

Land between 11a The Grove and 30 Brook Lane, Ferring

Design & Access Statement
March 2021

Introduction

This planning application is for the creation of a new dwelling within the land between No. 11a The Grove and 30 Brook Lane in Ferring.

The site is currently used for incidental storage, and occasional parking, including a small garage/store. The expectation of the applicant is to create a sustainable development that incorporates environmentally-led design principals into a high-quality house that sits comfortably alongside the adjacent dwellings, responding to the character of this area of Ferring.

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.

The applicant, Mr. A Bridges, is committed to creating high-quality development in the area to deliver much needed housing, having recently completed similar projects locally.

The submission material has been prepared by Guy Rochez ARB who is an experienced architect and planner, working for both private clients and local planning authorities. Guy authored the award-winning Croydon Suburban Design Guide SPD which provides guidance on infill development in suburban locations.

Site Location

The application site is outlined in red on the location plan. The site faces onto The Grove, with rear gardens of the properties of Brook Lane bordering the south and east of the site, and a driveway to 12 The Grove and the rear of 24 Brook Lane running along the northern edge of the site.

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

The Grove and surrounding roads are dominated by similar 1-2 storey dwellings, typically on tight plots with small gardens. The area is characterised by a lack of building lines or consistent rhythm to development, but is identifiable through the following features -

Predominant scale: 1 - 2 storeys

Predominant materials: Render, red brick, clay tiles (roof & hanging), concrete tiles, weatherboard

Roof forms: Pitched, some with gables and hips

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

The site itself sits between the 2 storey houses on Brook Lane and the bungalows on The Grove. The dwelling opposite the site at No. 1 The Grove is a taller chalet bungalow with a steeper pitched roof and two box dormers to the rear providing first floor accommodation. The relative height of No.1 establishes a stepping of scale from the houses on Brook Lane down towards the single-storey homes on The Grove.



Photos of surrounding development

Site Layout & Access

The land directly to the north and south of the site are owned by the applicant, as outlined blue on the location plan. The site, although once associated with the dwelling to the south, is independent of that dwelling being under a separate freehold title. The residents in 28-30 Brook Lane have no rights over or use of the application site. The easement along the northern edge of the site that allows access to the rear of No. 24 Brook Lane is also owned by the applicant.

The development plot will be accessed from The Grove (please note that The Grove is not an adopted road). The proposal is set back from the road allowing for a front garden of planted borders and off-street parking for 2 vehicles in accordance with the West Sussex County Council and Arun parking standards. The proposal is set away from the southern boundary to create a courtyard garden, with a side gate that accesses directly into the garden.

Proposed Floor Areas

The proposal is for a 2 bedroom two-storey house, with the upper storey being partially contained within the roof.

Gross internal floor area: 89sqm.

Bedroom 1(double): 12.2sqm + 2.5sqm storage

Bedroom 2 (double): 11.0sqm + 3.4sqm storage

Utility cupboard: 2.3sqm

Living / kitchen / dining room: 41sqm

Additional built-in storage: 1.5sqm

Sustainable Design

A core ambition of the applicant is to create a model for sustainable infill development. For this to be meaningful the design needs to tackle both the embodied and operational carbon of the proposal.

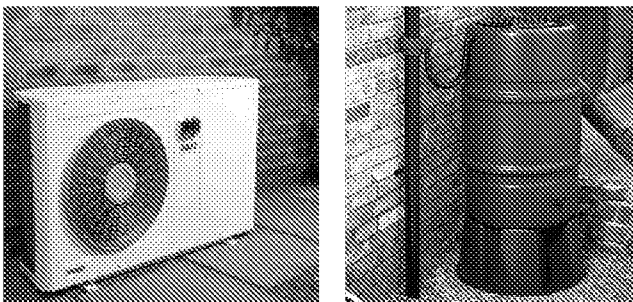
The embodied carbon of the building will be tackled through the choice of 'big-ticket' items such as the structure. A timber-frame is proposed which is less carbon intensive than alternative construction methods common to development of this scale.

The operational carbon will be tackled through the use of an Air Source Heat Pump (ASHP) to provide hot water and heating. This removes the need for a gas boiler and relies on efficient heating technology that is less carbon intensive. This will be combined with high levels of insulation and the use of triple-glazing to ensure good levels of heat retention and air-tightness are achieved. This will be supported by a Mechanical Ventilation Heat Recovery system, which will provide fresh air without loss of heat. Natural ventilation through opening of windows will still be important to the performance of the building in warmer months.

