

Adams Planning &
Project Services Ltd

Design and Access Statement

For

**Proposed new dwelling on land at rear of Poachers,
Eastergate Lane, Chichester, West Sussex. PO20 3SJ**

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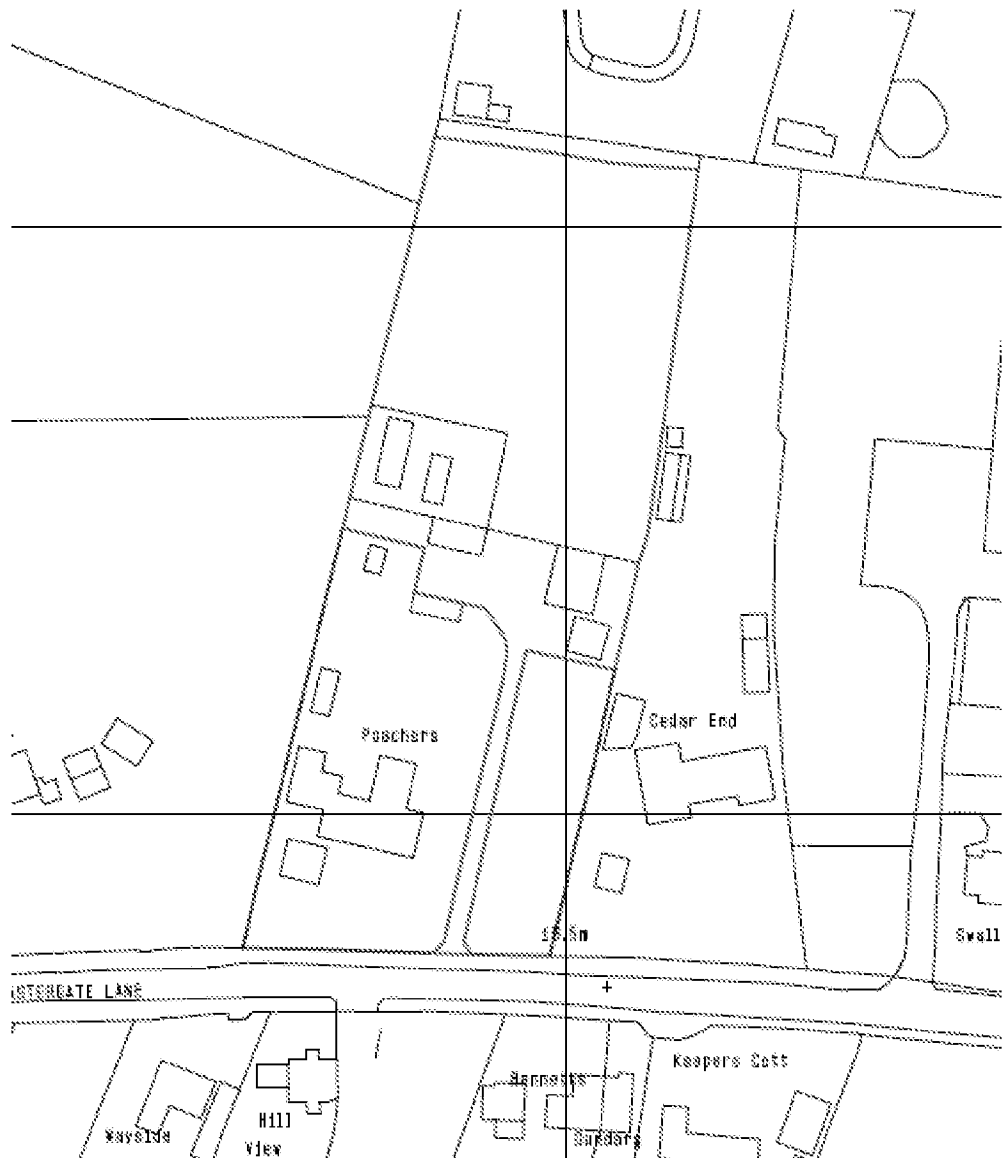
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Prepared for Mr T Occleshaw

1. Introduction

This Design and Access Statement is to be read as one of the main supporting documents to this planning application. It provides key information on the proposed site and design.

Furthermore, this Design and Access Statement should be read in conjunction with the application forms, plans and elevations and additional accompanying documents. Reference should also be made to accompanying Planning Statement.



