



Ref. 334/P/04

Land at 'The Cottage', Shripney Road, Shripney, West Sussex

DESIGN & ACCESS STATEMENT

Introduction:

This Design and Access Statement has been produced to support an outline planning application for the redevelopment of the Land at 'The Cottage', Shripney.

The proposals comprise the provision of 20 new houses and flats, plus a replacement dwelling (21 units in total) following the demolition of the existing dwelling and outbuildings. Although the plans are indicative in their nature, the proposals provide for car parking, landscaping and associated infrastructure, with new site access.

Site Description and Present Use:

The site is situated to the east of the A29 Shripney Road, in the village of Shripney, 2 miles north of Bognor Regis.

The rectangular site is bounded to the west by Shripney Road, with an existing vehicular access within a band of mature trees and to the east by a ditch and arable field in open countryside. To the north, the site is bounded by a landscaped band of trees within the grounds of the substantial Robin Hood Public House and Premier Inn, with associated parking areas. A public footpath runs across the site parallel to the southern boundary separating the main body of the site from an open strip of land. Beyond this are two substantial detached houses. The western side of the A29, opposite the site, is built-up with two storey residential properties.

The land has formally been used as a nursey, with a detached cottage and site access to the north west, with remains of old greenhouses, polytunnels and out-buildings dotted over the site. A Preliminary Ecological Appraisal has been carried out and will be submitted with the application.

The site is generally level, rising gradually towards the eastern boundary and has a range of trees, mainly situated around the perimeter. A full Arboricultural Impact Assessment, together with a Tree Constraints Plan has been carried out and will be submitted with the application.

Amount:

The overall site area is 8,945 square metres, with the main residential building and garage having a footprint of 134 square metres.

The new development will comprise:

6No. Affordable Homes: 2 x 1 bed flats @ approx. 58 sq.metres each
 4 x 2 bed flats @ approx. 73 sq.metres each

15 No. Market Homes: 2 x 2 bed terraced houses @ approx. 87 sq.metres each
 4 x 3 bed terraced houses @ approx. 100 sq.metres each
 4 x 3 bed semi-detached houses @ approx. 105 sq.metres each
 2 x 4 bed detached houses @ approx. 120 sq.metres each
 2 x 4 bed detached houses @ approx. 145 sq.metres each
 1 x 3 bed detached house @ approx. 162 sq.metres

Total 21 units: 2,094 sq.metres : 22,540 sq.foot

Density: 2,340 sq.m/hectare : 10,197 sq.ft./acre

The above indicative gross internal areas are fully compliant with the Technical Housing Standards - Nationally Described Space Standard, March 2015.

The usable private amenity spaces (private gardens) illustrated on the proposed layout are in compliance with Draft Policy D DM3 of the emerging Arun Local Plan. The minimum depth of rear gardens to all houses is 10 metres. Private rear patios in excess of 5 sq.metres are proposed for the two bed flats, with either terraces or balconies in excess of 4 sq.metres for the 1 bed flats.

In addition to the above, communal open landscaped areas are proposed throughout the site, including a 'communal green', and a landscaped 'buffer zone'.

The amount of parking has been determined by the County Council parking calculator, based on the site location and mix of housing proposed. For further information, refer to the Transport Statement.

Layout:

The proposed layout has been inspired by the unique features of the site and in particular, the mature trees. The importance of the two cedars to the south of the existing cottage have been mentioned in both the Landscape and Arboricultural Assessments, and it is these that now provide the main focal point of the layout.

The existing site access is to be re-located further south to improve visibility and great care has been taken to minimize the loss of trees. This, along with the retained cedars has dictated the route of the new access way into the site, terminating in a turning area.

There is a good mix of types, tenures and sizes of homes to reflect the varying needs of the District Council. These range from 1 and 2 bed affordable apartments, to terraced, semi-detached and detached houses. The smaller units are situated to the front of the site, with main aspects facing the communal open space, and the larger, detached dwellings are situated to the rear, with generous spacing providing views through to the countryside.

Provision for communal storage of refuse and recyclable materials for the flats has been illustrated on the layout, adjacent to the communal parking area. Bulk refuse bins will be provided to the equivalent of 240 litres per unit. For the houses, each dwelling will be provided with wheelie waste bins and kerbside bins for recycling, which will be kept in designated spaces within individual private amenity areas. Each private garden will have gated access to footpaths and driveways.

Communal secure, covered bicycle storage has been illustrated to the rear of the flats, and each house will have bicycle storage spaces either within garages, or spaces within private gardens.

The public footpath, presently enclosed by close boarded fencing, will now be linked to the development and visually opened up to the communal open spaces.

A single detached house has been sited on the strip of land to the south of the public footpath, with its own private site access.

The proposed on-site parking has been evenly spread across the development to provide a balanced, safe, mixed and flexible parking provision. Care has been taken with parking areas in the vicinity of retained trees to ensure that surfaces close to, or within root protection areas are of a suitable permeable material.

Scale & Appearance:

The detailed design of the dwellings will be the subject of a reserved matters application; however, it is envisaged that there will be varying roof heights throughout the development, with some accommodation within roof zones, featuring roof dormers.

The footprints and roof forms illustrated are indicative only, but it is envisaged that the new dwellings will be vernacular in form, with a high-quality pallet of traditional materials to reflect the character of the area.

Sustainability:

A 'fabric first approach' will be adopted for the dwellings, rather than relying on bolt-on renewable energy devices such as solar panels. High levels of thermal insulation, air tightness and harvesting of the sun's energy through south facing windows will aim to keep as much heat inside the homes as possible.

Communal parking areas, driveways and footpaths will be of permeable material, thus reducing surface water run-off. For further information, refer to the Flood Risk Assessment.

Landscaping:

The existing trees are the main feature of the site, and will serve to contain the development from the open countryside. The proposals will strive to preserve as many quality mature specimens as possible.

The band of trees to the western boundary will be retained to provide an important visual and acoustic screen and will be strengthened by new, additional planting.

Similarly, the band of trees to the eastern boundary provide a visual screen between the new development and the open countryside. In order to protect this natural feature, a communal 'landscaped buffer zone' will be created, which will ensure proper maintenance and management.

For further information, refer to the Landscape Statement.

Vehicular and Transport Links:

The vehicular access, transport and parking provisions for the site have been carefully considered and this is outlined fully in the Transport Statement.

Inclusive Access:

The flats and houses will be designed to fully meet the 16 'Lifetime Homes' design criteria, thus complying with Part M of the National Building regulations.