

DESIGN & ACCESS STATEMENT -

Site Address - Land Adjacent to: 14 Ivydale Road, Bognor Regis, West Sussex.

Proposal - Proposed Residential Development Comprising Three Dwellings (**Conversion of Approved Detached Garage to Residential Accommodation**)

Client - Herongate Homes Ltd

Ref - Planning

Date - January 2011 / Additional Information 14/03/11

Corinthian Architectural Design
8 Davys Court
Funtington
West Sussex
PO18 9LG



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1. Site

The site is located as a rectilinear plot to the North of and where Ivydale Road bends to a 90 degree angle. Refer to Site & Location Plans.

2. Existing Site Property / Building

The site comprises land to the north of the existing residential dwelling (14 Ivydale Road). As part of the proposal, the existing dwelling retains a smaller side garden and original pedestrian / vehicular access.

3. Project Brief

The brief is to provide an additional dwelling from the previously approved detached garage building (BR/254/10). We consider the established scale and mass of the garage with a rear garden space enclosed by the existing wall to provide a unique opportunity in addressing the need for starter-home format dwellings within the area.

4. Context Appraisal

Evaluation of contextual scale was considered via consideration of 'Ordnance Survey' site and location plans and site/area visitation. Policy encourages development and new housing through the medium of good design and through the use of quality 'local authority approved' materials. Architecture adjacent to the site within the immediate context of Ivydale Road is generally of a single to two-storey residential housing. Architecture adjacent to the site within the immediate context of adjacent street comprises of cost effective housing / general architecture in line with the design of the proposal.

5. Design Overview & Appearance

The proposed third dwelling in the development is to be constructed in low chalet-storey format with built heights and roof-lines lower than the adjacent buildings. Architectural style of the development has been created as a direct comparative to adjacent buildings.

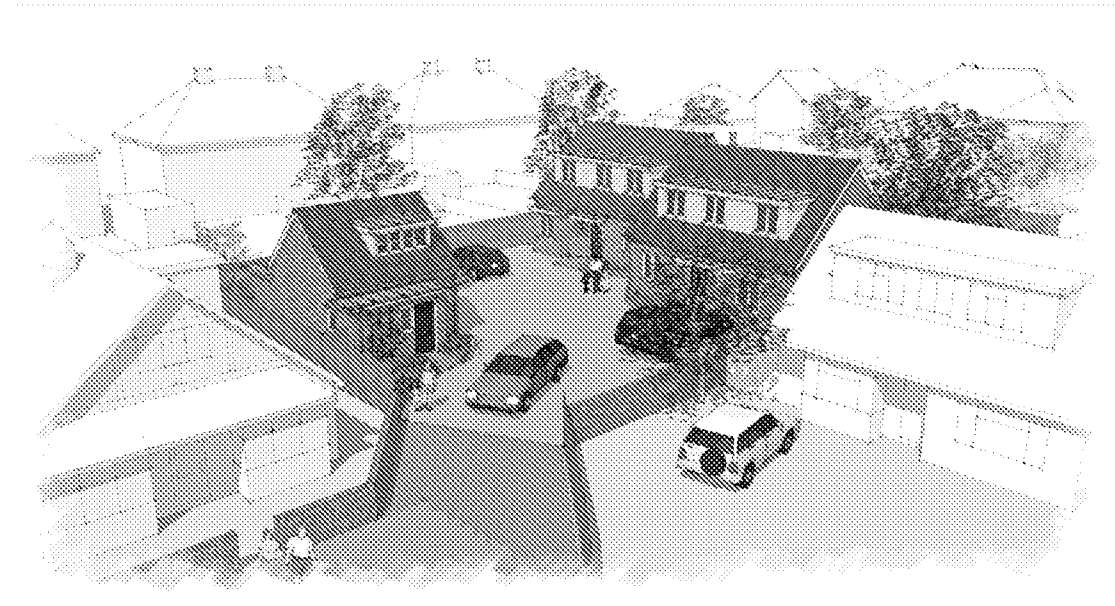
6. Anticipated Market

The proposed property has been designed with first-time-buyers or single occupants in mind.

7. Extent of Proposal

Taking into consideration the size of the site, land remaining to number 14, distances to adjacent dwellings and the established development to the North East, we consider the proposed additional modest dwelling to be contextually acceptable.

