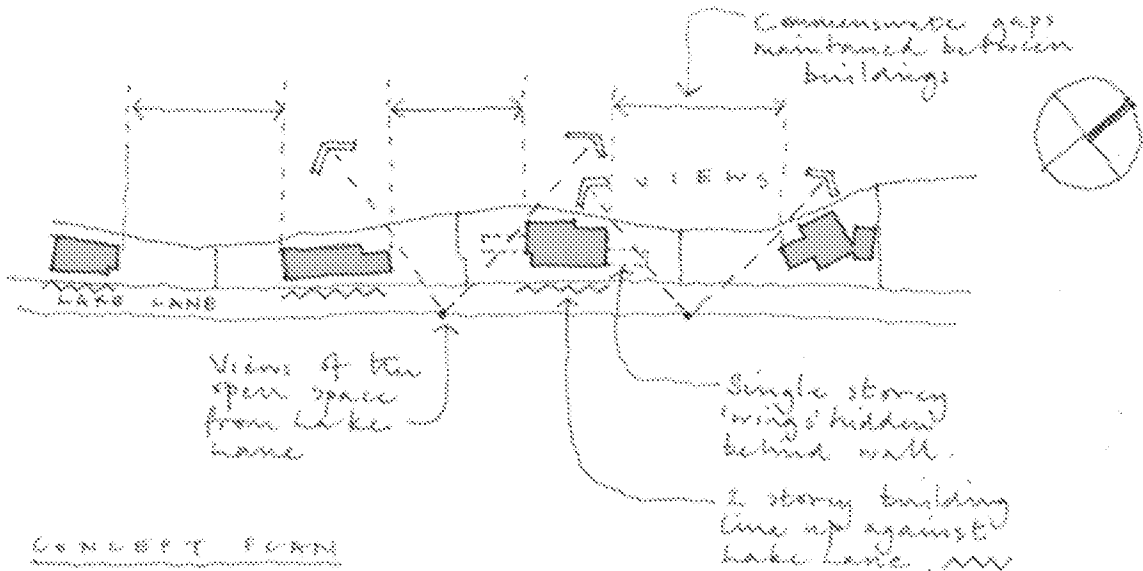
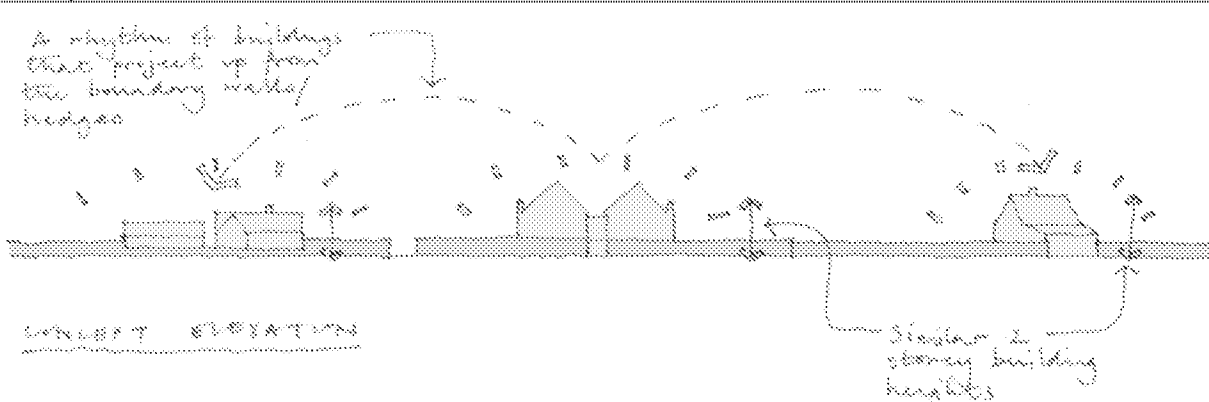