Extract of Location Plan

2. Application and Site Layout

This application is a full submission for the construction of a new 4 bedroom detached, multi-generational, highly energy efficient dwelling on land to the rear of the dwelling. The application also proposes a detached carport for the new dwelling.

The proposed locations of the new dwelling and carport are indicated on the submitted Proposed Site Plan (20-038/SP1).

The new site will be accessed from an existing access off Eastergate Lane.

The principle of building a new home has been tested under Planning Application ref BN/46/20/PL. This is a revised application which seeks to address the reasons for refusal of the previous application. This is dealt with in detail in the accompanying Planning Statement.

3. Site and Design Context

The proposed site is located north of the applicant's current property and forms part of the expansive gardens. The existing dwelling is a good-sized detached home set in a large plot. Further residential properties exist to the east and west with further properties to the south on the opposite side of Eastergate Lane.

In addition to the residential properties, there are also some commercial ventures in the immediate vicinity. To the north of the proposed site there is an existing caravan park off Wandleys Lane. Further to the east there is a commercial nursery business which was granted planning permission for 4 live/work units (this has recently been changed to a new residential, 4 bedroom detached house). To the west there is a paddock.

The site has been the subject of numerous planning applications in recent history; however, these have all been to the existing dwelling and none relate to the land which forms part of this development.

Excluding applications for tree maintenance, these are as follows:-

- **Two storey residential extension**

Application Ref. No: EG/49/00
Received: 28 July 2000

- **Detached carport**

Application Ref. No: EG/9/03
Received: 30 January 2003

- **First floor extension over existing games room**

Application Ref. No: EG/52/05
Received: 20 June 2005

- **First floor extension over existing games room**

Application Ref. No: EG/18/06
Received: 16 February 2006

- **Renewal of planning application for first floor extension over games room**

Application Ref. No: EG/20/09
Received: 7 April 2009

- **Construction of 1 No. 4-bed detached dwelling with detached carport**

Application Ref. No: BN/46/20/PL
Received: 6 May 2020

The proposed site is virtually level and measures approximately 0.42 hectares in size. It has clearly defined boundaries on all sides except the proposed boundary with the applicants current dwelling.

The north boundary with caravan park beyond, is a mixture of fence and hedgerows along its length. This rear section of the site has been planted with many trees over the years and a soil bank, approximately 1.5m high, has also been formed further separating the site from the caravan beyond.

The east boundary is with the garden of the adjacent property Cedar End. As well as a 1.8m high close boarded fence, a mature conifer hedgerow grows along its length.

The west boundary is primarily adjacent to open fields and is formed by a variety of fences, hedgerows and tree growth.

The south boundary is yet to be formed and will be detailed later in this document.

The aerial view on the following page clearly identifies the site as well as its relationship to the surrounding environment.



Aerial View

The requirement is for a 4 bedroom detached dwelling with detached carport.

The new development would utilise local materials and, where appropriate, reflect the architectural styles of surrounding properties. A rural vernacular would best describe the sites location. The intended use of local materials will complement the variation of design surrounding the site.

4. Design Solutions

The proposed design is intended to provide the accommodation requirements of the client whilst being sympathetic to the site and the adjacent properties. As already stated, the proposed dwelling will be a multi-generational home, providing accommodation for the applicants and their parents.

The application also proposes a detached carport for the new dwelling

The majority of properties in this part of Eastergate Lane are good sized family homes set in large plots average sized plots. This proposal will introduce a new dwelling into a large rear garden which is under-utilised. As such the existing street scene which will be unchanged and therefore continuity and spaciousness is maintained.

The materials for the new dwelling have been chosen carefully to be compliment the variety of styles surrounding the site. As such, the proposed house will be clad in the following materials:

- i. The walls will be finished in a light coloured render to the ground floor with natural timber cladding (or similar) to the first floor gables.
- ii. The roof will be natural slate.
- iii. The windows will be grey aluminium casements
- iv. The external doors will be a mix of grey coloured aluminium and painted timber.

It should be noted that all the materials proposed will be of a high quality to maintain the appearance of the development. The property will be subject to high quality robust detailing to maintain the quality finish over time.

In line with local policy requirements, the proposed dwelling would be built to ensure very low energy consumption and sustainable development would be a key consideration.

Finally, the overall design of the dwelling will comply with part M of the building regulations and have been prepared to take the best advantage of the outlook of the surrounding as well as to obviate any possibility of interference with the amenities of adjacent properties.

i) **Use**

Residential

ii) **Amount/Density**

The proposal is for the erection of a new 4 bedroom detached dwelling with detached carport.

iii) **Layout**

From the submitted Site Plan (20-038/SP1) it can be seen that the proposal will be to set any proposed dwelling in the middle of the site towards the rear.

