



Turner Associates
Architects and Planning Consultants

ARUN DISTRICT COUNCIL				
No.	EP	174	06	
RECEIVED 7.12.06				

PLANNING APPLICATION DESIGN AND ACCESS STATEMENT

Project: Beechlands Close, East Preston
Applicant: Reess Elliott
Job No.: TA 154



Aerial view of site and existing garages.

USE

The site is situated behind a row of existing shops in East Preston. The proposal is for five new houses that will replace an existing row of garages. The new houses will sit politely at the beginning of Beechlands Close, and improve the outlook and security of the neighbourhood, by creating much needed homes on a vacant unused plot of land.

The new dwellings are located within walking distance of local shops and very close to multiple bus services.

AMOUNT

The new units consist of 1x 2 bed 2 storey and 4 x 3 bed 2 1/2 storey houses. This is in relation to the scale of the surrounding houses, making the maximum use of space to create well proportioned houses that are an improvement to the streetscene.

LAYOUT

The new houses have been orientated so as to replicate the arrangement of existing dwellings in the street. The dwellings have private parking off the street with front doors behind a planted screen. Each property then has a private rear garden to the rear. The dwellings are easily accessed from the street and the new homes have no windows facing neighbouring properties. All of the site will be level so to allow access and use by all.

SCALE

The number of proposed properties was judged upon scale and proportion of the street and local area. The height of the new buildings matches that of the neighbouring shops opposite. The new buildings have been placed along the building lines of the existing houses of the close, with a similar relationship of open space to interior space.

LANDSCAPING

The spaces to the front of the new dwellings will consist of a hard landscaped path leading from the street to the entrances of the new homes. These parts of the design will be softened and broken up by the use of planting. There will be vegetation planted along the front of the houses and running along side the paths to help define and divide the separate spaces. Each dwelling has been provided with a shelter for refuse and recycling, and room for the safe storage of bicycles. To the rear, ample space has been distributed between the properties for grassed garden areas for occupants to enjoy.

APPEARANCE

The exterior appearance of the new houses has been derived from the style of the surrounding architecture. There is a combination of styles in this area of East Preston, ranging from the traditional cottage style to the neighbouring modern bungalows as seen below:



We have chosen the traditional cottage style by using exposed red brickwork at the ground level and a timber clad first floor with a slate tiled roof. The style and materials of the proposed windows are also in keeping.

ACCESS

Access to the properties will be defined by the choice of landscaping and the placing of planting to provide clear routes to the entrances of the homes. These design

considerations will also apply to how cars approach the houses and how they will be segregated from the public and private pedestrian routes.

There will be level access across the whole of the site and into the new buildings via a level threshold. The houses will have min 800mm clear openings at the entrances and min 900mm wide corridors, and where possible will meet Lifetime Home standards.

SUSTAINABILITY

The proposal has been designed, partly in response to the characteristics of the site and partly with consideration of current issues concerning energy use and sustainability. The overall aim therefore, is to reduce embodied energy within the building's construction and to reduce energy use thereafter in its occupation. To achieve these aims it is proposed to incorporate the following:

Insulation:

- The external walls and roofs are to be super-insulated to a high specification and above the current Building Regulations requirements to reduce energy loss through envelope.
- External glazing generally to be Argon-filled K-Glass.

Ventilation:

- All habitable rooms are to be naturally ventilated except where Building Regulations stipulate otherwise.

Energy Use:

- All boiler specifications will be of the high-efficiency gas condensing combination type.

Refuse and Waste Recycling:

- A bin store will be provided at the front with full height to allow bins and recycling containers to be accommodated with easy access.

Building structure and materials:

- The masonry structure of the building will have a high thermal mass to balance out the fluctuations in temperature storing heat during warm periods and radiating warmth during cooler periods.
- Local building materials will be specified, reducing the need for long-distance transportation.
- The external patio areas to be finished with porous paving materials to minimise surface runoff and return the water to the ground with a lower level of pollutants.