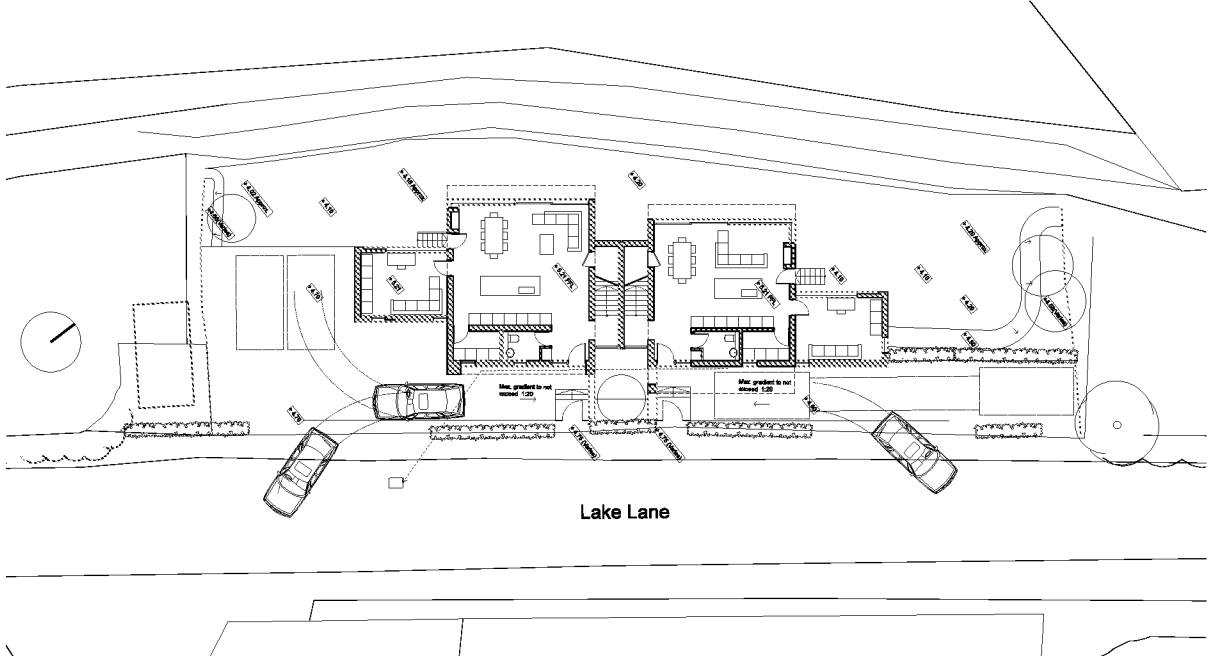
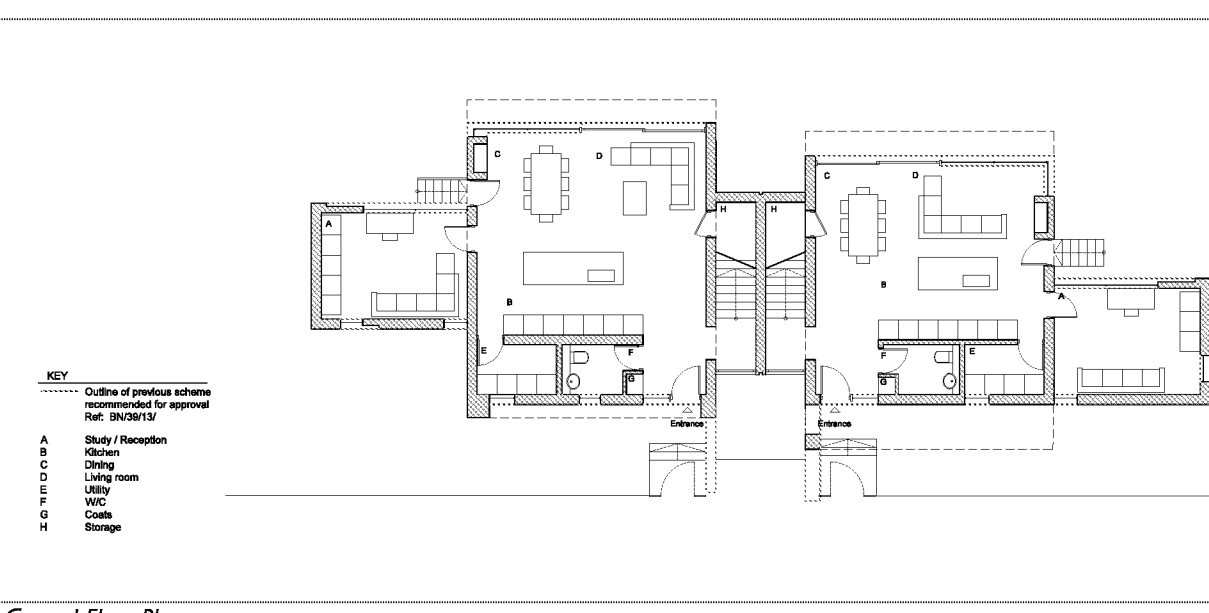


