

276/DAS/18

DESIGN AND ACCESS STATEMENT

for a

Erection of 1 No. Dwelling

at

Plot adjacent 312 Chichester Rd, Bognor Regis,

PO21 5AU



August 2018

CONTENTS

1.0	Introduction
2.0	Context - Existing Site The New Dwelling
3.0	Amount & Scale
4.0	Design and Appearance
5.0	Layout
6.0	Landscaping
7.0	Access
8.0	Noise Impact Assessment
9.0	Sustainability
10.0	Relevant Planning History
11.0	Planning Policy
12.0	Flood Risk
13.0	Summary

1.0 Introduction

It is proposed to create a new dwelling upon the medium site, with a detached dwelling designed family homes which are capable of supporting a sustainable and modern style of living.

This Design & Access statements forms part of a Full Planning Application process.

This Statement elaborates in detail how the design of the new dwellings has evolved and how the proposal will make a positive contribution to the character and appearance of the surrounding area. The Statement also demonstrates how the design of the scheme complies with the relevant planning policies at national and regional level.

2.0 Context

- Existing Site

Bognor Regis is a seaside resort in West Sussex on the south coast of England. Properties are typically detached & semi-detached, set in generous/medium plots and are varying character, scale and typology.



The immediate local area comprises a wide variety of residential dwellings on a range of plot sizes. consists mainly of semidetached/detached properties although these vary from small bungalows to large two and a half storey properties in accommodating plots.



Front View of Chichester Rd

- The New Dwelling

The proposed scheme is to incorporate a well-proportioned detached two-bedroom dwelling into the existing plot. The footprint of the proposal is positioned as the existing house, align with the boundary fence line to ensure that optimal solar gain is achieved whilst ensuring safe access to and from the site. The relationship with neighbouring properties was a main consideration with the siting of the proposed dwelling.

3.0 Amount & Scale

In terms of the size of the proposed new dwelling, this will have a footprint of 63sqm.

Taken in context with the surrounding area the new dwelling will be in keeping with the scale of properties within the area. There is no dominant architectural style or scale on Chichester Rd and the scale of the building is appropriate for the plot size. The buildings character is of a traditional residential dwelling appropriate to the area.

4.0 Design and Appearance

Whilst there is no overall prevailing pattern and design of housing in the surrounding area, our Clients are conscious of achieving a design sympathetic with and complementing its setting. The combination of timber cladding with white windows/doors & eave-line, all of which are under a plain tiled roof, will ensure that the proposal will result in a sufficiently high-quality built form.

The design of the building has been based upon the traditional architecture using a mix of traditional materials. The walls will be hardwood cladding, red plain blue clay tiles roofs, white pvcu windows, soffits, fascia & barge boards.

The design intention is for the house to be visually appealing with plenty of interest and articulation to the elevations. There is no one design or style of dwelling that stands out within Chichester Rd, all the dwellings in the immediate vicinity have their own individual design whilst using traditional building materials. The proposed dwelling also has its own individual style and will blend in with the surrounding buildings.

5.0 Layout

The proposed building has been set out using simple principles for a house of this size. The entrance give access to a living areas at ground floor (living and kitchen), study, DDA WC and stairs. The more practical functions such as the wc and stair are situated to the to the front of the property while the kitchen- living room benefits from using the north, east and west to provide a light and spacious area to view the garden.

On the first floor a similar approach has been used, the landing give access to the bedrooms and toilet, all the bedrooms with wide windows to provide a light and spacious areas.

A new vehicular and pedestrian access is proposed for the new development; any landscaping will be with permeable materials such as block paving and gravel.

Any increase in vehicular movements is likely to be minimal. All the habitable rooms to the dwelling face to the front or to the rear of the property. No windows to any habitable rooms will be overlooking the neighbouring.

Refuse:

The site has sufficient space at the front to store refuse bins and to be collected weekly.

6.0 Landscaping

Surface Water:

Permeable paving allowing the water to gradually percolate through to the ground. Hard landscaping will consist of more non-permeable materials such as traditional block paving or paving slabs. Rainwater runoff from the building will be dealt with in a suitable manner, subject to site investigation.

Foul water:

Foul water discharge will be dealt with by connecting to the existing foul sewer system.

Planting:

Soft landscaping will be a combination of grass and planted borders with hedging to the boundaries. Plants to be used in the borders will need to be fairly drought tolerant to reduce the requirement for watering. There will also be a new tree screen to the new boundary between the new and existing dwellings.

Trees and Hedges:

There are no trees of any significance on the proposed dwelling footprint.

The boundaries will provide adequate screening to the site. Soft landscaping will be a combination of grass and planted borders with wild flower borders to the front of the dwelling.

7.0 Access

Access will be as existing from Chichester Rd.

Most of the internal doors at ground floor will be 838mm wide with the bathroom being designed in accordance with Part M of the Building Regulations.

8.0 Sustainability

In order to meet climate change CO2 Carbon emission reduction targets for new dwellings, the proposed new dwelling will be designed to meet a high level of sustainability. This will be achieved in the following ways:

Sustainable Construction:

The fabric of the building along with the mechanical and electrical installation will aim to achieve an improvement of the Dwelling Emission Rate over the Target Emission Rate on the current Building Regulations. This will be achieved with fabric U-values being better than those required by the current Building Regulations.

