

HILLREED

RESIDENTIAL DEVELOPMENTS

DESIGN AND ACCESS STATEMENT

**Proposed Development of 3 detached houses
on land at Downs Edge, Stable Lane,
Findon, West Sussex BN14 0RR**

December 2011

1. INTRODUCTION

This Statement has been prepared in accordance with the Planning and Compulsory Purchase Act 2004, DCLG Circular 01/06 - Guidance to Changes in the Development Control System.

The application is made by Hillreed homes Limited who are a privately owned housebuilder who have built traditionally designed properties throughout the South East of England for over 35 years. Previous schemes in Findon include Braeside Close, off Stable Lane and Sandena on the corner of Cross Lane and Steep Lane.

2. THE LOCAL CONTEXT

The site is located on the eastern side of the village and is accessed by a private single carriageway drive from Stable Lane. The whole site, including the existing property, Downs Edge, has an area of approximately 0.51Ha (1.26 acres) and is roughly rectangular in shape. Downs Edge is a very large house with 6 bedrooms, indoor swimming pool and double garage and is located in the north eastern corner of the site. It has a mature garden with a variety of trees and shrubs, the larger trees being situated on the northern, western and southern boundaries. It slopes gently down from north to south.

The surrounding area is primarily residential in character accommodating almost entirely detached properties. Immediately to the east however there are race horse training stables and yards. A public footpath separates the site from these premises which are accessed via Soldiers Lane to the south.

The existing house is to be retained in approximately 0.12 Ha (0.3 acre) with the remaining area 0.39 Ha (0.96 acre) accommodating the 3 proposed houses. This follows the pattern of development that has taken place in the locality over recent times.

3. THE DESIGN COMPONENT

The following factors have been taken into account in the design of the proposed scheme.

- The size and shape of the site.
- The position of the existing house and retained garden.
- The trees around the boundaries of the site.
- The relationship to adjoining property and pattern of development in the area.
- The vernacular design of Sussex and design of property in Findon.
- Means of access to the site.
- Planning Policy and location of the site within the South Downs National Park.
- The slope of the site.

4. AMOUNT

A full set of drawings with floor plans and elevations at scale 1:100 and layout plan at scale 1:500 are submitted with this application.

The following schedule sets out the number size and type of dwellings proposed.

Plot No	Description	Gross internal floor space – Sq metres
1	5 bedroom detached house	3,006
2	5 bedroom detached house	2,800
3	5 bedroom detached house	2,736
Total		8,542

5. LAYOUT

The whole site is roughly rectangular in shape with the existing house situated in the north east corner. The existing access drive follows the northern boundary. It is proposed that Plot 1 will be served by the existing access just inside the entrance to the property.

It will then be extended by turning 90° in front of the existing house to serve two houses at the lower and southern end of the site with garage access, turning and parking. Two of the proposed houses will have north-south aspects and one an east-west aspect. The boundary hedgerows and trees will be retained. There is an attractive ornamental garden adjacent to the existing house and indoor swimming which is well screened by small trees and shrubs and will be retained with the existing house. The two houses on the lower part of the site are angled to provide informality.

6. SCALE

The surrounding area comprises a mix of substantial detached housing apart from Pony Farm to the north which is a development of 8 bungalows which is well screened from this site by fencing and trees, and the stables to the east.

The proposed development is on falling ground and the proposed dwellings are two storey in height and of similar scale to others in the locality. The site is well screened by existing trees and hedgerows which will be retained.

7. APPEARANCE

A full set of elevations at scale 1:100 are submitted with this application from which it will be seen that all three proposed dwellings are of different, but traditional design with many traditional features.

These include brick and tile hung elevations under pitched tiled roofs. Detailing includes barn hips, hipped and gabled roofs, exposed rafter feet, curved brick window and door heads, brick quoins, tiled cills and dormer windows. The retention of the peripheral trees and slope of the ground will produce an informal and attractive development.

8. ACCESS

Access will be taken from Stable Lane using the existing private driveway which is shared surface. This driveway currently serves 7 properties. It is 4.7 metres wide at the entrance onto Stable Lane, narrowing to 3.7 metres as far as Floreat. It then narrows to 3.1 metres from Floreat to the Downs Edge boundary and continues on into the site where it turns through 90° in front of Downs Edge running south to serve the second and third proposed house.

The West Sussex County Council – Local Design Guide for residential development sets out the Highway Authority's approach to street design. It is based upon the Manual for Streets published by the Government in March 2007.

Paragraph 5.3 states that if the developer wishes to reduce the running carriageway width to below 3.7 metres they should consult the Fire Safety Officer from West Sussex Fire and Rescue (WSFRS). This was undertaken at a site inspection on 21 July 2011 and the following comments were made.

"Following our site visit to Downs Edge, Stable Lane Findon, I can confirm that access will be acceptable to the WSFRS with some minor hedge trimming to the northside of the entrance road. The restriction through the gate where the road reduces to 3.1 mtrs will be acceptable as this is a straight run with the majority of the access route being 3.5 to 3.7 mtrs. The turn in front of the existing property would need to be adequate for a fire appliance to enter the rest of the site with a turning head on the site to remove the need to reverse beyond the limits prescribed in part B5 of the building regulations (see attached note).

A hydrant is located at the junction of the site entrance and Stable Lane. This falls within the required limits for water supplies and is attached to an existing main suitable for fire fighting".

Once inside the site the access drive will be widened to 4.2m up to the existing house with a turning area as required above.

The existing house and three proposed dwellings will have adequate means of access and turning. All 3 proposed dwellings will have double garages with 2 parking spaces in front, as will the existing house.

9. LANDSCAPING

There are a number of existing trees on the site, most of which are on or near the northern, western and southern boundaries. It is intended to keep most of these trees which will be of benefit to the scheme and help it to integrate with the surrounding landscape. Several smaller trees and shrubs will be removed but the substantial hedgerow on the eastern boundary will be retained as it is an important natural screen on the edge of the built-up area. A tree report is submitted with this application. (Note: T41 and T42 were removed prior to submission). On completion of construction works additional planting will be undertaken as indicated on the planning layout drawing with detailed species dealt with by planning condition.

CONCLUSION

The site is within the defined built-up area of Findon and reflects the low density pattern of development that has taken place in the area over recent years. With the existing tree cover in the locality the proposed houses will integrate well with the surrounding landscape. The house designs reflect the Sussex vernacular incorporating many traditional features. The existing house and indoor swimming pool, which is of some character, will be retained. Access is via an existing driveway from Stable Lane and widening and turning for vehicles can be provided within the site. The proposed development will comprise three high quality houses of traditional design and in a discreet location.

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