

DESIGN & ACCESS STATEMENT

for

A NEW BUILD HOUSE

on land at

33, Hill Lane,
Barnham,
West Sussex



Front of site and 33, Hill Lane

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1.0 INTRODUCTION

Helyer Davies Architects have been appointed by a private client, Mrs Billingham, and this statement is prepared as part of an application for planning permission for the construction of a new dwelling on land at 33, Hill Lane for herself and her husband. The client's parents currently own 33, Hill Lane and she wishes to purchase the site and demolish an existing agricultural structure/shed to build a new small 2 bed house. Being close to the existing house is important so my client can attend to her horses in the fields at no 33, Hill Lane next door owned by her parents.

The following documents would accompany the application:

- Application Form
- Design and Access Statement
- Drawings (15058 series)



The agricultural workshop area has been added to and expanded by previous owners of the property. They would now like to demolish this and create a new dwelling on the site so that they can live in it.

"My husband and I would like to continue living in Barnham next door to our rare breed heavy horses. The position of our proposed house enables us to do so without the need for transport to and from them. This not only reduces our carbon footprint but also ensures we give them the best possible care."

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This house will provide us with the opportunity to get on the housing ladder in the area that I was born in. My parents own the land at 33 Hill Lane and were married at Barnham Church where I was christened also.

We are keen to keep the impact of this development on the area to a minimum and in keeping with the natural environment where possible. The design we have chosen for the build is one that has been used in the Chichester Area of Outstanding Natural Beauty before and will sit sympathetically alongside the existing buildings at Tile Barn Farm next door."

– Mr and Mrs Billingham

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2.0 LOCATION



Location map

The existing dwelling is a detached house located on Hill Lane, just outside the village of Barnham. There are many listed buildings in the village but 33, Hill Lane sits outside the conservation area and is not listed.

2.1 Location area

Barnham is a beautiful village that provides characterful houses which are varied in terms of building styles and the materials.

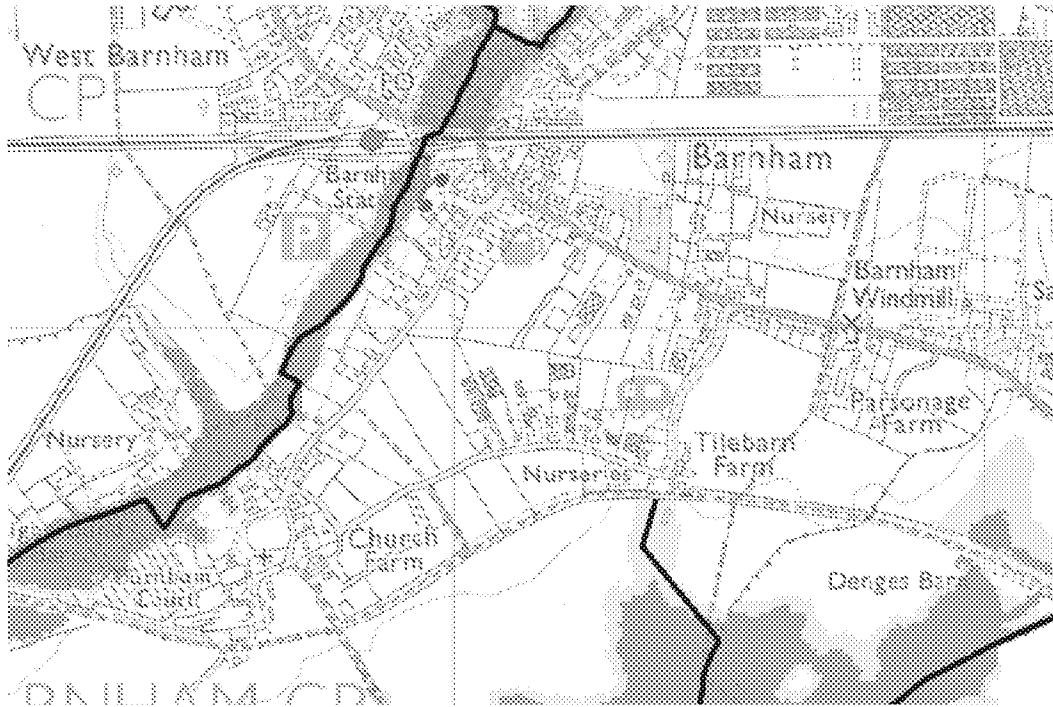
There are many different roof pitches, eaves heights and detailing on the surrounding properties which use many varied materials such as slate, thatch, brick, render and flint. Many properties have evolved and grown to meet modern needs. This has been achieved through the addition of extensions, conservatories or porches and maximising the available space.

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3.0 FLOOD RISK AND ASSESSMENT

The site sits near to flood zone 2 but not within it.



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4.0 EXISTING

The existing house sits in a large plot of land and there are no neighbouring properties to the West of the site. The field adjacent to the existing house is also owned by my client's parents and there is currently a barn being constructed which will house their horse carriages and agricultural horse-drawn implements.