This ensures that all root protection areas are avoided and, the front of the proposed dwelling facing south, allows for ample south facing amenity space to be enjoyed.

The orientation of the dwelling ensures that no disturbance to adjacent properties takes place and location ensures that no over-shadowing or loss of privacy occurs. No first floor accommodation faces any adjacent dwellings.

Sufficient parking provisions are also afforded to the new dwelling.

iv) **Scale and Appearance**

The scale of the proposed development will be kept within the context of surrounding dwellings.

The proposal of a 1½ storey dwelling ensure that overall height of the proposed dwelling is been kept to a minimum.

We therefore consider the scale and footprint of the proposed development is in keeping with the surrounding context.

v) **Landscaping**

As already described, the north boundary with caravan park beyond, is a mixture of fence and hedgerows along its length. This rear section of the site has been planted with many trees over the years and a soil bank, approximately 1.5m high, has also been formed further separating the site from the caravan beyond. No change is proposed to this boundary.

The east boundary is with the garden of the adjacent property Cedar End. As well as a 1.8m high close boarded fence, a mature conifer hedgerow grows along its length. No change is proposed to this boundary.

The south boundary will be formed along the line of some existing landscape features. After coming down the driveway, the boundary will be long the line of the existing rear garden wall and hedgerow. The existing carport will remain in the ownership of the existing dwelling.

The west boundary is primarily adjacent to open fields and is formed by a variety of fences, hedgerows and tree growth. 5 scot pines are to be removed to facilitate the construction of the carport. A new hedgerow is to be planted from the garage to the north boundary. This will comprise of Hawthorn, Blackthorn, Dog Rose and Field Maple. This will be interspersed with specimen tree planting such as Hazel, Yew and Common Beech.

Apart from the proposed driveway, footpaths and patios shown on the proposed site plan, the site will remain as lawn. The proposed site plan indicates all of the new and existing landscaping features proposed on the site.

vi) **Performance (Sustainable and Environmental Approach)**

Sustainable and environmental concern is a key design driver of this development. The proposed development hopes to exceed current building regulation energy performance requirements (in line with Local Policy requirements) and be sustainable and environmentally friendly by proposing the following:

1. An Air Source Heat Pump will be installed to provide heating and hot water for the new dwelling. This will remove the properties reliance of fossil fuels.
2. A photovoltaic array will be installed on the south facing elevation. Each of the 13 panels will provide 400w of power so the total array will generate 5.2Kw of electricity for the new house. Furthermore, a domestic energy store will be installed to capture excess energy created. A charging point for electric cars will also be provided in the carport.
3. As many large window/door sets have been provided in the south elevation to maximise solar gain.

4. The internal layouts have been designed to consider orientation with the main living spaces enjoying south-facing aspects.
5. High quality windows and doors will help to reduce heating and energy consumption and prevent the release of considerable emissions of CO2.
6. The house is provided with large areas of opening windows and doors to allow good natural ventilation.
7. The proposed construction of the dwelling will be timber frame and will be highly insulated to provide minimal heat loss through the external envelope.
8. The large areas of glazing prevent the need for artificial lighting during the daytime.
9. Solid construction to ground floors will provide a good level of thermal mass to the building, absorbing heat during the day and releasing latent heat during the night.
10. The overall design and construction will incorporate performance and disabled needs, as per the current building regulations.

5. Access

Access to the site will be through the existing access off Eastergate Lane.

Access to the dwelling and will be disabled friendly and fully compliant with the Part M of the building regulations. The intention is to provide a level hard surface ramped approach. Ideally this ramp will be formed as part of the footpath works and will be laid to run to the level threshold of the principle entrance door. The hard surface will be a minimum of 900mm wide with cross falls of no greater than 1 in 4. There will be a 1.2m long flat landing at the top and bottom of the ramp exclusive to any door or gate swing. For ramps up to 5m long, the maximum gradient will be 1 in 12, for ramps up to 10m long the gradient will be a maximum of 1 in 15. Internal arrangements within the dwelling will be fully compliant with Part M of the Building Regulations.

Means of escape from the dwelling will also be in accordance with the Building Regulations with sufficient space provided around the dwelling to afford easy dispersal in case of emergency.