

DESIGN AND ACCESS STATEMENT

FOR

ERECTION OF A DETACHED
CHALET-STYLE DWELLING

ON LAND ADJACENT TO

ELM LODGE
TAMARISK WAY
FERRING
WORTHING
WEST SUSSEX
BN12 5ER

DECEMBER 2018

1.0 INTRODUCTION

1.1 This Design and Access Statement has been prepared to accompany an application for Full Planning Consent for the proposed erection of a detached chalet-style dwelling on land adjacent to Elm Lodge, Tamarisk Way, Ferring, Worthing, West Sussex BN12 5ER.

1.2 This Design and Access Statement has been prepared in accordance with the Commission for Architecture and Built Environment (CABE) guidance manual of 2006: 'Design and Access Statements'. It demonstrates the intention to meet and conform with the presumption in favour of sustainable development as set out within the National Planning Policy Framework 2018 and local requirements of the Adopted Arun Local Plan 2018 policies in force at the time of this application.

1.3 Both the design of the proposed new dwelling and this Design and Access Statement have utilised the following documents in their preparation:

- Arun District Council Local Validation Checklist
- Arun Local Plan 2018 Policy D SP1 – Design
- Arun Local Plan 2018 Policy D DM1 - Aspects of form and design quality
- Arun Local Plan 2018 Policy D DM2 – Internal Space Standards
- Arun Local Plan 2018 Policy ECC SP1 – Adapting to Climate Change
- Arun Local Plan 2018 Policy ECC SP2 – Energy and Climate Change Mitigation
- Arun District Council SPD – Parking Standards

1.4 This Design and Access Statement is arranged into the following sections:

2. Site and Surrounding Area
3. Use
4. Design, Layout and Scale
5. Proposed Materials and Finishes
6. Landscaping
7. Access and Parking
8. Services and Drainage
9. Inclusive Access
10. Conclusion

DRAWINGS AND SUPPORTING INFORMATION:

Existing Drawings:

- 696/LOC - Existing location plan
- 696/ELAP - Existing local area plan
- 696/BLO - Existing block plan
- 696/01 - Existing site plan

Proposed Drawings:

- 696/PLAP - Proposed local area plan
- 696/PRO - Proposed block plan
- 696/02 - Proposed site plan
- 696/03 - Proposed ground and first floor plans
- 696/04 - Proposed roof plan and proposed elevations
- 696/05 - Existing and proposed site sections
- 696/06 - Existing and proposed street scenes
- 696/07 - Proposed coloured site plan and visualisations

Other Documents:

- Arboricultural implications report
- Energy conservation statement

2. SITE AND SURROUNDING AREA

2.1 Planning Approval (FG/186/18/HH) was granted on 5th December 2018 for the demolition of existing porches and erection of single storey side extension and part single/part two storey side extension to Elm Lodge. The granted Planning Approval rationalises the existing incongruously angled massing of Elm Lodge to improve the street scene and upgrades the deteriorating existing dwelling using contemporary materials to reflect those utilised in contemporary developments throughout Ferring. This proposal for a new detached chalet-style dwelling on the land adjacent to Elm Lodge seeks to compliment the approved design for Elm Lodge.

2.2 The site comprises land adjacent to Elm Lodge, and is approximately 460sqm in area and lies on the north eastern corner of Tamarisk Way and Sea Lane. It measures 18 metres wide by 25.6 metres deep.



View from north west corner of site looking south east

2.3 The site is bounded by a 3m high dense fir hedge to the north, 2.5m high dense fir hedge to the south and historic flint wall with high fencing bounding the east of the site, all to be retained in order to maintain the mature landscape setting of the site and local area. A natural pond is located to the north-east of site, which the proposal seeks to retain and enhance by cleaning, re-shaping and landscaping. There is no history of flooding from the pond, which is overgrown and dries up during the summer months. There is no evidence of any wildlife or species native to the pond. The proposal intends to create a new, natural and safe habitat for local wildlife.



Photograph of dry pond on 10th November 2018



Re-emergence of water on 11th November 2018

2.4 The general character of Tamarisk Way is defined by chalet-style dwellings of no particular architectural style with timber boundary fences and hedges to separate properties. The properties adjacent to the site (Elm Lodge, Magalia, No. 9 and No. 8) are characterised by their higher ridge heights and dormer windows serving rooms in the roof. A comparison of plot sizes on Tamarisk Way are shown at the end of this document, which demonstrates that the proposed site will make efficient use of the existing land in accordance with Policy D SP1 by complimenting the existing pattern of development and reflecting site densities along Tamarisk Way. The current site of Elm Lodge is 1006sqm - uncharacteristically large for the road. Comparatively, the average plot size for the six other properties located on the north side of Tamarisk Way is 380sqm. As such, both the subdivided Elm Lodge site and proposed site for new dwelling are still larger than all plots located on the north side of Tamarisk Way.