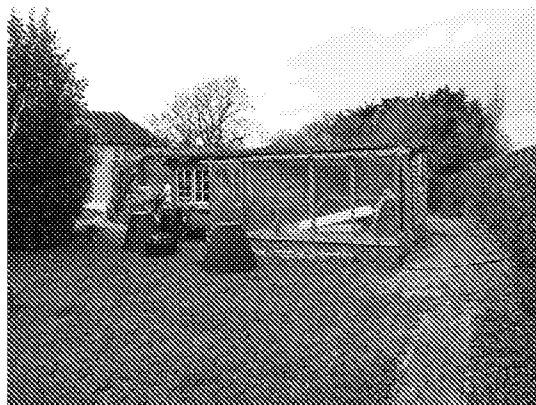
Beyond this there are just fields for agricultural use. There are some farm buildings and land for agricultural use to the East. A footpath runs along the boundary to the South of the site.



The existing house



The driveway showing the existing layout and the relationship to the existing house



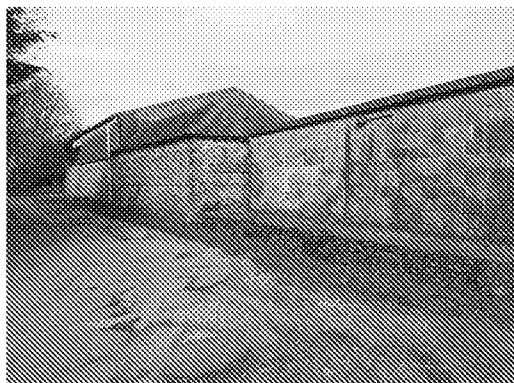
Rear of existing workshop/shed



Existing agricultural structure

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Adjacent farm building



Adjacent field owned by clients parents to the West with current barn construction

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5.0 DESIGN

5.1 Amount

The Planning Application is for a detached dwelling comprising of two bedrooms.

The site will contain car parking for two cars, cycle storage, turning space and waste and recycling storage.

The proposed dwelling has a gross footprint of 54 square metres.

The curtilage of the site is approximately 674 square metres.

5.2 Layout

The design aims to provide a dwelling which satisfies the issues of character and density whilst creating a scheme of interest and attractive appearance.

Special care has been taken to protect the amenities of adjacent residential property as well as the future occupiers of the proposed dwelling.

5.3 Use

The dwelling will be used as a home by my client and will offer another traditional residential property providing housing in a popular area.

5.4 Scale

The scale of the proposed new dwelling reflects the form and appearance of other dwellings in the locality and has a low ridge height to reduce the impact within the area.

5.5 Landscaping

The existing landscape is a mix of mowed lawn grass, shrubs, and trees etc. This will be maintained as much as possible with the only new boundary being the private one between number 33 and the proposal.

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5.6 Appearance

The local area is very rural and the proposed design is considered appropriate to its context. Careful consideration has been given to the style of the building which is sympathetic to its surroundings through the use of materials, form and size. The design reflects the traditional farm buildings in the local area and has a barn hatch on the North elevation.

It is considered a modern design in terms of the accommodation provided and will be built with an external appearance suited to the area. Masonry and roofing materials will be selected accordingly as follows:

Roof: Traditional clay tiles with bonnet hips.

Walls: Brick with accent brick. Flint cladding with brick quoining on the North elevation.

Joinery: Traditional timber framed double glazed units.

Roof pitches on the road vary widely on Hill Lane. The pitch of the roof has been designed at 40 degrees. This provides a well-proportioned scale to the elevations and has low eaves and ridge height so it does not infringe on the surrounding landscape. It has been designed to prevent any windows directly overlooking number 33 with only two roof lights on the West elevation.

The accompanying drawings illustrate the house well in its context and demonstrate that this dwelling will not affect Hill Lane or Barnham.

5.7 Sustainable Design.

The house is designed to have a low environmental impact as possible. The roof and floor are equally insulated to levels way in excess of that required by current building regulations.

Barnham is considered to be a sustainable location. There are a few small shops locally, bus stops along the B223 Yapton Road and a main line train station to enable travel to neighbouring towns and villages.

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6.0 ACCESS

6.1 Vehicular and transport links

The site is in an area served well by public transport along the B223 Yapton Road and roads are suitable for cycling. There is a Barnham to Felpham cycle route from church Farm at the end of Hill Lane to the West of the property.

As mentioned above we have provided 2 parking spaces.

6.2 Access to the Site

Access is proposed off Hill Lane and the entrance will sit next to the existing gate to number 33.

6.3 Parking Plan

Parking for two cars will be provided where the existing drive is.

6.4 Access for the disabled

The design will comply with the requirements of Part M of the Building Regulations and will provide good access for those with disabilities. It also follows the advice from the Lifetime Homes document.

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7.0 LANDSCAPE AND VISUAL IMPACT ASSESSMENT

The scheme addresses the following points:

- The existing land uses around the site as discussed in the design and access statement are mainly agricultural with some residential. As such the proposal fits comfortably in the surrounding character.
- The topography of the site together with the dense soft landscaped boundaries means the proposal is relatively concealed.
- The views of the site from the footpath will be minimally effected.
- The change will be neutral to the landscape.
- The site does not have any archaeology potential.
- There no known habitats, protected species, or important geology identified within the site or nearby.
- The scheme will provide a modern dwelling in a sought after area.
- The design will use materials that are traditional and sympathetic to the area.

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8.0 CONCLUSION

The proposed dwelling will make a positive contribution towards the area and provide a much needed improved dwelling in this area which will not adversely affect the surrounding countryside.

The ridge height of the proposal is low to prevent the design infringing on the local area and surrounding properties. The house is of high quality design and with good materials, modern construction techniques and adherence to current building regulations and policy, whilst remaining in sympathy with its surroundings.

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