EP/90/09

North Elevation

PLANNING DESIGN & ACCESS STATEMENT
" Church Fields " Station Road, East Preston

APRIL 2009

HEADINGS

1.0 INTRODUCTION

2.0 ASSESSMENT

3.0 USE & AMOUNT

4.0 ACCESS

5.0 DESIGN

6.0 PLANNING POLICIES

STA Associates
Architectural Consultants
9, Fernlehurst, Camberley, Surrey, GU15 2DQ
Tel: 01276 61684 / Fax: 01276 61479
email: staassociates@btconnect.com

ARUN DISTRICT COUNCIL EP/90/09/

1.0 INTRODUCTION

1.1

This Planning, Design & Access Statement has been compiled in support of the Full Planning Application for the redevelopment of this Site. For the demolition of existing Buildings and the residential redevelopment to provide 9no Houses & 5no. Apartments with associated parking and communal open spaces.

1.2

The Scheme Design in essence, retains the conceptual Design form as that previously approved, under ref: EP/96/07. The main variant being to the north east corner, where the 2no Apartments have been replaced with 2no. Houses. Design modifications to other elements of the Scheme, are essentially of an internal layout design nature.

1.3

The Design process includes for the comprehensive evaluation of the proposals. To evaluate the Site's appropriateness for redevelopment. This being established with the benefit of a detailed "On Site" evaluation being undertaken, to review both the Application Site and the immediate character & local environment.

1.4

Significantly, this Statement has been composed to reflect the overall integration of the Scheme, within its environment.

ARUN DISTRICT COUNCIL EP/90/09/

2.0 ASSESSMENT

2.1

The Application site is situated wholly within the built up residential area. Connecting to East Preston Village Centre, via pedestrian routes along Station Road (Refer to Transport Statement.)

2.2

To the North:
Established landscaped boundary. Honeywood House beyond.

To the South
Established landscaped boundary. Existing boundary wall (to be retained & repaired) forming boundary with St Mary's Church and Churchyard.

To the West
Established landscaped boundary to frontage with Station Road.

To the East
Established landscaped boundary with extensive public open space area beyond.

The Application drawings include for the Design details of all these boundary treatments.

2.3

The Application Site is essentially on a level plateau. The Site benefits from mature screening along all of its boundaries, which are intended to be retained and strengthened where required. Providing the opportunity for redevelopment to be unobtrusive and placed comfortably within its environment.

ARUN DISTRICT COUNCIL EP/90/09/

2.4
Views towards the Application Site (from Station Road)

Left – Viewed along Station Road to the South. Extensive landscape buffer screens the site from the public realm, with St Mary's Church beyond.

Right - Viewed into the existing access (Proposed access in same location)

2.5
Views along Station Road

Left – Directly opposite St Mary's Church.

Right – Honeywood House, beyond the northern boundary.

(Considerations: - Built height (accommodation within roof zones), scale, proportions and external materials)

2.6
Views from Open Space (to the east of Application Site)

Top Left – Viewed back to the Application Site (Existing House, Church Field visible)
Top Right – Viewed to the north, beyond the Application Site
Bottom Left – Viewed to the South, beyond the Application Site.

3.0 USE & AMOUNT

3.1
The Application site is located in an entirely residential area. This Application maintains the current residential site use.

3.2
The Application would provide for a varied form of, 2 & 2 ½ Storey Buildings, providing 14no.Houses and Apartments.

3.3
It is considered essential, to maintain all of the mature landscaped boundaries and place the Building in a part similar location to that of the existing buildings. Access provided from the existing access point from Station Road and following a similar alignment to the existing, within the site.

3.4
Associated to the Building would be 21no Parking Spaces, Cycle storage facilities, Refuse & recycling storage and landscaped amenity spaces.

ARUN DISTRICT COUNCIL EP/90/09/

4.0 ACCESS

4.1 (Accessibility to the site – refer to Transport Statement)

4.2(Accessibility within the site)

The relationship and inter use of the component elements of the Scheme being:-

Building
Private Spaces
Communal Amenity Space
Parking
Cycles & Refuse

The Scheme enables good access and ease of circulation between the elements.

4.3
The level topography of the site, enables excellent accessibility between the component elements of the Scheme. The point of entry to the scheme, leads into the parking areas with the Building's access points immediately evident.