ELEVATED VIEW FROM SOUTH - SCHEME TWO



LAND ADJACENT 14 IVYDALE ROAD - BOGNOR REGIS

client: HERINGGATE HOMES LTD
project: LAND ADJACENT 14 IVYDALE ROAD
date: JAN 2011
ref: 10046-SK03A
scale: NTS
rev A (BRIEF LANDSCAPING UPDATED)

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8. Listed Building Consent

It is our understanding that the adjacent (14 Ivydale Road) is not listed.

9. Heritage Statement

As the existing property (14 Ivydale Road) is not listed, a Heritage Statement has not been included.

10. Disabled Access & Usage

To be provided in accordance with current building regulations for ground floor unit and detailed at building regulations/technical design stage.

11. Scale

The scale and mass of the detached garage has already been approved and so its change of use to a single dwelling unit should pose no great increase to scale, mass or development density within the site.

12. Landscape

Primary details as per 1: 200 scale site layout plan. Subject to landscape and horticultural design over the course of the forthcoming seasons.

13. Trees On Site

Refer to site and layout plans.

14. Access, Layout, Usage & Legibility

The site will be accessed from Ivydale Road via a proposed entrance driveway, which will provide access to the proposed dwellings. Legibility and usage are clear and concise. We consider the visibility splays to be adequate for the vehicular traffic speed limits set within Ivydale Road.

15. Flood Risk

Standard Flood Risk Assessment Form provided with application forms.

16. Materials

All materials are to be specified for their quality and sustainable nature whilst providing a colour pallet connection to the properties within Ivydale Road. If deemed prudent the local authority will approve all materials either as part of a planning application. Alternatively as part of any conditions imposed upon such an approval via satisfactory accurate samples provided prior to the commencement of any building works. It is our initial intention and recommendation to the applicant that the properties are to be constructed with the following primary materials -

- a. Brickwork to external walls.
- b. UPVC casement opening windows & doors.
- c. Concrete interlocking roof-tiles.
- d. Shingle driveway & planting areas as landscape plan.

Medium opacity glazing will also be used to bathrooms and en-suites providing internal privacy.



Proposed South East Elevation at 1:200 scale



Proposed North West Elevation at 1:200 scale

17. Local Plan

The design of the overall proposal takes into account the local authorities 'Local Plan/ Local Development Framework'.

18. New Housing Targets In Association with the Site

The local authority together with the private and developer sectors alike have a responsibility to be working closely together looking for modest pockets of highly suitable land such as the above to introduce affordable family scale housing in an attempt to reach government guidelines for new housing and provide essential homes. We consider this site is a prime candidate for the above and hope the local authority will concur.

19. Social Housing

It is understood that designated affordable or social housing will not be required for a proposed development such as this.

20. Vehicular & Transport Links

1. Vehicular: Bognor Regis > 5-10 mins. Chichester > 20 mins.
2. Cycle: Bognor Regis > 10-15 mins.
3. Public Transport: Bus routes to and from Bognor Regis & Chichester.
4. Public Parking: Adequate provision for visitor parking and (street parking where required).
5. Emergency Services: Fire, Police & Ambulance & General Hospital (St. Richards, Chichester).

21. Provision for Waste and Recycle Material Storage

Provision has been made for waste and recycle stores, please refer to site layout plan.

22. Incorporating Crime Prevention at Design Stage

In accordance with guidelines and recommendations set out within ODPM Home Office Publication: Safer Places - The Planning System & Crime Prevention:

1. Structure: Construction type and material use/ selection have been specified with security in mind.
2. Surveillance: CCTV & alarm systems to be incorporated where deemed appropriate, cost-effective, requested / specified by client.
3. General: Door-Sets and Window to be in accordance with BS 7950. Locks to be in accordance with BS 3621.

23. Interim Statement on Climate Change

Information in place of the Interim Statement Compliance guidelines for Residential Developments (1-9 New Dwellings) as highlighted within the overview below.

1. Code for Sustainable Homes Level 3: PPS1

The construction of the dwellings will be designed to achieve or exceed level 3 via the use of the following key components -

Ground Floor Construction -

High performance insulation, sealed detail min 100 mm thickness over beam & block floor system.

External Wall Construction -

High performance 'thermalite' block-work (inner leaf) with 50 mm thickness insulation & residual air gap within wall cavity.

Interim Floors -

High performance insulation, min 100 mm thickness within / over floor system.

