

DESIGN & ACCESS STATEMENT

for

A NEW BUILD HOUSE

on land at

33, Hill Lane,
Barnham,
West Sussex



Front of site and 33, Hill Lane

May 2020

Helyer Davies Architects Ltd

1 The Old Flour Mill . Queen Street . Emsworth . Hampshire . PO10 7BT

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1.0 INTRODUCTION

Helyer Davies Architects have been appointed by a private client to apply for planning permission for the construction of a new dwelling on land at 33, Hill Lane for her and her husband. The client's parents currently own 33, Hill Lane and she wishes to purchase the application site and demolish an existing agricultural structure/shed to build a new residential dwelling 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 accompany the application:

- Application Form
- Design and Access Statement
- Drawings



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Client statement

"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. 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.

Further to our last successful planning application on this plot our personal lives have changed immeasurably

██████████ We put the building of our home on hold whilst we supported my mother and father through their difficult year and I am now keen to future proof our new home following the lapse of our planning consent with a new design to reflect the change in our family needs. This design fulfils our future needs and the need to support my parents in our home by giving us a downstairs bedroom and bathroom with space for wheelchair adaptations.

We also want to take this opportunity to work with the West Sussex Drainage teams who are keen to upgrade the culvert that runs through our property whilst we are digging footings. This is something we are keen to assist with to safeguard the area from flooding in the future"

– Mr and Mrs Billinghamurst

1.1 PLANNING HISTORY

Ref: **BN/13/15/PL**

Description: Demolition of existing shed/garage & erection of 1 No. detached dwelling.

Decision date: 26-08-15

Decision: **Refuse**

Ref: **BN/31/16/PL**

Description: Demolition of existing shed/garage & erection of 1no detached dwelling. Resubmission of BN/13/15/PL.

Decision date: 22nd July 2016

Decision: **Approved**

This new application seeks to obtain permissions for alterations to the previously approved scheme prior to commencing construction work. The revisions are outlined in this document.

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2.0 LOCATION



Location map [Google]

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

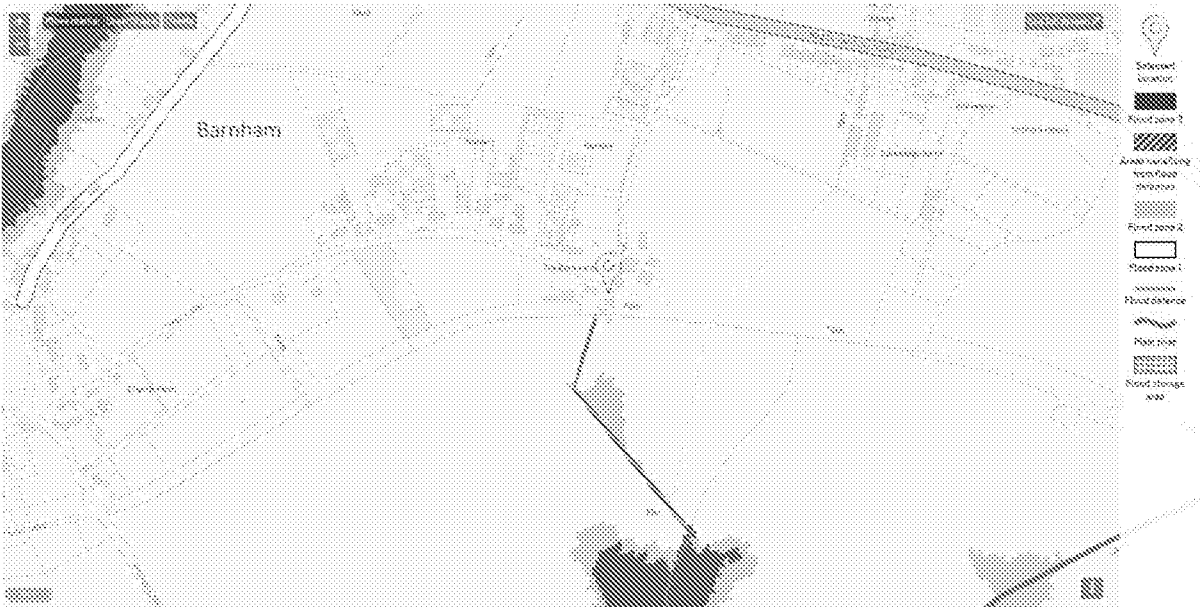
Barnham is a beautiful village that provides characterful houses which are varied in terms of building styles and the materials.

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.

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3.0 FLOOD RISK AND ASSESSMENT

The following flood risk assessment has been prepared using information from the Environmental Agency and a self-assessment of the flood risk.



Environmental Agency Flood Risk Assessment – Map (<http://flood-map-for-planning.service.gov.uk>)

The flood zones refer to the probability of river and sea flooding, ignoring the presence of defences. The above map shows the extent of flood risk and is to read in conjunction with the table below.