4.4
Secondary pedestrian access connecting to Station Road, links the southern edge of the building. In addition, this will enable for the collection of refuse & recycle waste, at kerbside to Station Road.

4.5
Level thresholds would be provided to both main access and individual Apartment access, to ensure disabled access could be achieved. The detail design of the Building would of course be designed in accordance of all relevant requirements of Part M of the Building Regulations. Thus ensuring a level of appropriate consideration is provided in terms of disabled access and maneuver to and within the Buildings.

ARUN DISTRICT COUNCIL EP/90/09/

5.0 DESIGN

5.1
Whilst the architectural styling of the character of the area is of a varying traditional form. It does not offer a distinct " **Architectural Language** " which could be concepted upon. Never the less, the varying styling is successful in an uncomplicated and understated manner.

5.2
Station Road Frontage
The " Tempo " of the Scheme, picks up the grain of style, scale and materials as refereed to in 2.0 Assessment above.

5.3
Whilst the Building design will not be a direct replication of the immediate surrounding grain. It does pay respect to the Scale, Mass and simple understated forms of traditional proportion and design, to provide a connection & reflection to the existing street grain. Being predominantly :-

- Brick facades with simple brick & stone detailing to Window Heads & cills
- Use of secondary renderings (Tile Hanging)
- Roof lines punctured with dormers and roof lights.

5.4
To amplify and strengthen this evaluation on design. A comprehensive external materials analysis will be provided. This will reflect the colour palate & texture intended. The science of this will be to achieve a balanced blend to its colouring, whilst achieving a certain degree of individual detail to the building.

ARUN DISTRICT COUNCIL EP/90/09/

6.0 PLANING POLICES

The application site is situated within the built up confines of East Preston as shown on Inset A of the proposals Map of the Arun District Local Plan 2003. As such, Policies LOC1 (location strategy) of the West Sussex Structure Plan 2006 – 2016 and GEN2 (built-up area boundary) of the Local Plan permit development and redevelopment subject to meeting other policies of the Development Plan.

National planning policy guidance contained within PPS3 (housing) and PPG13 (transport) seek as far as possible, to meet housing requirements by utilising previously developed land at suitable locations that minimise travel demand, particularly car use. These aims are also reflected in Part (a) of Structure Plan Policy LOC1 and Local Plan Policy GEN4.

As regards housing provision, Structure Plan Policy NE2 encourages residential development suitable for helping to meet the projected large increase of small households within West Sussex (such as single people, small families and the elderly). Structure Plan Policy ERA1 seeks to ensure that where suitable development opportunities arise, the best use should be made of the land with a minimum net residential density of 30 dwellings per hectare. This is also reflected in the recently revised national planning policy guidance contained in PPS3.

Structure Plan Policy CH1 seeks to ensure that new development (in all its forms) *"maintains and, where possible, enhances the character, distinctiveness and sense of place of the settlements and different areas and features of the County..."* (part (a) of the Policy). Local Plan Policy GEN7 also sets out various criteria for assessing development proposals.

Having regard to these policies, the existing large dwelling at Church Field makes ineffective housing use of its substantial plot area. The redevelopment proposal to demolish the existing building and erect 14no. Houses & Apartments, would make more efficient and effective use of the land in providing a mix of units suitable for meeting the type of housing needs identified in Structure Plan Policy NE2.

The Site's redevelopment proposals would be in a sustainable location with various local facilities including Angmering railway station, shops and a school. There is also a large public recreation ground to the rear of the site.

The proposed housing layout takes account of development plan policies which seek to conserve and where possible enhance the character and appearance of the area. The site layout has been planned so as to retain important boundary trees, which can be made the subject of a landscape management scheme.

While the site is close to the boundary of the East Preston Conservation Area (to the south), the retention of boundary trees and new planting would ensue that there would be no harmful impact upon the setting of the conservation area.

ARUN DISTRICT COUNCIL EP/90/09/

The proposed siting of the buildings would be well away from Honeywood House to the north and from dwellings on the western side of Station Road, such that there would be no impact upon neighbouring amenities in terms of privacy, outlook, sunlight and daylight etc.

Adequate on site car parking can be provided in accordance with local Plan Policy GEN12 and communal amenity space will be provided for the occupiers of the flats. There is also public open space immediately available on land to the east.