

Land adjacent to 2 The Grove, Ferring

Design & Access Statement
March 2019

Introduction

This planning application is for the creation of a new bungalow within the land adjacent to the existing dwelling at No. 2 The Grove.

The owner of the site is Mr. A. Bridges who acquired this land from the owner of No. 2 The Grove. The site used to contain the garage associated with No. 2 The Grove, along with an adjoining porch. The expectation of the applicant is to create a high-quality development of a similar scale to the neighbouring dwellings that will sit positively within the existing character of this area of Ferring.

The application material has been put together by Guy Rochez ARB. Drawings attached to this application include relevant plans, sections & elevations and a streetscene visual. These drawings cover site layout, external appearance, internal layout and landscaping. These are accompanied by the Local Validation Checklist and Biodiversity Checklist.

Site Location

The application site is outlined in red on the location plan. The site faces onto the small roundabout within The Grove and the rear of the site (to the west) backs onto Colindale Road. To the north of the application site is the single storey bungalow at No. 2 The Grove; to the south there is the chalet bungalow at No. 1 The Grove.

The Grove is a quiet cul-de-sac characterised by single storey bungalows, some containing accommodation within the roofspace. The existing bungalows at No. 2 The Grove is single storey, where as the dwelling to the south at No. 1 The Gove is a taller chalet bungalow with a steeper pitched roof and two box dormers to the rear providing first floor accommodation. The remainder of the dwellings on The Grove are bungalows characterised by relatively low-pitched roofs.

The site is located a 5 minute walk from Ferring Village centre which provides a range

of services and amenities to residents. There are also a number of bus services connecting to Worthing, Littlehampton and Brighton. The area is characterised by a number of local open spaces that contribute to the amenity of the area, including nearby fields with public rights of way, the Glebelands and Little Twitten Recreation Grounds, and the beach to the south.



Location of The Grove, Ferring

Contextual Analysis

Predominant scale: 1 - 2 storeys

Predominant materials: Render, red brick, clay tiles, concrete tiles, weatherboard

Roof forms: Pitched, with gables and hips

Boundary treatments: Open with planting to street, 1.8m fence to rear garden boundaries.



Photos of surrounding development

Site Layout & Access

The development plot is subdivided from No. 2 The Grove and will be accessed off The Grove via a driveway. The proposal includes parking for 2 vehicles in accordance with the West Sussex County Council parking standards. The proposal sits parallel to No. 2 The Grove, and is set back from the road by 8.2m. There is a separation of 3.2m from No. 1 The Grove, and 2.9m from No.2 The Grove, narrowing to 1.4m alongside the proposed porch.

Development Proposal & Floor Areas

The proposal is for a 2 bedroom single-storey house.

The gross internal floor area of 93sqm.

Bedroom 1 (double) of 11.5sqm

Bedroom 2 (single) of 10.2sqm

Study / Bedroom 3 (single) of 7.8sqm

Built-in storage of 3.5sqm

An living / dining room of 30.4sqm

A kitchen of 9.2sqm

These are in accordance with the nationally described space standard, as required by Policy D DM2 of the Arun Local Plan (ALP). It is noted that there is no specified requirement within the Local Plan for the size of private outdoor amenity space; to the rear 100sqm is provided which provides a usable and maintainable area when accounting for the age and respective requirements of the local demographic as set out in the ALP.

Massing

The width and height of the proposed frontage onto The Grove is the same as the neighbouring dwellings at No.2 and No.3 The Grove. As such the height is akin to the predominant roof height of dwellings facing onto The Grove. The width of the proposed dwelling is such that it will allow planting to be provided along the boundaries, enhancing the suburban character of the street. The proposal includes a setback element that

extends to the north of the main footprint to provide a porch/entrance, utility room and cloakroom.

There is a varied building line along The Grove and therefore the proposal is positioned so that the front elevation is at a distance from the road that is half way between the lines of the front elevations of No.1 and No.2 The Grove. In this way it creates a stepping of the built forms when viewed from The Grove.