FLOOD ZONE	DEFINITION
Zone 1 (Low Probability)	Land having a less than 1 in 1000 annual probability of river or sea flooding. (Shown as ‘clear’ on the Flood Map – all land outside Zones 2 and 3.)
Zone 2 (Medium Probability)	Land having between a 1 in 100 and 1 in 1000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1000 annual probability of sea flooding (Land shown in light blue on the Flood Map.)
Zone 3a High Probability	Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding. (Land shown in dark blue on the Flood Map)
Zone 3b The Functional Floodplain	This zone comprises land where water has to flow or be stored in times of flood. Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map)

Table 1: Environmental Agency Flood Risk Assessment – Flood Zone Definitions

33 Hill Lane is located within the Environmental Agencies Flood Zone 1, which is defined as having a ‘low probability of flooding’. As a result, we do not believe our application requires a full flood risk assessment as the development will not increase flood risk either on the site or the surrounding area.

4.0 DESIGN

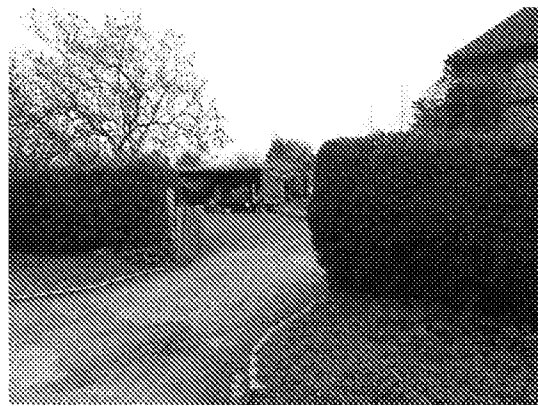
4.1 The existing site

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 our 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 fields for agricultural use. 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

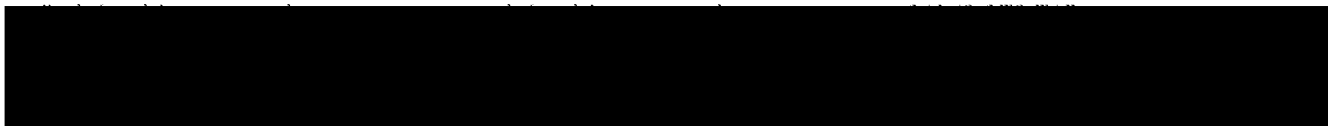


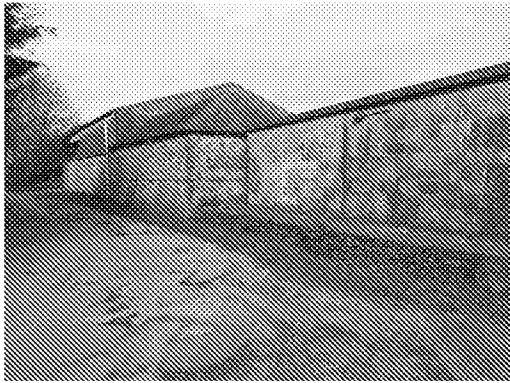
Rear of existing workshop/shed



Existing agricultural structure

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Adjacent farm building



Adjacent field owned by client's parents to the West with current barn construction

4.2 Layout

The design aims to provide a dwelling which is in keeping with the character of the area.

Special care has been taken to protect the amenities of adjacent residential property as well as the future occupiers of the proposed dwelling. In the west elevation, no windows are proposed at first floor to ensure there is no risk of overlooking the existing property 33 Hill Lane.

4.3 Amount

The curtilage of the application site is approximately 758m².

The previously approved application BN/31/16/PL internal gross floor areas were:

Ground floor: 34.2m²

First Floor: 33.8m²

Total: Total 68.0m²

Revised scheme:

Ground floor: 64.5m²

First floor: 52.9m²

Total: 117.4m²

This results in an increase of 49.4m²

This increase provides further living accommodation on the ground floor and an additional bedroom (located on the ground floor.)

4.4 Use

The building is to be used as a residential dwelling.

4.5 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.

The previously approved application BN/31/16/PL had a ridge height of 6.86m.

This new submission has a slightly lower ridge height measuring 6.50m. This results in a decrease of 0.35m.

4.6 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.

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

4.7 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.

Masonry and roofing materials will be selected accordingly as follows:

Roof: Traditional clay tiles with bonnet hips.

Walls: Brick with flint and timber cladding.

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 dormer windows looking north and south only.

The accompanying drawings demonstrate that this dwelling will not affect Hill Lane or Barnham.

4.8 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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5.0 ACCESS

5.1 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.

The site has space for at least 2 parking spaces.

5.2 Access to the Site

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

5.3 Parking Plan

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

6.0 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 design will use materials that are traditional and sympathetic to the area, similarly to the previously approved application BN/31/16/PL.

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6.0 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 and has been reduced following the previously approved application BN/31/16/PL.

The proposed new scheme is of high quality design and will be built using modern construction techniques and adherence to current building regulations and policy, whilst remaining in sympathy with its surroundings.

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