4.07	A slightly cantilevered first floor provides a recognisable entrance to the dwellings, additionally providing a canopy over this area. The variations in materiality, fenestration and line of elevation prevent the dwellings appearing large or overbearing, create an interesting and engaging proposal whilst successfully characterising contextual examples in the vicinity.
	Scale and position
4.08	The positioning of the building close to the road and the scale of the houses at 2 storeys, echoes the form of development along this side of Lake Lane adjacent to the Local Gap.
4.09	The building form sits in the middle of the site away from the neighbouring plots. The large open gaps between the houses maintain the visual connection between Lake Lane and the fields to the west.
	 CONCEPT PLAN
	Plan concept
	 CONCEPT ELEVATION
	Street elevation concept
	Parking
4.10	The proposed hedging forms the areas of parking and turning which are surfaced in appropriate permeable hardstanding.

4.11	The parking has been designed so that it does not dominate the site but still allows for manoeuvring to be carried out within the plot without having to reverse onto Lake Lane.
	
	<i>Proposed Site Plan</i>
	Layout
4.12	The overhanging boxes at first floor level create a clear and welcoming entrance area from Lake Lane. The entrance area leads through to an open plan kitchen / living / dining space that utilise the far-reaching views over the fields. A study 'wing' stretches out to the side and embraces a garden area. The walls perpendicular to the road are used to carry the stairs up to first floor level where a large master bedroom and en-suite are located, again taking advantage of the views. Two further bedrooms and a bathroom are located on the south-east side. The views from the first floor windows are carefully controlled to prevent any overlooking of the neighbouring properties
	
	<i>Ground Floor Plan</i>

	Appearance
4.13	The traditional form is expressed through the 2 'crisp' detailed finished forms lightly sat positioned into the street scene. The forms are finished in an equally textured brick and roof tile creating an exciting complementary contrast of modern and traditional detailing and materials whilst mirroring traditional aesthetics prevalent in the area.
4.14	Behind the boundary hedge and further recessed into the site, a slender form creates a subservient 'wing' to the main form of the house containing the study, which again rests lightly, separated from the main mass of the traditionally formed dwelling.
4.15	A set back light centre strip housing the stairs breaks up the form of the semi-detached houses.
	 01 PROPOSED SEMI-DETACHED HOUSES
	<i>Elevation from Lake Lane</i>

	Materials
4.16	As with the architectural character of the area, there is little consistency in terms of the use of materials along Lake Lane.
4.17	It is proposed to use a textured masonry and clay roof tile to give a warm and 'domestic' feel to the main elevations. Timber fenestration is proposed to add to the aesthetic appeal of the proposals whilst breaking down the monotony of the brick.
	Landscaping
4.18	New native planting along the boundary with the Local Gap will enhance the rural character of the site and will help to 'bed' the design into the site. The post and wire fencing to the boundary with the field will be maintained, again to enhance the rural character.
4.19	A reduction in the levels of the garden from the Lake Lane has resulted in a stepped ground level within the curtilage of the proposal from the front to the back of the house. Existing boundary levels are maintained maintained with banking to prevent an increased flood risk to other properties whilst setting the house at a level above Lake Lane limits the flood risk to the proposed dwellings. Please refer to the Flood Risk Assessment.
5.00	Flood Risk Mitigation Measures
5.01	A Flood Risk Assessment has been carried out to support this planning application submission.