Visual of proposal viewed from The Grove



Proposed dwelling

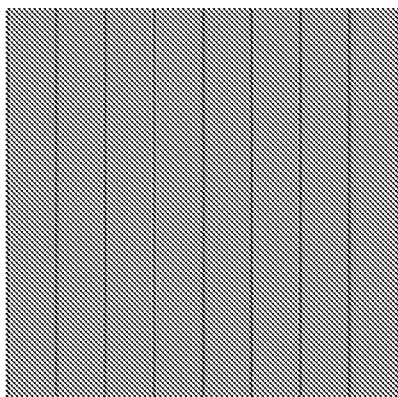
Existing dwelling
at No.2 The Grove
(renovated)

Materials

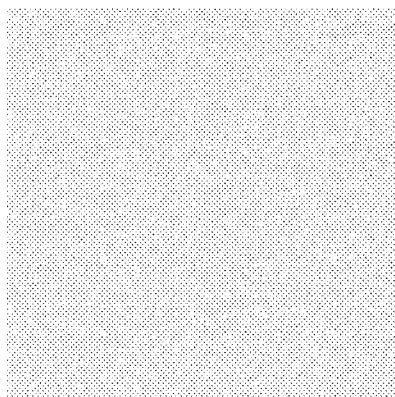
The area is characterised by a mixed material palette of brick, render and weatherboard cladding, combined with terracotta or concrete tiles. To respond to this context, it is proposed to clad the development in a combination of high-quality weatherboard cladding and white render. Both of these materials are featured in nearby properties, such as at No. 3 The Grove and 28-30 Brook Lane.

The cladding and render will be complimented by dark grey aluminium window frames. These materials work well together, as indicated in the reference images provided, and respond to the context whilst providing a more contemporary aesthetic that will enhance the appearance of The Grove.

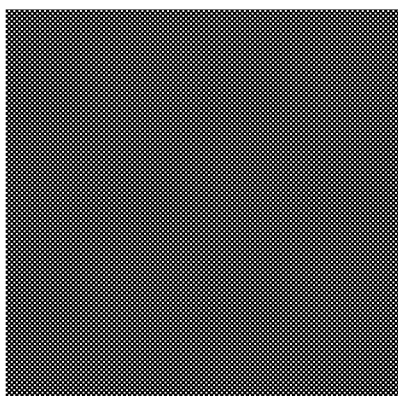
The weatherboard cladding, will be a Cedral Click Smooth or similar, in a light blue-grey. The window frames will be aluminium, providing a good level of thermal performance. The roof will be in a concrete tile similar to those on the roofs of No.2 & No.3 The Grove. The materials chosen are all highly durable and will weather well.



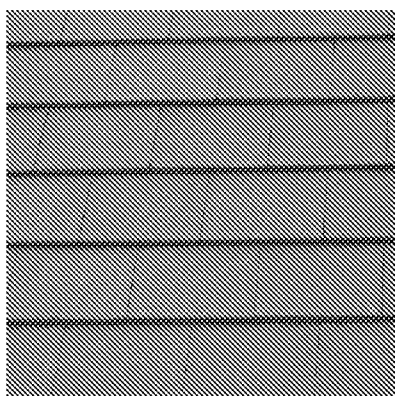
Weatherboard cladding



White render



Aluminium window frame



Concrete tiles

Material Reference Images



Relationship with neighbouring dwellings

The development is positioned to minimise any impacts on the amenity of the neighbouring properties. Due to the single storey nature of the proposal and the orientation there are no issues of overlooking.

The positioning and scale in relation to No. 1 the Grove, which sits to the south of the application site, will not result in any impact on the outlook or daylight/sunlight to this adjoining neighbour.

To the north, the proposal will sit alongside the existing bungalow at No. 2 The Grove. The layout of No. 2 is primarily orientated east-west and is therefore largely un-impacted in terms of outlook and daylight/sunlight. The study/bedroom 3 of No. 2 has a southern outlook towards the proposal, however the proposal has been positioned such that the window from the study/bedroom 3 is provided with a clear 25° sightline from 2m high, in accordance with BRE guidance, and is therefore considered to be an acceptable relationship.