It is expected that these systems will achieve an improvement in SAP to approximately 25% better than required by Building Regulations Part L Conservation of Fuel and Power.

Reduced consumption by future residents will be enabled through the installation of high efficiency fixtures & fittings. This will include targeting a potable water consumption of less than 110L/person/day. Energy consumption monitoring will be provided through the installation of smart meters. This will be further supported through measures such as providing 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/gravel.

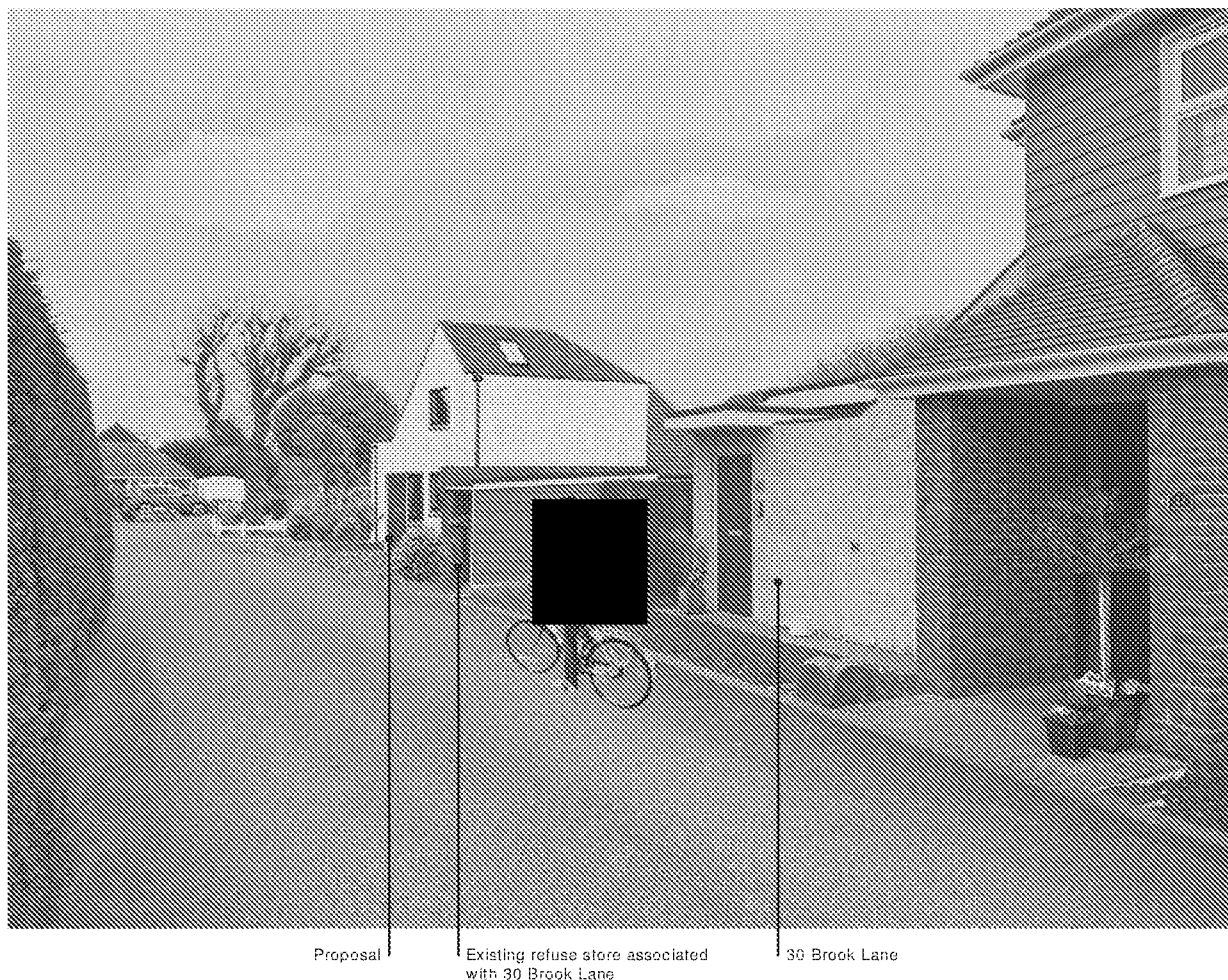
For this scale of development, the proposal provides an exceptional response to Policy SD SP1, ECC SP1 and K.01-K.06 of the Arun Design Guide. The sustainable design approach is considered to be a significant benefit of the proposal.



