

Design statement relating to residential development providing 9 No new dwellings

In support of Application No: BN/83/25/PL

Location: Rear of and beside Wayside and Hillview, Eastergate Lane, PO20 3SJ

Proposal: 9 N° new detached dwellings, with associated access and parking

Purpose: Integrate rural development sensitively into its setting in order to respect the character of the District's countryside areas.

Site Location

The application site is located on the South side of Eastergate Lane. When approaching from the West/Fontwell Avenue, to site is approx.. 200m on the right, prior to the Nursery.



Current aerial view of site context to neighbouring development format

Site Description

The application site has multiple shared pedestrian and vehicle accesses to the Northern boundary, accessing Eastergate Lane.

From West to East; The former orchard has it's own vehicular access. Wayside has it's own shared pedestrian and vehicular access. Hillview has an independent pedestrian access, and shares it's vehicular access with the industrial facilities to the rear and side. This shared access is established for commercial purposes to the single storey light industrial buildings.

The site is predominantly flat/level, with a level difference $\leq 1\text{m}$ of rise from North to South, over approx.. 160m of length, and approx.. 0.3m of fall from West to East, over approx.. 80m of length. Boundaries are defined with a mixture of post and rail, post and wire fences, as well as mixed native species hedgerows.



Current aerial view of site entrance

Local Vernacular Description

Buildings:

A site analysis was undertaken of Eastergate Lane and the eastern section of the application site located is occupied by a light industrial estate, mainly comprising shipping containers and single storey, shed-like industrial buildings. Similar light industrial buildings exist on the application site, to support its previous use for equine facilities and subsequently a scaffolding yard. There are more similar light-industrial/agricultural buildings to the South-East of the application site at Ryburn Farm.

Interspersed between the light-industrial/commercial buildings are detached single-occupancy dwellinghouses. These are of mixed size and scale, with forms predominantly orientated inline with the road. The majority of dwellings are two storey with pitched roofs typically between 35 and 50°. A minority of dwellings are single storey or chalet bungalows, with eaves levels below the more typical two-storey norm, with some including dormer window & rooflights for provision of light/comfort.





Local examples of typical vernacular, with mixed generations, materials, style, format, scale, mass etc.

Materials:

Wall finishes are typically red/orange facing brickwork, painted smooth render, tile hanging and timber boarding.

Roof finishes are typically small format brown plain tiles, or natural slate to individual dwellings.

Windows are typically domestic scaled and white PVC-U, with some grouped development in brown/black.

Boundaries & Landscape Surfaces:

Boundaries are mixed, including high/dense hedgerows to Eastergate Lane, interspersed with traditional formal fenced separation to sub-divisions between dwellings. Evidence exists in numerous locations confirming fences within hedgerows.

Where dwellings exist as a group, often set back from Eastergate Lane, boundaries in front of the building line are often defined by ground level surface changes (pavement/grass/driveway) or low level fences/brick walls.

See Stoneyfield Cottage Road, Freeman Close and Wandleys Close as nearby examples.

Historic Genre and Urban Grain:

The majority of residential development within the immediate area surrounding the application site is predominantly post 1900, with the vast majority being post-war type and form. No single architectural style is prevalent within the local area.

The majority of plot shapes are of square format, with the longest building façade fronting the road, with the minority of sites being long/narrow with shortest dimension fronting the road. Parking is always on individual plot driveways, within dwelling boundaries, not on road. Vehicle provisions include car-ports, detached and attached garages.



Q.01 Rural Development (extracts)

It is important that any new development in these areas respects and enhances this distinctive rural character. Setting Development within these areas in particular must be sensitively and appropriately integrated into its landscape setting, which forms the dominant feature. This can be achieved through simple, unobtrusive design working with the topography of the site: ensuring that development is kept away from exposed locations or ridge lines to remain a subordinate feature and building along the contours of the landscape and using sufficient spacing to avoid merging development together. This can also provide shelter from wind and avoid heat loss in winter.

Landscape, as with all development types, important landscape features such as mature trees and planting should be retained and incorporated into the scheme wherever possible. High quality boundary treatments using trees and vegetation can be used to tie buildings to their landscape setting and soften the impact of development. New trees and planting should be selected and located according to their final height and appearance, existing species in the locality, and whether these are deciduous or evergreen to consider the appearance and function of planting year-round, including whether daylight will be blocked from elevations in the winter period.

Scale, Form & Massing Traditional rural buildings tend to adopt a consistent and simple form comprising a rectangular floor plan and pitched or half-hipped roof. New development should follow these principles in most instances, utilising the common wisdom of the day while also creating a unique character. Development should also respond to the existing height and footprint of buildings in the area and may seek to reduce the footprint of larger buildings by breaking structures down into multiple forms.