2.5 The site is within a short walking distance from Ferring C.E. Primary School and Ferring Village where local shops and amenities are located, and is situated four miles from Worthing which provides a hospital, shops, leisure centre, museum and other community facilities. The local transport links are founded in bus services running in the village, providing links to Worthing, Goring-by-Sea, Littlehampton, Arundel, Shoreham-by-Sea and Brighton. The rail station in Goring-by-Sea 1.2 miles from site (4 minute drive) provides regular direct services to Worthing, Littlehampton, Brighton, Chichester, Portsmouth, Gatwick Airport and London Victoria.

2.6 The site's size is sufficient such that the proposed dwelling has been situated with adequate separation distance from Magalia, ensuring habitable rooms are well in excess of 21m apart, two car parking spaces are provided in accordance with SPD 'Parking Standards' and a substantial rear, side and front garden surrounding the historic natural pond and flint wall is retained. The separation distances between plots on Tamarisk Way are adhered to which ensures the proposed dwelling sits harmoniously within the street scene, respecting the existing pattern of development and emulating the existing building line running parallel to Tamarisk Way and Sea Lane, as shown on drawing 696/PLAP.

2.7 The vast majority of corner plots along Sea Lane are characterised by prominent two storey or chalet-style dwellings in a variety of styles and sizes oriented using double aspect to overlook Goring Gap fields and the respective roads on which they are situated. These corner plots are typically un-bounded by high fences, walls or hedges, affording little privacy from vehicular or pedestrian movement along Sea Lane in order to optimize views over Goring Gap. This proposal seeks to compliment the existing prominent corner dwellings by utilizing double aspect design to ensure first floor views over the Goring Gap fields, however retains the existing timber fencing and planting bounding the east of the site to enhance privacy.



Site - corner of Tamarisk Way & Sea Lane



Photos of dwelling on corner of St Malo Close & Sea Lane



Corner of Sea Drive & Sea Lane



Corner of St Helier Rd & Sea Lane



Corner of Somerset Rd & Sea Lane

2.8 The site is not in an area liable to flood and therefore a flood risk assessment is not required. Please refer to the Flood Map submitted with this application.

3. USE

3.1 The proposed new dwelling will be used as a single residential dwelling.

4. DESIGN, LAYOUT AND SCALE

4.1 The proposed new dwelling is to be built to contemporary standards of accommodation in accordance with the National Planning Policy Framework 2018 and Arun Local Plan 2018.

4.2 The proposed dwelling is of a high quality design and layout, designed to take into consideration Lifetime Homes Standards and as such ensure that the house remains usable into retirement and old age.

4.3 The proposal is for a new dwelling of a density, footprint and scale appropriate to Tamarisk Way, Sea Lane and the local area. The proposed dwelling occupies a carefully considered location within the site; a comprehensive design process has been carried out to ensure the proposed dwelling responds sensitively, creatively and sustainably to the site and relates favourably in style and scale to adjoining properties on Tamarisk Way and Sea Lane. The proposed dwelling sits behind existing building lines, and the plot size shows it can comfortably accommodate a new dwelling without detriment to the character or the landscape of the locality. The proposed visualisations and street scene show the materiality, siting and scale of the proposed dwelling in relation to adjoining properties.

4.4 The boundary dimensions are shown on drawing 696/02, and the proposal adopts separation distances that reflect those along Tamarisk Way and in the locality.

4.5 The proposed dwelling utilises materials and features which are synonymous with the local character of Ferring, which has seen a resurgence of contemporary post-modern architecture utilising Cedral cladding, render and anthracite grey framed aluminium windows in recent years. Planning Approval (FG/186/18/HH) also utilises such materials, therefore the proposed new dwelling will compliment the contemporary appearance of Elm Lodge.

4.6 The ridge height of the proposed dwelling replicates the ridge height of Elm Lodge to ensure the dwelling is harmonious with its surroundings.

4.7 The massing and fenestration has been designed so as not to detract from the amenity, privacy or daylight of any neighbouring properties, with ample separation distance between fenestration and/or private garden areas provided.

4.8 The layout of the proposed dwelling has been designed so that on the first floor, windows and doors face only east and south to maximise good quality natural daylight and passive solar energy. Any possibility of overlooking into the garden of No. 78 is prevented, while views over the fields of Goring Gap are maximised. Velux rooflights architecturally draw sunlight down into the centre of the hallway, while a single Velux rooflight serves the family bathroom, which can be obscure glazed. The habitable rooms on the ground floor have been located to take advantage of solar gain, with glazed sliding doors providing good quality natural light.

