

Design and Access Statement

Proposed Single House, Magpies, Sea Lane, Ferring, West Sussex

This Design and Access Statement has been prepared for the application site within the curtilage of Magpies on Sea Lane, Ferring to explain the design process which has resulted in this Full Planning Application for an individual family house with an associated double garage for Magpies.

This Planning Application is being made by the owner of the site who wishes to build a bespoke and energy efficient house incorporating modern methods of construction. The application follows the refusal of an outline application for two houses within the grounds of the existing house and subsequent discussion with the Planning Officer.

The site, by virtue of its large size and open relationships with the surrounding residential development is capable of supporting a single dwelling of the size proposed. The proposed house is sensitively designed and fits with the existing site levels, landscaping and general pattern of development in the vicinity.

The drawings enclosed with this Full Planning Application include a Location Plan, Site Plan, Floor Plans and Elevations of the proposed house and associated Magpies garage. A Site Survey is also included as part of the Planning Application.

Site Description and Physical Considerations

The application site is located on the western side of Sea Lane in Ferring, enclosed by housing to the north, west and east. The site comprises land associated with the detached property Magpies and presently forms part of the large rear and side garden. An established driveway between Magpies and No. 50 provides access to the site, which contains a large double garage and parking area owned by Magpies and a hard-standing area owned by No. 50.

The application site benefits from a relatively open relationship with the surrounding built-form, and the proposed location for the house is not unduly close to any of the surrounding dwellings. The land has a gradual gradient, rising slightly towards the western boundary. Generally, vegetation on the site is of very poor quality. The opportunity exists to create a single residential dwelling within the site, relating visually to the driveway and providing a generous useable garden area. The quality of planting on-site can also be improved significantly, whilst the relationship of the dwelling in particular to the listed building at No. 50 will be wholly appropriate.

Ferring contains a varied range of architectural styles. The immediate vernacular is of varying quality, with predominantly two storey housing fronting Sea Lane and predominantly chalet bungalows to the west of the site. The lack of a defined character style provides the opportunity to consider a vernacular architectural solution set within mature landscaping.

Planning Policy & Consultations

The site has been submitted for Planning Permission by the applicant with the intention of constructing a family home representative of those in the locality. The proposed house has been developed in accordance with Local Plan policies, resulting in the submission of this Full Planning Application on this site for a family home.

The site is considered to offer a successful combination of a high quality, sustainable and imminently developable site that can be developed in an entirely sensitive manner. The Planning Application conforms to all relevant guidance regarding new residential development.

Design Response

Layout

The scheme proposal comprises an individual family house with an associated attached double garage accessed from Sea Lane, along with a separate double garage to be retained by Magpies. The access driveway is maintained as per the current arrangements, designed to be a pedestrian-oriented shared surface of varying width to provide a movement route to the house, garage and the hard-standing owned by No. 50.

The proposed house is positioned in an appropriate position to respect all of the surrounding development, creating appropriate private amenity space, and is situated on the building line of the existing garage block nearest to the western boundary. The house position and design, reduced to a single storey on the western boundary, negates any overbearing impact on neighbouring properties and ensures no overlooking. The design of the house creates a strong visual relationship to the site entrance, with the feature wide-fronted elevation acting as a vista from the site entrance.

The house is relatively open-plan internally, with movement provided to the gardens from both the living area and kitchen area. Both orientation and relationship to the adjoining properties has been carefully considered to ensure that the proposed house has excellent privacy, benefits from good natural lighting and ventilation into each room and allows additional landscaping within the site and to boundaries, particularly the western boundary. The associated garage is accessed from the driveway and is appropriately positioned.

The Magpies garage block is located to the south-east of the house, with an access door provided into the retained and more manageable rear garden area. The design minimises the scale of the ancillary building through a low-pitched pyramid roof, ensuring that the residential amenity of the neighbouring property is protected.