Façades, elevations & boundaries should be reflective of their rural context, in which the visual impact of buildings is often greater than those within urban areas. Front boundaries should generally include gardens with lawns, tree planting and hedges; with areas of hard surfacing kept to a minimum and restricted to gravel and paving. Parking and access should be provided as per the guidance.

Front driveways are an acceptable solution in rural areas, although it is important that these are landscaped, sited and designed so as not to dominate the front garden or impact upon the amenity of neighbouring properties. Hard surfacing should be kept to a minimum.

Proposed Buildings

To be read in conjunction with submitted proposal drawings and associated reports/statements.

The nine new dwellings proposed for the site are of mixed size and accommodation as described below:

- All dwelling designs are site specific/bespoke
- Simple forms, with clear 'primary/secondary' visual architectural articulation
- Materials and detailing reflective and respectful to historic local solutions and architectural language
- Floor areas ranging from 83m² to 170m²
- Accommodation quantity ranging from 2 Bed to 4 Bed
- Building forms include single-storey bungalow, chalet bungalows with dormers, 2 storey terraced cottages and detached dwellings
- Clearly defined main entrances, typically covered/recessed for improved usability and positive cognitive schema.

All dwellings include:

- Capability of Building Regulations M4(2) Compliance
- Work-from-home space/capability
- Car charging point
- Off road parking in addition to carport or garage where shown
- Secure rear garden private amenity space

Response

The access road location and sub-division of plots has been established to re-use the existing, established vehicular and pedestrian site entrance, to better provide technical compliance and safer site access and egress.

The demolition of existing buildings and removal of hard-landscaping assists in providing a softer, more verdant entry to the site, in addition to providing opportunity for a more rural vista into the development. The footprint of the removed buildings and hard-surfacing is being utilised by the new road location, which curves towards the East boundary to reduce sight-lines and allow existing mature boundary foliage to be more visible and prominent to the benefit of site users.

Existing building footprints proposed for removal equate to approx. 908m², compared to new built form of 970m². The existing building forms make no attempt to respond to the rural vernacular, nor include architecturally valuable features or materials. The increase of ≤7% delivers accommodation in a far more sensitive manner, better distributed across the site area, without significant loss to amenities. The proposed replacement development allows opportunity to enhance the local environment by providing much needed, appropriate housing which contributes positively to the area. Improvements to the local eco-system, resolution of historic drainage deficiencies and mitigation of tree loss for improved environmental enjoyment and future-proofing of site usage.

This offset in relation to building replacement, provides better response to detailed policy where benefits following redevelopment vastly outweigh detriment, whilst respecting the local development patterns. Plot sub-divisions have been set to allow buildings to sit comfortably within the new street, as well as provide a more balanced provision of space for improved public and private amenity and setting.

Including the mix of building forms enables the boundaries to each plot allows to provide space around the dwelling to better reflect the design guidance within the Arun Design Guide SPD, particularly contained within policy Q.01 and its associated illustrations.



Proposed Site Plan

Building footprints, orientation and forms have been designed to better reflect the traditional rural footprint values within Figures 314 – 316. Dwellings are positioned for provide façades addressing the road, which better respects the local vernacular. Reorientating the dwellings' primary elevation, allows for improved front garden space and better separation between buildings. Greater separation also enables improved opportunity to provide less dominant parking provisions.

Dwellings have been designed with scale, form and mass to adopt a contemporary interpretation of traditional buildings, with architectural devices including stepped façades, gabled roofs, clear primary/secondary elements and a mixture of roof pitches, heights and levels.

High quality natural materials are proposed, which reflect the existing local vernacular and design language, providing a design response which continues the current pattern of development, without being a pastiche.

Hard surfacing is kept to a minimum, to enable access and efficient usability, whilst providing clear ownership definition in a variety of methods. Regulatory compliance is achieved through embedding dimensional requirements within the solution in subservience to the layout and design response. ie: minimum standards are exceeded for comfort and enjoyment/usability, as opposed to minimum target deliveries.

Landscape response shows replacement trees and new planting zones in strategic locations, for public amenity value, as well as privacy control. Where possible, existing mature hedgerows have been retained and will be augmented by native species planting for continued site benefits. Replacement and additional semi-mature trees are shown on the proposed site plan, in locations providing visual benefits, to mitigate the loss of the two dead tree and four fruit trees proposed. Soft landscaped, grassed areas are included to the front, rear and sides of all plots, with additional public open space at the nodal point of the shared drive. Historic trees of significance and high quality, have all been respected and retained.