Roof -

High performance insulation, between / under / over rafter sections.

Windows & Doors -

High performance double-glazed sealed unit windows, argon filled, K glass use.

Heating Systems -

Use of efficient services design to incorporate the latest heating and plumbing technology, to include under-floor heating systems, solar generated / connected hot water boosting where deemed appropriate, cost effective, requested and specified by client. .

U Values -

Proposed building fabrics to achieve or exceed the following thermal performance (in accordance with current building regulations) -

- a. External Wall Construction U Value - 0.30 mmw/m2k
- b. Ground Floor Construction U Value - 0.22 mmw/m2k
- c. Roof Construction U Value - 0.16 mmw/m2k
- d. External Doors & Windows U Value - 0.18 mmw/m2k

Thermal Assessment & Calculation -

Thermal calculation (SAP) will be undertaken by a specialist firm during Technical Design and Building Regulations application stage.

Incorporating Natural Energy Resources -

The following natural energy resources are to be incorporated where possible and economically viable -

- a. Solar - Roof mounted panels generating electricity / hot water boosting.

- b. Ground Source Heat Pump - Ground laid piping creating sustainable and cost effective heating to dwelling.
- c. Wood Burning Stoves - The use of efficient heat stoves, of which have the facility to generate hot water.

Material use where possible and economically viable will incorporate the following -

- a. Locally sourced suppliers and manufacturers.
- b. Reclaimed building materials and components where technically feasible.

2. Adaption Measures - Surface Water:

Surface water will be harnessed, managed and utilised via a carefully designed drainage design during technical design & building regulations application stage. Rainwater will be collected and stored within modern water butt storage units and diverted accordingly for use within the garden irrigation system. Where possible and economically viable surface water will be harvested for use in the services system (i.e. used to flush toilets on lower floors).

Water Design within Construction where possible and economically viable will incorporate the following -

- a. Water meters.
- b. Low and dual flush WC systems.
- c. Load or Weather Sensors to proposed boilers.
- d. Specified maximum volume washing machines, tumble dryers.
- e. Restrictor valves to wash-basins and shower heads for target 125 litres / per person / per 24 hours.

3. Adaption Measures - Energy Efficient Measures:

The introduction of Energy Efficiency design where possible and economically viable will incorporate the following -

- a. Low energy lighting to min 50% of proposed fittings.
- b. Solar powered outdoor lighting.
- c. Energy efficient white goods.
- d. Energy efficient condensing boilers.
- e. Wood burning boilers.
- f. Heat pumps.

4. Adaption Measures - Layout & Design:

In a response to climate change, specifically hotter, drier summers & milder, wetter winters, the design has taken into consideration and is looking to incorporate the following -

- a. Shading via orientation, proposed landscaping and internal layouts.
- b. Natural Ventilation via designed atrium space, opening window sections and background ventilation in accordance with current building regulations.
- c. Flooding protection & Prevention via proposed levels, designed ground/ surface water management systems in accordance with current building regulations.
- d. Water Storage via holding tanks (modern water butts) for use in water shortage scenarios.

5. Adaption Measures - Landscaping & Planting:

The land surrounding the property will be carefully redesigned over the forthcoming seasons to incorporate the following -

- a. Provision for Shelter via the orientation of dwelling and future landscaping (trees & shrubs).
- b. Shading via the orientation of dwelling and future landscaping (trees & shrubs).
- c. Drought Resistance via points 4. a & b provision for shelter and water shading) together with points 3. d (water storage) and 2. (general surface water management).

Refer to Site Plan / Preliminary Landscape Plan.

6. Adaptive Measures - Wildlife Considerations:

The denser rear boundary areas and modest tree-lined rear boundary are to be maintained as protected clear green spaces throughout the course of the build program. It is anticipated that these sections of the site may provide a range of nature haven environments from hot exposed areas of lawn to sheltered low light areas of dense foliage. If deemed appropriate by the Environment Agency, these areas of the site will be highlighted with protective fencing throughout the course of the build program.

24. Planning History & Revisions to Current Approval

The proposed garage has been approved as part of a previous full plans application BR/254/10. The above planning application is to utilise this approved scale and mass to address the need for starter-homes within the area.

We would ask the planning department and local residents to consider the following regarding Plot 3 -

- 1. Negligible increase in scale and mass from approved garage.
- 2. Minimal fenestration to adjacent properties (both existing and proposed).