Internal Layout

The main entrance into the proposed dwelling is positioned on the northern elevation, along with a utility room and cloakroom. The dwelling is provided with a generous living/dining space that opens onto the west-facing garden, and a semi-enclosed kitchen. Bedrooms 1 and 2 look out onto the cul-de-sac in a similar fashion to the bedrooms in neighbouring properties. The Study/Bedroom 3 and the bathroom face the side boundaries, with their outlook to the neighbouring properties screened by the boundary treatment.

Landscaping

The existing site contains a number of shrubs and hedging plants along the southern boundary. There are no trees within the application site and those within the neighbouring garden at No. 1 The Grove are over 6m from the proposal and therefore not considered to be impacted by the proposal.

The site is fenced off along its northern, western and southern boundaries with a 1.8m timber panel fence, but remains open on the eastern boundary that faces onto The Grove. This open frontage will be provided with low level planting, in keeping with the character of the other properties facing onto The Grove.

The landscape strategy is drawn on the Ground Floor Plan and seeks to retain the existing shrubs along the southern boundary wherever possible or re-provide new planting where it has been necessary to remove them. Elsewhere in the garden, new shrubs and flowering plants will be provided similar to those in neighbouring gardens, along with a lawn and small patio to the rear of the proposed dwelling. Climber planting will be provided along the lengths of the fence to soften the boundary treatment. The garden design is such that it will be easily maintainable, important for potentially elderly residents, whilst providing a good level of amenity. Planting as marked on the Ground Floor Plan and listed below (or similar) will be provided:

- 8 x Box
- 2 x Yews
- 2 x Hawthorn
- 10 x Lavender
- 2 x Holly
- 2 x Hydrangea
- 2 x Rose Bush
- 2 x Climbing Rose
- 2 x Climbing Hydrangea
- 2 x Clematis

Sustainable Design Features

In accordance with Policy SD SP1 that seeks to achieve sustainable development in Arun, the development will be constructed of high-quality durable materials and in accordance with Building Regulations Part L Conservation of Fuel and Power. The development will be provided with a water butt to collect rainwater, reducing surface water run-off, and providing a sustainable source of water for gardening. In addition to this, the driveway and patio will be provided with permeable paving responding to Policy ECC SP1 of the

Local Plan and Policy 10 of the Ferring Parish
Neighbourhood Plan.

Waste Management

A refuse & recycling store has been provided externally. This is positioned adjacent to the driveway, easily accessible for the waste collection service provider as well as future residents. The design is positioned within the existing hedgerow adjacent to the southern boundary and therefore discreet in the streetscene. The proposed bin store will be a high-quality wooden structure, such as the product shown in the reference image. It will be of a size capable of storing 2 x 140L wheelie bins. The driveway will allow for refuse and recycling to be presented at the kerb for kerbside collection in the same manner as other dwellings along the Grove. This conforms to Policy WM DM1 of the Local Plan.

Foul & Surface Water Drainage

Foul water drainage will be managed in accordance with Part H of the building regulations, ensuring:

- Appropriately designed and sized pipework.
- Appropriate number, size and location of access points.
- Appropriate connections into the existing mains sewers network.

Surface water will be managed on site through the following methods:

- Provision of a water butt to collect rainwater from the roof, which will then be used for gardening.
- Provision of permeable paving to driveway and patio.

These systems both make use of discharge into the ground, which is preferable. Due to the small scale of the proposal it is expected that these approaches will suffice in managing any increase in surface water as a result of development, and if necessary can be supported by the mains network.

Secure by Design

The proposal makes use of the good level of natural surveillance provided by neighbouring properties in The Grove and those located in Colindale Road. The front door is clearly visible from The Grove, whilst the rear fence is visible from properties on Colindale Road, ensuring a level of security to the rear. A lockable side access gate will be provided to ensure the rear garden remains private and secure. All windows and doors will be fitted with high-quality frames and locks, in accordance with the relevant British Standards. External lights, located adjacent to the front and patio doors, will be provided. The light adjacent to the front door will be activated by a motion sensor.