Renewable Energy:
Solar panels can be located on the roof to provide at least 10% of the buildings energy from renewable energy.

9.0 Noise Impact Assessment

The proposal for a new dwelling will have no adverse noise impacts upon the surrounding area as the proposed use of the land and the dwelling will be in keeping with the surrounding residential nature of the area.

10.0 Relevant Planning History

No planning history could be found on the Arun District Council website. A pre-application **PAA/62/18/** was sought and received positive response Based on the above comments, I conclude that were an application for planning permission to be submitted it would be likely to be approved provided that:

- At least two parking spaces are provided for each dwelling;
- A bin collection point is provided at or near the highway boundary;
- WSCC Highways raise no objections to the intensification of the access;
- Landscaping is proposed to the boundary between 312 & the new dwelling;
- The new driveway is surfaced in such a way as to mitigate tyre noise;
- Supporting tree information is submitted; and
- A Pagham Harbour Legal Agreement is submitted.

The scheme has been amended to include the points raised above by the planning officer at pre-application stage.

11.0 Planning Policy

The applicant will be seeking a full planning permit for a new dwelling. The proposals have been considered with particular regard to the Arun District Council current Local Plan and all relevant Supplementary Planning Guidance, Supplementary Planning documents and material considerations. The following policies of the Arun Local Plan are relevant to this application:

Arun District Local Plan:	<u>AREA13</u>	Sites of International Importance for Nature Conservation
	<u>GEN2</u>	Built-up Area Boundary
	<u>GEN7</u>	The Form of New Development
	<u>GEN9</u>	Foul and Surface Water Drainage
	<u>GEN12</u>	Parking in New Development
<u>Publication Version of the</u>	D DM1 Aspects of Form and Design Quality	

<u>Local Plan (October 2014):</u>		D DM2 Internal Space Standards
		D SP1 Design
		SD SP1 Sustainable Development
		SD SP2 Built-Up Area Boundary
		ENV DM2 Pagham Harbour
		T SP1 Transport and Development
		W DM3 Sustainable Urban Drainage Systems
<u>Bersted Neighbourhood Plan 2014 Policy ES1</u>		Design of new development
<u>Bersted Neighbourhood Plan 2014 Policy ES2</u>		Surface water management
<u>Bersted Neighbourhood Plan 2014 Policy HDQ2</u>		Integration of new housing
<u>Bersted Neighbourhood Plan 2014 Policy HDQ3</u>		Windfall sites
<u>Bersted Neighbourhood Plan 2014 Policy HDQ5</u>		Design of new housing development
<u>Bersted Neighbourhood Plan 2014 Policy HDQ6</u>		Outdoor space
<u>Bersted Neighbourhood Plan 2014 Policy HDQ7</u>		Attention to detail
<u>Bersted Neighbourhood Plan 2014 Policy HDQ8</u>		Car parking
Planning Policy Guidance	NPPF	National Planning Policy Framework
	NPPG	National Planning Practice Guidance

12.0 Flood Risk

The Environment Agency flood maps confirm that the site is a low risk of flooding from all sources.

13.0 Summary

- The proposals have been considered with particular regard to National and Local Plan policies.
- The design ethos from the outset was to create a family home which can not only support a modern style of living and sense of wellbeing, but also to be sustainable and adaptable for future generations to come
- The position of the property and the internal living arrangement will ensure that optimal solar gain is achieved whilst causing no significant harm to the residential amenities of neighbouring properties
- The proposed development respects the architecture of the immediate area, whilst at the same time retaining its own identity. The design, materials and landscaping are all to be to a high standard, and where possible the use of locally sourced materials will be employed

- Whilst there is no prevailing design of properties in the area, the design of the submitted proposal will ensure that the built form will complement and be harmonious with adjoining properties. Care has been taken to ensure the proposal does not detract from the character and appearance of the locality and, we believe, will in fact enhance it. As outlined within the Local Plan, good design should respect the character of its setting and can make a positive contribution to reinforcing local distinctiveness
- It is our intention to create principal internal living areas with the ability to create sufficient levels of thermal mass in order to reduce the energy usage for the occupiers. High levels of insulation to the walls, floors and roof will further aid in increasing the energy efficiency of the dwelling. Where the consumption of water is concerned, the predicted indoor water use will be less than 105 litres per person per day. To summarise, due diligence has been undertaken to ensure that the siting, layout, orientation and design achieve the optimum degree of energy and water efficiency, whilst at the same time meeting our Clients requirements of their 'lifestyle' design brief
- The proposal would not result in the loss of significant buildings, related spaces, trees, shrubs, hedges, or other features important to the character of the built-up area or landscape
- The proposed development, we believe will have minimal impact on the landscape character or be of detriment to its landscape setting.
- The development proposed will not result in unsympathetic change to the character of the street.
- Consideration has been given to the potential impact of the proposal on the landscape
- Consideration has been given to the biodiversity on the site and with an appropriate and sensitive landscaping scheme.
- Sustainable construction techniques have been incorporated into the design
- A waste management and minimisation plan will be implemented as part of the construction phase of the project to the approval of the LPA
- Through a conscientious approach at conceptual stage and with consideration given to the relevant policies of the Local Plan and guidance the resultant proposal, is an appropriate development in this location and will not detract from the character of its setting