3. First floor rear fenestration (Bathroom) to be opaque glazed to Pilkington Level 3. Top fan-light opening only.
4. Existing screening (Trees) and proposed foliage to boundary between proposed unit 2 and no. 12.
5. Ample parking to accommodate three units.
6. Clear Precedents of smaller housing within the immediate area.

25. Additional Information 14/03/11

Following discussions with the local-authority planning department, we would like to address the following key issue raised by the case officer -

Lack of Smaller Housing (As Proposed) within the Immediate and Local Areas -

We present two clear precedents for smaller housing within Ivydale Road and adjacent Gravits Lane.

(a) 2 Ivydale Road. We are informed that this property is an attached separately registered 1 bedroom unit with smaller external garden space than we are proposing. The property does not have off street parking.

(b) 65b Gravits Lane. We are informed that this modest plot, the size of which is directly comparable to our proposed, has been granted planning permission for a single small residential unit (Ref BR/287/08).



2 Ivydale Road (side view)



2 Ivydale Road (side view)



2 Ivydale Road & 65 Gravits Lane (corner view)



65b Gravits Lane (Planning Permission for 1 Unit)

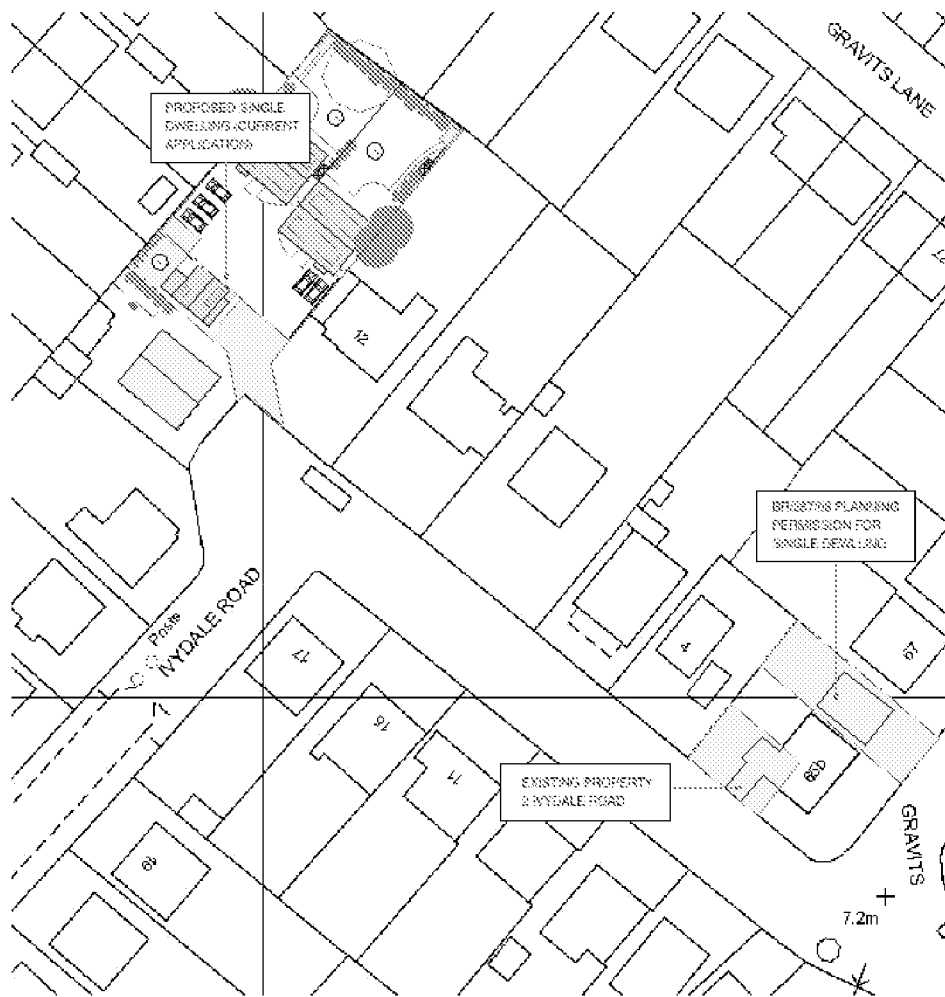


Diagram 1. Site plan showing positions of smaller units with the immediate area.