Sustainable features will include an ASHP and Water Butt

Architectural Design

The proposal has been developed following the Arun Design Guide SPD guidance, notably sections J on building design and P on infill development. The guide advocates for proposals to be informed by their surroundings, emulating established patterns of building height, scale, plot width, boundary treatment and building line and continuing the rhythm of the street through repeating key architectural elements. The following pages describes how this will be been achieved.



Street Scene Visual

Massing & Articulation

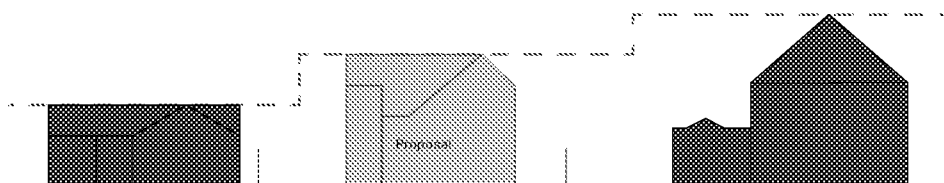
Building Line - Although there is no established building line either side of the site, the proposal seeks to follow the guidance P.01 by setting back the proposal such that it does not sit forward of the elevation of 30 Brook Lane that faces onto The Grove. The proposed footprint has a deliberate step along its front elevation, such that it begins to create a relationship with 11a The Grove and the other dwellings that face onto the roundabout which have a staggered relationship to each other.



This diagram demonstrates there is no established building line on either side of The Grove, nonetheless the proposed footprint does not sit forward of the elevation of 30 Brook Lane and steps back to mediate the relationship with 11a The Grove.

Building Width / Spacing - Within the local context there is no established width of building footprint. The bungalows of No. 2 and 11a have relatively narrow projecting front elevations, meanwhile the elevation of No. 1 is much wider. It is also noted that the existing dwellings on The Grove sit in close proximity to one another, with minimal gaps between the properties, whilst there is a different kind of relationship between 1 The Grove and 32 Brook Lane (and its associated garage) that sit opposite the site. Therefore rather than repeat an arbitrary width or spacing, the proposed footprint seeks to respond to the site conditions to ensure the building does not appear out of place or overbearing.

Building Height & Roof Form - The height of the proposal deliberately seeks to mediate between the taller development on the corner of Brook Lane & The Grove and the single-storey developments further along The Grove. The proposal will be of a similar height to 1 The Grove opposite the site which also contains bedrooms within its roofspace. Therefore it is considered that the height respects the surrounding buildings in accordance with the Arun Design Guide. Notably the form of the roof has been designed with careful consideration such that the height of the proposal has a minimal impact on neighbouring properties and their outlook, seeking to maintain visual separation between existing and new developments. The roof tapers down towards neighbouring properties to the south, whilst still providing an appropriately proportioned elevation facing onto the street. The combination of gabled and hipped roofs is common in the local area.



Stepping of height mediates the relationship between 30 Brook Lane and 11a The Grove.

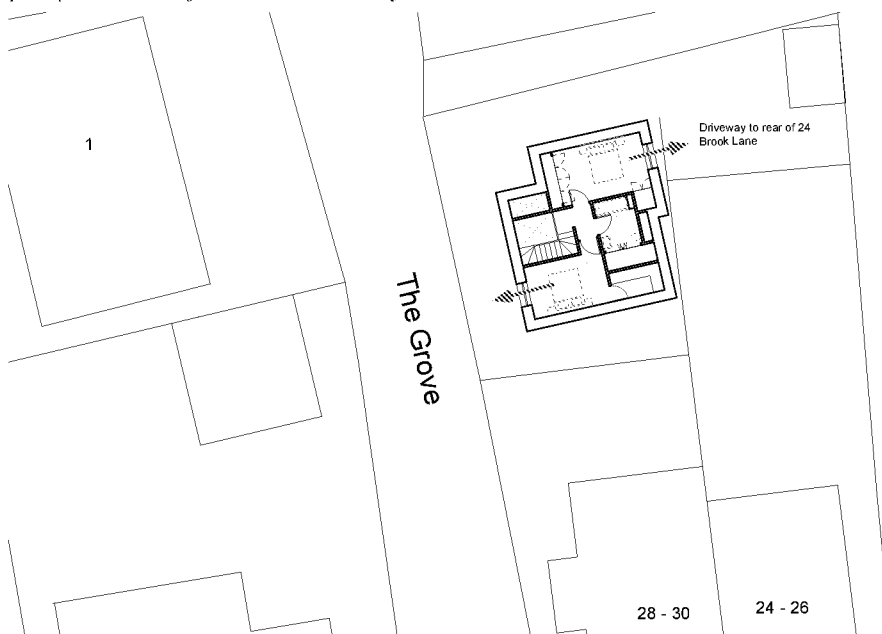
Fenestration - the design seek to create carefully-balanced asymmetrical informal elevations that form a strong composition through aligning windows, whilst respecting the internal functional requirements. This approach is supported by J.04 of the Arun Design Guide.