Access

The proposed dwelling has been designed to be compliant with M4(2) of the Building Regulations. This is such that it is accessible and adaptable for use by disabled persons, recognising the potential needs of future residents and the ageing demographic highlighted in the ALP.

- The approach route from the parking spaces is level and has a width of 1200mm at its narrowest.
- 1 step into dwelling will have a rise of 150mm and could be retrofitted with a compliant ramp if required by a future resident.
- There is a level external landing of over 1200mm width and depth to the principal entrance, covered by the porch to a depth of 750mm
- An external light provided adjacent to the front door will be motion sensed.
- The principal entrance has an opening width of 850mm, with a 300mm nib on the leading edge, unobstructed for over 1200mm beyond.
- The internal hallway is 940mm wide at its narrowest, with door openings of 800mm.
- There is a clearance of 1200mm in front of all kitchen units.
- Clear width of 750mm around beds and to windows.
- The principal bathroom is provided as a compliant WC and bathroom.

- Services and controls will be positioned as prescribed by M4(2) of the Building Regulations. The location of the site is sustainable as a result of being accessible on foot to nearby services (Ferring Village centre, bus routes and open green spaces), along with the provision of space for cycle storage, in accordance with both the Arun Local Plan and Ferring Parish Neighbourhood Plan. Cycle storage, in accordance to design Policy D DM1, cycle storage will be provided as wall-mounted vertical cycle racks within the garden store.

Policy Context

Arun Local Plan (ALP) 2011-2031, adopted 2018, and the Ferring Parish Neighbourhood Plan (FPNP) 2014-2019, provide the relevant planning context for this development. The development of the proposal, including its design, has been made in accordance with these Plans.

1. Windfall sites - Both the ALP and FPNP note the importance of protecting existing open space and focussing development within the built-up areas, avoiding the coalescing of coastal settlements. Given the housing targets for the area (20,000 homes) that must be demonstrated in a 5 Year Housing Land Supply, and the need to protect open rural and green spaces, the Plans both advocate development on windfall sites.

The site previously contained the garage of No. 2 the Grove, which has sufficient parking to the front of the property. This site had also provided a side garden which was underused due to its positioning and the central siting of the garage that meant much of the application site was underused. As such this windfall site is considered to be an appropriate development site in accordance with both the ALP and the FPNP. The proposal will provide a new dwelling integrated into the existing community and therefore will represent a successful example of windfall development. It should also be noted that the ALP front loads housing supply in 2019-2022 and recognises the historic issues of falling short of the housing supply targets, therefore it is

important that development opportunities such as this proposal are afforded.

2. Housing mix – The ALP provides strategic objectives to deliver a range of housing mix and types in locations with good access to employment, services and facilities. The ALP recognises the proportion of older residents in the district and that there is a need to provide housing suitable to their needs as per Policy H DM1. This development proposal provides 2 bedrooms, plus a study/third bedroom, providing flexibility that the development may be used for elderly residents or as a family home, according with the Local Plan objective to promote 'inclusive design for the lifetime of a development'.

3. Design – This Design & Access Statement describes the high-quality nature of the proposal and the good design that underpins this in accordance with the ALP and NPPF. This has been achieved through an understanding of the context through analysis undertaken that has informed a clear response to local character, taking into account the existing form and pattern of development, local distinctiveness, fenestration, materials and detailing witnessed in the area. As such it is considered that the local distinctiveness of the area will be enhanced by the proposal.

It should also be noted that the ALP encourages optimisation of density through a design led approach, as per paragraph 13.2.11. Further to this, Policy D SP1 and D DM1 of the ALP states that all development proposals should seek to make efficient use of land whilst reflecting the characteristics of the site and local area. It is considered that the proposal optimises the density of the area by marginally increasing it whilst also making efficient use of an otherwise under-used site and delivering good design that is contextually responsive.

This design and access statement has set out how it meets the criteria of Policy D DM1, demonstrating a high standard of architectural principles, including the use of appropriate

materials and effective landscape design. The scheme has been designed to minimise the impact on neighbouring occupiers, to ensure there is minimal loss of sunlight, privacy and outlook, and that any such impact is balanced against making efficient use of a windfall site to deliver a well-designed home.