Front and side boundary treatments are shown on the proposed site plan, including soft/hard landscaping surfacing and low level fencing where privacy is not a high priority. 1.8m high timber fence panelling is noted between dwellings for security and privacy.

Side boundaries are predominantly parallel with dwellings, as is the normal solution for the local area. Site perimeter boundaries are as per historic/existing locations and retain the established historic subdivision.

Garages and Carports are typically located adjacent to the side façades of dwellings, in a variety of distances from the kerb/pavement. This allows for a mixed street scene in addition to varied parking and vehicle access solutions. The proposed dwellings have been designed to provide close direct access into the building from parking. Only plots 1, 2 & 3 do not include garaged parking, due to it's inappropriate solution for terraced dwellings. This assists in providing highway safety for all site users when navigating spaces in a manner which mimics typical rural living methods.

Due to the current topography being predominantly flat/level, the impact of significant elevations changes are minimal. The entrance dwellings most prominent to the existing street scene, (Plots 1 & 2-4) have been designed to be of sympathetic vertical mass and complimentary height relationship to the existing adjacent dwellings. When coupled with the retention of the existing hedgerow to Eastergate Lane and modified existing vehicular entrance / access, the impact to street scene is minimised.

Plot 1 is mirrored about the site access node to adjacent Hill View, to provide balanced symmetry to Eastergate Lane and is provided with a 2 storey double-bay fronted dwelling facing the main highway to the North. The location of the terraced row sits comfortable behind the existing dwelling at approx.. 90° to Eastergate Lane to reduce impact of built form. Overlooking to the adjacent Wayside rear garden is addressed by keeping building as far East as the road allows, giving $\geq 13\text{m}$ distance from new rear wall to boundary, in addition to retaining existing mature hedgerow planting & tree (T22).



Terraced Plots Extract

Conclusion

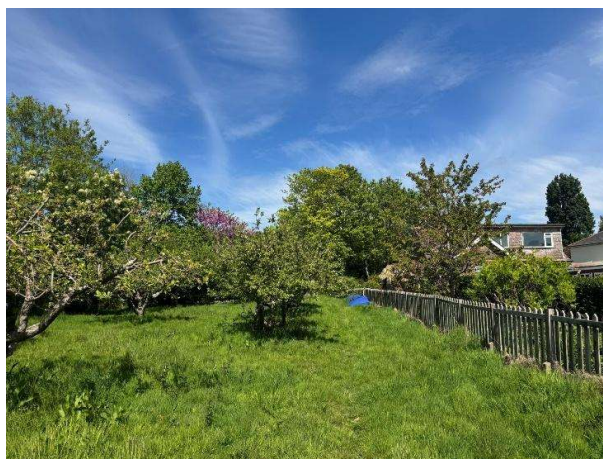
The principles of Rural Development advice and guidance with the Arun Design Guide SPD Q.01 document are fully embedded into the proposed solution. This is not due to any single aspect of architectural or site planning device, but embedded subtleties of response which reflect the positive aspects of the local vernacular, in addition to providing high-quality homes capable of delivering attractive living environments.

The removal of existing poor condition and low-quality light-industrial buildings, along with commercial scaled transport movements, will be a positive contribution to the rural development character. By providing a low-density appropriate response, with a high-quality design lead proposal, the descriptors contained within the Arun SPD Q.01 guidance is delivered and embedded into the local environment.

Site Photographs



View of Wayside from future Self-Build Plot



View North towards Eastergate Lane (from Plot 7)



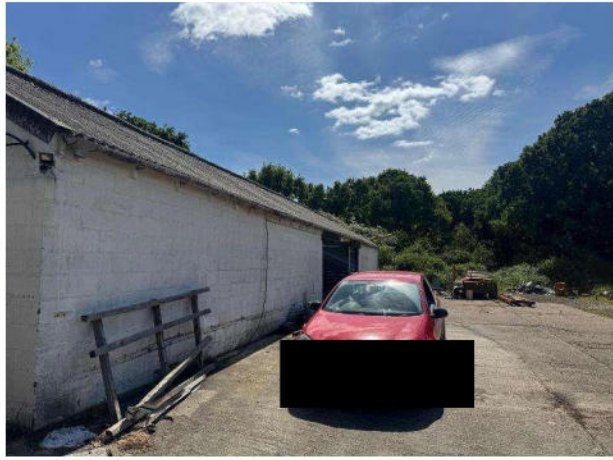
View North of Hill View from Terraces



View South towards Industrial Units



View South, from site entrance



View South of Industrial Unit (Plot 5)



View West, (containers located beside T18-T20)



View South of mature oak trees (T09-T12)



View East, from Plot 8 towards Industrial Units



View North East towards T18-T20