Boundary Treatment: The Grove is defined by open driveways and front garden areas with planted borders; this is proposed to be repeated for the site. The fence along the southern and eastern boundary of the site will be maintained.

Relationship with neighbouring dwellings

The development is positioned to minimise any impacts on the amenity of the neighbouring properties.

Due to the orientation there are no issues of overlooking from the proposal. On the first floor, Bedroom 1 looks over the driveway area to the rear of 24 Brook Lane and Bedroom 2 looks onto The Grove. On the ground floor, windows face onto the Grove in a common manner, with glazed doors onto the garden being afforded privacy to/from the neighbouring properties by the boundary fences.

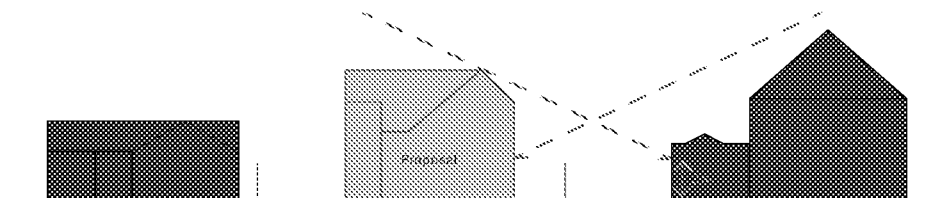


Arrows indicate outlook direction from bedrooms on first floor. Both bedrooms do not overlook other properties or associated private amenity spaces.

The Arun Design Guide recommends a back to back separation distance of 21m between habitable rooms to prevent overlooking, however the orientation of the proposal and positioning of windows means direct overlooking is mitigated with a lesser distance. These mitigating features accord with the approaches outline in J.02 of the Design Guide to allow for lesser separation distances. It is also noted that many gardens of existing properties on The Grove and neighbouring roads do not achieve this depth with the dwellings being more closely positioned, including nearby dwellings in perpendicular arrangements typical to corner plots similar to the site. The Arun Design Guide G.03 and P.01 state that the existing pattern and grain of the local area should be respected when considering

development positioning, therefore the proximity of the proposal to neighbouring development is considered to be acceptable. The recent appeal decision FG/59/19/HH also supports the assessment of schemes based on common separation distances in the area. Nonetheless, mitigation through the design will limit any impact, both through orientation as discussed previously and scale/form as outlined below.

The positioning and scale in relation to No. 30 Brook Lane, which sits to the south of the application site, will not result in any meaningful impact on outlook or daylight/sunlight. In accordance with BRE guidance the proposal maintains a clear 25° sight-line from 2m high from the ground floor extension to the rear of 30 Brook Lane. As the proposal sits to the north of this existing dwelling it will not overshadow it or its amenity space. The profile of the proposed roof has been designed specifically to maximise outlook for the existing residents. To the north, there is a gap between the proposal and No. 11a The Grove provided by the driveways. Given this separation, along with the form of the roof and stepped footprint of the proposal, there will be minimal overshadowing to the front garden of No. 11a. It is also noted that No. 11a is set back further from the road and has no windows that look south. The impact on this property is therefore considered to be minimal.



A clear 25° sight-line from 2m high is maintained from both the existing and proposed dwelling, ensuring a good amount of natural light.

The pitch of the roof has also been carefully considered to ensure that there is minimal impact on the garden to the rear of 24 Brook Lane. The roof form cuts down to the eaves level such that late afternoon sun reaching this garden will not be unreasonably impacted. It is however noted that this property enjoys a large garden with much usable space, therefore any impact would be limited and outweighed by the benefits of the proposal.