5.02	The houses will be raised slightly from grade to mitigate against the ingress of ground water. Measures will be taken to allow the flow of water beneath the substructure to prevent any build up during periods of heavy rainfall. It is assumed at this stage that the foundations will need to be piled.
5.03	Mitigation measures will be implemented using guidance such as 'Improving the Flood Performance of New Buildings - Flood Resilient Construction' published by DEFRA/Environment Agency. The mitigation techniques will offset the risk associated with a 1 in 100 year flooding event.
5.04	The banks to the stream will be strengthened with new retaining walls to prevent erosion of the bank.
5.05	The site gardens will be lowered by an average of approximately 0.46m to offset the flood plain lost to the increased area.
5.06	A site investigation followed by a BRE digest 365 soakage test to determine the infiltration rate of the ground will be carried out. This will test to see if the sand/gravel drift is suitable for 2 soakaways. If not it is proposed surface water will be discharged into the watercourse to the north of the site.
5.07	Permeable ground surfaces will be used to mitigate the amount of surface water run-off.
5.08	Most of the garden areas will remain as soft landscaping to aid the natural migration of water to the ground
5.09	The use of rainwater harvesting will be explored to limit the amount of surplus water run-off. In the case it is not feasible the discharge of this into the watercourse is deemed as sustainable.
	<i>Please refer to 'Flood Risk Assessment – gta civils Ltd, consulting engineers' for calculations and more information.</i>
8.00	Previous Planning
8.01	On the 5 th February 2014 application BN/39/13 was validated by Arun District Council. Following consultation the application was recommended for approval by the planning authority due to it success in complying with the Local Plan and NPPF guidelines. It was submitted for consideration to the local committee due to neighbour objections and subsequently refused.
8.02	A formal appeal was submitted by the applicant, WGH Forecourt Building Services Ltd, with acting agent IBA Planning Ltd under the reference: APP/C3810/A/14/222758. The appeal was rejected based on the following points, noted in corresponding paragraphs to the planning inspector's report. The points raised by the planning inspector have been considered and adopted in the development of this planning application and a summary of variations based on these is below.
	Paragraph 5. The principle of modern development is acceptable. Complementary mixes of traditional and modern materials and details have been adopted as the design has developed through addressing the following points raised in the planning inspectors report.
	Paragraph 7. Properties have variations in roofscapes and those to the northwest have pitched roofs. A pitch roof form has been considered as a positive contribution to this application. It is felt this presents the application as a more traditional development, which is more complementary to the local area and housing form typologies. After an extensive study it was decided gables addressing Lake Lane scene best complemented street scene and general site condition.
	Paragraph 8. When seen from Barnham Lane, due to their width and bulk, the proposed dwellings would have an elongated appearance, which would jar against the backdrop of the roofs on the southeast side of Lake Lane.