Amount / Site coverage

The overall site area is 0.11 hectares, including the existing Magpies house. This equates to a combined density of 18 dwellings per hectare, representative of the density in the surrounding area. The development proposal is for a single family house.

Local planning guidance has been adhered to within the site layout; the proposal creates a high-quality house with a substantial garden area which does not adversely affecting the residential amenity, character and appearance of the surrounding area.

Scale

The building height, massing and elevational treatments have been carefully considered in the detailed design response to both achieve appropriate internal spaces within the house and to minimise the visual effects of the development on neighbouring properties. The building has been designed with an individual character style linked to the character of the surrounding area. The use of space on the site creates visual interest.

The hierarchy of form functions around providing the development with a sense of place and establishing a focal point to the two-storey front elevation of the building. The main entrance to the building is visible from the site access, encouraging activity within the elevation vista. Whilst the building has an amount of accommodation suitable for family use, the western part of the roof has been dropped significantly to a single storey in height with high-level roof-lights only to avoid any overlooking. The accommodation over the garage is set wholly within the roof-space.

The design response achieves no overlooking or shadowing issues and has a sympathetic relationship to the adjoining housing.

Appearance

The design of the house and the proposed materials strongly reflects the desire of the owner to create a high quality dwelling within Ferring, utilising materials and forms prevalent within the immediate area. The elevational designs have been kept simple & clean in appearance and designed to enhance the scheme's sense of place and individual identity using a wide-fronted style with a central front door.

The proposed materials used for the house reflects a sensitive approach to design and includes a mixture of local red stock brick and knapped flint. The proposals are considered to be entirely sympathetic to the surrounding housing in terms of scale and appearance. The housing will be designed to rigorous quality standards and will meet current Building Regulations requirements for energy efficiency.

Landscaping and Environment

The proposed house will have a high quality of surrounding landscaping; the scheme is designed to integrate with the existing planting to the south, east and west boundaries, adding to the maturity of the site immediately.

The impact of lighting will be limited within the development in order to maintain the feel of a rural house, with the use of minimal external lights only where appropriate.

Sustainability

As part of the sustainability strategy, all boilers & appliances will be highly energy efficient. Under-floor heating is proposed throughout the house. The house will undergo a full SAP assessment to ensure energy efficiency.

Dual flush toilets and flow restrictor taps are to be provided to all bathroom areas to minimise water usage. Water butts will be placed in the rear garden area to encourage the reuse of grey-water for gardening purposes. A garden composter is also to be provided within the rear garden area. Recycling wheelie bins are to be provided for the house.

Sustainable drainage techniques will be used to disperse surface water. Foul sewerage will drain to Sea Lane as per the surrounding housing.

Crime Prevention

The proposed house meets all of the principles of 'Secured-by-Design'. The site has one point of vehicular entry which has good natural surveillance from the house. The house creates defensible amenity space, with blank walls avoided through the use of secondary windows.

The movement route within the development is overlooked by the main entrance, improving natural surveillance, whilst parking of vehicles within the garage has been designed to have natural surveillance.

Ground floor doors and windows will have laminate glass and locks to the relevant British Standard as required. External lights will be provided in appropriate locations, operated by PIR sensors, and secure cycle storage is provided within the garage.

Access

Pedestrian and vehicular access to the site is to be from Sea Lane utilising the existing access point used by Magpies and No. 50. The driveway will be reconfigured and extended to the garages to provide secure car and cycle parking for both Magpies and the proposed house.

Inclusive access to the house will be provided by means of a flush crossover to the shared surface access drive into the site. This will provide full mobility access to the main entrance of the new dwelling in accordance with Part M of the Building Regulations. Gated access will be provided to the rear garden.

Within the dwelling, WC facilities are provided on the ground floor and door widths are designed to be accessible for both wheelchair users and ambulant disabled users.

Conclusion

Overall, the Planning Application provides an excellent opportunity to provide a new, high-quality and energy efficient house.

The design process resulting in this application has been rigorous and carefully considered to create an appropriate and sensitive design solution.