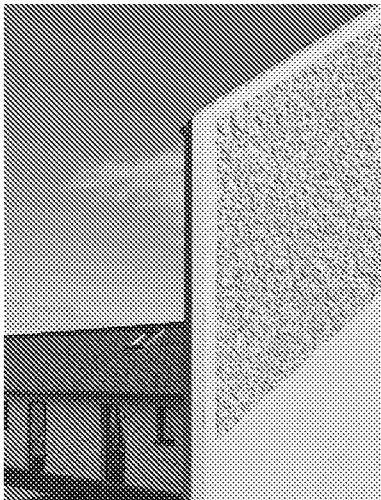
Roof pitches down towards neighbours' gardens to minimise impact.

Materials

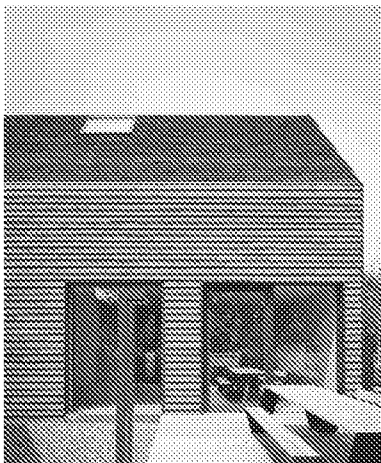
The area is characterised by a mixed material palette of render, brick, hanging tiles and weatherboard cladding, with terracotta or concrete roof tiles. It is common in the area for the external walls to feature a combination of these materials.

To respond to this context, it is proposed that the house is predominantly rendered with areas of hanging tiles. The proposal will use these common materials with contemporary detailing to provide architectural interest in a manner that is appropriate to the area without creating a pastiche.

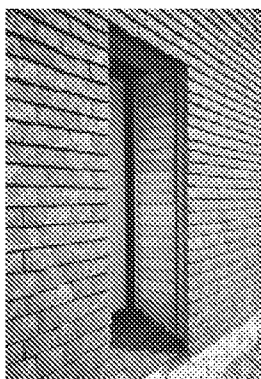
The render will be primarily white roughcast render, giving texture to the elevation. Smooth render will be provided to window surrounds as a subtle contrast that adds detail and interest. Examples of this are provided in the reference images.



Use of rougcast render, with smooth render to accentuate features adding detail and interest to a facade.



Contemporary use of hanging tiles.



Combination of traditional and modern details to window reveals with dark window frames which pick out colours within the tiles.

Hanging tiles are a robust traditional material with a strong suburban quality, being appropriate to the local context. It is proposed that modern detailing is used to enhance their appearance in a manner similar to those provided in the reference images, contributing to a more contemporary aesthetic.

The render and hanging tiles will be complimented by deep red/brown or black aluminium window frames. These will pick out the colours predominant in the tiles and will create a contrast to the white render. This combination works well together to provide the contemporary architectural quality sought, as indicated in the reference images provided.

Internal Layout

The main entrance into the proposed dwelling is positioned on the western elevation facing onto The Grove. The hallway area provides an accessible WC, and leads onto the living spaces, with a staircase leading to the upper floor. The generous living/dining/kitchen space opens onto the south-facing garden. The bedrooms and bathroom are partially contained within the roof space. The bedrooms feature generous storage and a combination of windows and skylights to provide good levels of daylight. The bathroom features a large utility cupboard to house the Mechanical & Electrical equipment associated with the ASHP and MVHR, along with laundry facilities.

External Amenity & Landscaping

A south-facing courtyard garden of 19m² is proposed that will benefit from sun throughout the day. The boundary fence will provide privacy and protection from overlooking from neighbouring properties.

Whilst there is no local plan policy requirement for external amenity space to be a certain size, the Arun Design Guide recommends a depth of 10.5m for gardens, however providing such separation would not respect the existing pattern of development (as discussed earlier in this statement) nor is it physically feasible due to the site constraints. Further to this, it is noted that the Arun Design Guide recommends that a flat has a minimum of 3sqm of usable external amenity space as a balcony, and therefore were this a proposal for a flat/maisonette

in a block of flats, the size of amenity space would be well exceeded. In light of this, it needs to be considered that some people may prefer to live in a house but wish to have a smaller garden or may not have the capacity to maintain a garden that would be relatively large at 10.5m deep. In accordance with the Local Plan seeking to create a mixture of dwellings to cater for a range of demographics, a house with a smaller garden is considered to be acceptable.

The landscape strategy is drawn on the Ground Floor Plan and seeks to provide a mixture of shrubs and flowering plants, along with climber planting 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.