	The width of the proposal has been dramatically reduced with the dimensions of the 'wings' of the dwellings cut back extensively. The 'wings' now appear as simple side extensions in a traditional style which are not visually at odds with the form of existing dwellings along Lake Lane or the area generally.
	Paragraph 9. Prominence of the chimneys due to height, bulk and position drawing the eye and giving undue prominence to the houses when seen from Barnham Lane. The chimneys scale has been reduced and moved within the footprint of the house so that they are not expressed externally. This represents a more traditional approach adopted in local examples seen in points 2.07, 4.06 and in the existing house, reducing the visual prominence of the house.
	Paragraph 10. Prominence of the ground floor wall due to height, bulk, length and lack of fenestration. A local vernacular boundary treatment is adopted whereby a hedgerow will form the main curtilage boundary along Lake Lane. Setting the proposed dwellings back and using more fenestration and materiality to break down the mass of the proposals have removed the potential for the 'bulk' of the house appearing prominent on the street scene.
	Paragraph 10. The angular forms project forward toward Lake Lane increasing its prominence. The buildings would be more prominent than the existing. The move of the ground floor enabled the first floor to move back from Lake Lane reducing its prominence along Lake Lane further. This corresponded with the removal of the balcony to the rear. The fact that the new buildings will be more prominent than the existing is expected as a result of making best use of the site, the demands of modern living and modern building standards.
	Paragraph 11. The centre strip is not sufficient to define the plots from Lake Lane and thus reduce the impact on Lake Lane. The centre strip has been re-designed to define a clear separation between the two. This form has been reduced in plan at the front and back of the plots to aid in defining each plot and thus reducing the mass and elongated appearance noted in paragraph 8.
	Paragraph 11. Few opportunities for planting and landscaping resulting in an urban visual and failing to enhance the local distinctiveness of the area. As previously noted the ground floor has moved into the site and has been reworked to prevent loss of garden to the rear resulting in a much smaller GIFA. This move allowed for a defined hedgerow to be planted to areas shown in the site plan drawing, 052-D-01. The hedges are also successful in adding screening to the parking spaces and defining private and semi-private spaces on the site.
7.00	Conclusion
7.01	This proposal provides the opportunity to remove a dilapidated building of limited architectural merit and replace it with 2 new sustainable dwellings on a plot that is more than capable of accommodating an additional house.
7.02	The site is in a sustainable location close to the train station and accords with the local authorities requirements for extra housing in the area.
7.03	The proposal aspires to enhance the character of the area by creating distinctive buildings of architectural merit and integrity that respect the form of development along Lake Lane through their scale and massing. With a rather modest collection of dwellings along Lake Lane it is hoped that the proposal will create a sensitive and appropriate, yet exciting point of reference for the area.
	PLEASE TURN

8.00	Validation Statements
Item 1	It has been confirmed to the agent that Arun District Council will no longer require Affordable housing Contributions.
Item 3	It is felt that on completion of the biodiversity checklist in accordance with the description attributed to each section no survey is required. Having utilised the pre-application planning service no biological survey was mentioned as a requirement.
Item 4	Previous use of land and adjacent land not likely to have caused contamination being residential in use.
Item 8	See '5.00 Flood Risk Mitigation Measures' of this Design and Access Statement as well as the submission form, flood risk assessment and drawing annotation on drawing 052-D-01.
Item 9	Existing levels can be seen on drawing 3103/01. Approximate proposed levels are identified on 052-D-01, 052-D-05, 052-D-06. These will be managed on site by the contractor through the build as well as being monitored by ourselves through our continuing appointment. These levels have been advised by GTA Civils and proposed in their flood risk assessment following concern in the pre-application advice response. Material excavation will be conducted by the contractor or his competently appointed sub-contractor in line with their method statement. As you will understand the current status of the proposal means that a thorough undertaking of the ground conditions, material build-up and method statements for extraction of the material are not available. These are specialisms of surveyors and contractors and until their appointment at a later stage in the construction process this information has not been developed.
Item 10	052-D-01
Item 11	Having reviewed the Local Plan map and the Parish Boundary of Barnham Local Plan map it is believed that the site is within the built area. External lighting will be used for safety and security only as expected of a residential development.
Item 13	Bin location for refuse and recycling will be located externally behind the wall (garden side) ready to be moved to the roadside on collection days. Space is to be allocated internally of each dwelling in the utility space for recycling and refuse bins generally.
Item 14	See drawing 052-D-01
Item 16	See drawing 052-D-05, 052-D-06
Item 21	No trees of any importance are felt to exist on the site or adjacent to it.
Item 22	It would appear that the site falls on the boundary of the Lidsey Foul Water Treatment Catchment Area. I can confirm that it is the intention to connect into the mains foul water drainage as identified on the planning application form. Please see 052-D-01 for indication.