4.9 The proposed layout provides a generous rear and side garden, with contemporary landscaping features and new planting to highlight and enhance the natural pond.

4.10 At detailed design stage a BRE certified energy assessor will be employed to ensure the new dwelling meets Part L1A of the Building Regulations. This will include a 10% reduction in total carbon emissions through the on-site installation and implementation of renewable energy sources. It is anticipated that an Air Source Heat Pump will be located on the external wall of the garage. The proposed dwelling will utilise energy and water resources in an efficient manner.

5. PROPOSED MATERIALS AND FINISHES

5.1 The materials have been chosen carefully to complement the contemporary post-modern architecture synonymous with the local area, and will be sourced locally and from sustainable resources wherever possible. The following materials will be used:

- Staffordshire Blue plain clay tiles with half round ridge and bonnet hip tiles
- Light grey Cedral fibre cement cladding to first floor external walls
- White painted render to ground floor external walls
- Anthracite grey aluminum framed windows, Velux roof lights and doors
- Anthracite grey UPVC eaves, soffit and fascia boards
- Anthracite grey rainwater goods
- Anthracite grey GRP composite front door

5.2 To maximise privacy, minimise excessive solar heat gain in summer months and reflect the surrounding mature landscape, one way mirror film will be applied to the first floor glazing.

6. LANDSCAPING

6.1 The boundary fences, hedges and pond are all to remain as existing and will be protected where they are likely to be affected by the proposed works, and further planted as necessary.

6.2 The proposed landscaping aids the design of the development which seeks to avoid issues of overlooking or loss of privacy and ensure no significant harm to the amenities of the occupiers of neighbouring properties. New landscaping is proposed as shown on coloured site plan 696/07 to ensure the mature nature of Sea Lane greenery is retained, with particular attention to the use of trees and hedges native to the locality to provide ecological benefit.

6.3 Any additional external works to be in accordance with drawing 696/02.

6.4 An Arboricultural Implication Report is submitted as part of the application.

7. ACCESS AND PARKING

7.1 Vehicular access will be from Tamarisk Way, via an access created through the existing privet hedge. The proposed sustainable block paved driveway meets all current LPA standards for off street parking with the provision of two parking spaces and a further car parking space within the proposed integral garage. Tamarisk Way is approximately 6.9m wide, allowing for extra visitor parking on the roadside if necessary. As Tamarisk Way is a Cul-De-Sac, there is no through-traffic. As such, vehicles can enter and exit the site safely as indicated by car paths shown on drawing 696/02.

8. SERVICES AND DRAINAGE

8.1 All mains services are available to serve the proposed dwelling. Foul water drainage will connect to the existing foul water pipework leading to the mains sewer.

8.2 It is anticipated that a pond specialist will assess the potential for surface and storm water to discharge into the existing pond, and should this be impractical then catchment pit type soakaways will be installed in accordance with Approved Document H.

9. INCLUSIVE ACCESS

9.1 The design of the proposed new dwelling will comply with all current Building Regulations and associated disabled access requirements of Part M.

9.2 Short and easy access distance to the entrance is provided. All ramped access gradients will not exceed 1 in 12.

9.3 The front entrance will be illuminated and have level threshold access.

9.4 All main ground floor rooms will have generous manoeuvring space for wheelchairs, and all door and hallway widths will conform to Part M.

10. CONCLUSION

Arun Local Plan Policy H SP1 'The Housing Requirement' requires 1,120 new dwellings per annum for the 5 year period 2016/17-2020/21. This proposal seeks to provide an attractive, contemporary and high quality addition to the local area of Ferring, located on a plot which is sufficient in size such that the proposed dwelling sits comfortably in the site, assimilates harmoniously within the street scene and relates favourably to Elm Lodge, Tamarisk Way and Sea Lane. The proposed dwelling is similar in terms of the layout and size to others in the locality, and the natural landscape setting of the site will remain intact and be improved.

The proposed plot size is larger than the majority of those on Tamarisk Way as shown in the Site and Surrounding Area section of this document, therefore the proposed dwelling would not result in over development, or detract from the visual amenity of the setting or the occupiers of surrounding properties. We believe the site has an opportunity to provide housing in a sustainable and accessible location and to be an attractive feature of this locality utilizing the characteristics of this prominent corner site.

For the above reasons, we feel this proposed dwelling enhances the as built environment and fits well with the character of the area and meets the requirements for sustainable development as set out in the National Planning Policy Framework and Arun Local Plan 2018.

We would therefore seek your favourable recommendation and consideration of this application.



Proposed visualisation of new dwelling



COMPARISON OF PLOT SIZES IN TAMARISK WAY