse to the Listed building and its setting. We also suggest that this scheme finds a relevant and appropriate use for a relatively small parcel of underused paddock land on the fringe of Angmering village in the face of a growing need for small homes in the region.

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