An open frontage onto the road will be provided with low level planting, in keeping with the character of the other properties facing onto The Grove. The small existing tree on the site will be retained and replanted if possible, or replaced with a similar sized species to be planted in the front garden.

Waste Management

A refuse & recycling store has been provided externally. This is positioned adjacent to the driveway on the southern boundary, easily accessible for the waste collection service provider as well as future residents. The design is positioned with planting either side such that it will be discreet in the streetscene. The proposed bin store will be a high-quality wooden structure. 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 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/gravel 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 also be supported by capacity in 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 Brook Lane. The front door is clearly visible from The Grove, whilst the rear fence is visible from properties on Brook Lane, ensuring a level of security to the rear. A lockable side access gate will be provided to ensure the 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 wide

without any obstructions.

- 1 step into dwelling will have a rise of 150mm and could be retrofitted with a compliant ramp if required by a future resident.
- 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 parking bay adjacent to the front door has a clear width of 2.7m, with a further 0.6m being available as access space from the road to meet the recommended 3.3m width for accessible spaces.
- The internal hallway is 1400mm wide at its narrowest, with door openings of 800mm.
- The kitchen layout can be adapted such that a clear 1200mm is provided if needed.
- Clear width of 750mm to the sides of the beds within Bedroom 1, and 750mm clear access to the windows can be provided in both bedrooms.
- The ground-floor WC has a door that opens outwards and is space planned to be compliant.
- Services and controls will be positioned as prescribed by M4(2) of the Building Regulations.

Sustainable Transport & Parking

The location of the site is sustainable as a result of being accessible on foot and bicycle to nearby services (Ferring Village centre, bus routes and open green spaces), in accordance with both the Arun Local Plan and Ferring Parish Neighbourhood Plan.

Cycle storage, in accordance with design Policy D DM1, will be provided within a store in the garden. This will have capacity for 2 bicycles, in excess of the requirement for storage of 1 bicycle as per the Arun Parking Standards.

2 car parking spaces are provided in accordance with the Arun Parking Standards and I.01 of the Arun Design Guide. The split positioning of these at the front of the dwelling will mean that parking is not dominant in any one location and that the street frontage is broken up with planted areas and views of the house itself, including ensuring free access to the front door. An electric vehicle charging point will be provided adjacent to one of the parking spaces.

Policy Context

Arun Local Plan (ALP) 2011-2031, adopted 2018, and the Ferring Parish Neighbourhood Plan (FNP) 2014-2029, provide the relevant planning context for this development. This is supported by guidance documents such as the Arun Design Guide (ADG) and Arun Parking Standards which have been referenced throughout this Design & Access / Planning Statement. The development of the proposal, including its design, has been made in accordance with these Plans and documents.

1. Windfall sites - Both the ALP and FNP 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. Protecting the nearby open countryside and advocating development within existing built-up areas is particularly emphasised in the FNP.

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. Principle of Development on Infill Sites - The Arun Local Plan supports infill development and design guidance is provided in the associated SPD. The loss of the site's current use for incidental storage and occasional parking will have no meaningful impact on the surrounding area. The development will contribute to a more coherent street scene, considerably improving on the limited visual amenity/value the site's current use contributes to The Grove. The site, although once associated with 30 Brook Lane, now forms a separate curtilage with neighbouring residents having no use of the site. As such developing this site will not result in any loss to amenity spaces associated with existing dwellings, nor result in the loss of green space, therefore the principle of infill development on this site is considered to align with Arun's Local Plan and design guidance.

3. 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 with a low-maintenance garden 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'.

4. Design – This Design & Access Statement describes the high-quality nature of the proposal and the good design that underpins it in accordance with the ADG, ALP and NPPF. This has been achieved by 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. The form and architectural detail of the proposal have been developed with considerable thought to create an appealing and modest proposal, with a subtle distinctiveness such that it is both contemporary whilst not being out of place. As such it is considered that the local character of the area will be enhanced by the proposal.

5. Density - 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 and embeds sustainability.

Concluding Remarks

The proposal presents a series of benefits, including a strong approach to sustainability and design to deliver a home on an under-utilised site. The proposal conforms with the ALP and FPNP, and adheres to the guidance provided by the ADG. It has been demonstrated that the positioning and scale of the proposal relates to the existing pattern of development and the design has been carefully considered to ensure there is no detrimental impact to existing and future residents. The proposal will sit comfortably on the site, enhancing The Grove through its architectural details and being an exemplar for integrating sustainable measures on small scale windfall sites.