

Design & Access Statement

Erection of 23 New Dwellings on Land to The
South of Burndell Road, Yapton, BN18 0HR

Ref: 20-009
Rev P1 – Aug 21



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1.0 Introduction & Site Assessment

- 1.1 MH Architects Ltd (MHA) has been appointed by Driftstone Homes to prepare a detailed application for development on the land just south of Burndell Rd, Yapton. BN18 0HR
- 1.2 The scheme proposes to erect 23 new dwellings. The immediate surroundings are a mixture of detached and semi-detached houses. Two bus stops are located within 200m of the site access point.
- 1.3 The application site measures approximately 1.29 hectares.
- 1.4 The application site is on the edge of a residential area with 3 additional new developments neighbouring the site to the North and West.

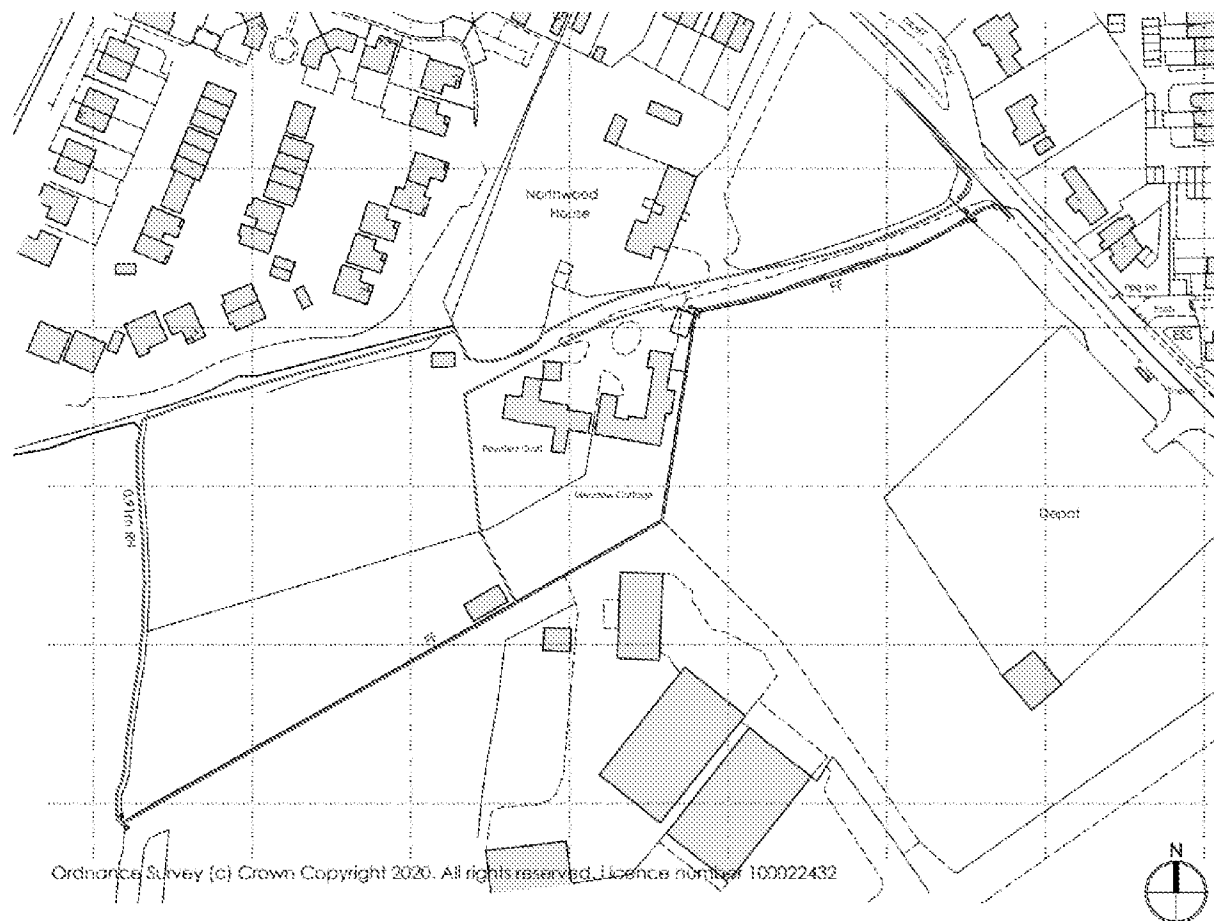


Figure 1 – Site Location Plan



Figure 2 - Relevant developments within immediate context

- 1.5 The sites immediately adjacent Y/19/16/OUT and F/518/RES comprise of 108 and 45 residential dwellings with similar access off Burndell road. Y/19/16/OUT has a site area of 3.868ha and F/5/18/RES has a site area of 2.4 ha.
- 1.6 Slightly further out to the west Y/93/20/DOC is situated on a site of 1.75ha providing 51 no. dwellings. The site further North (Y/81/10) has a site area of 7.7ha which supplies a total of 173 dwellings.

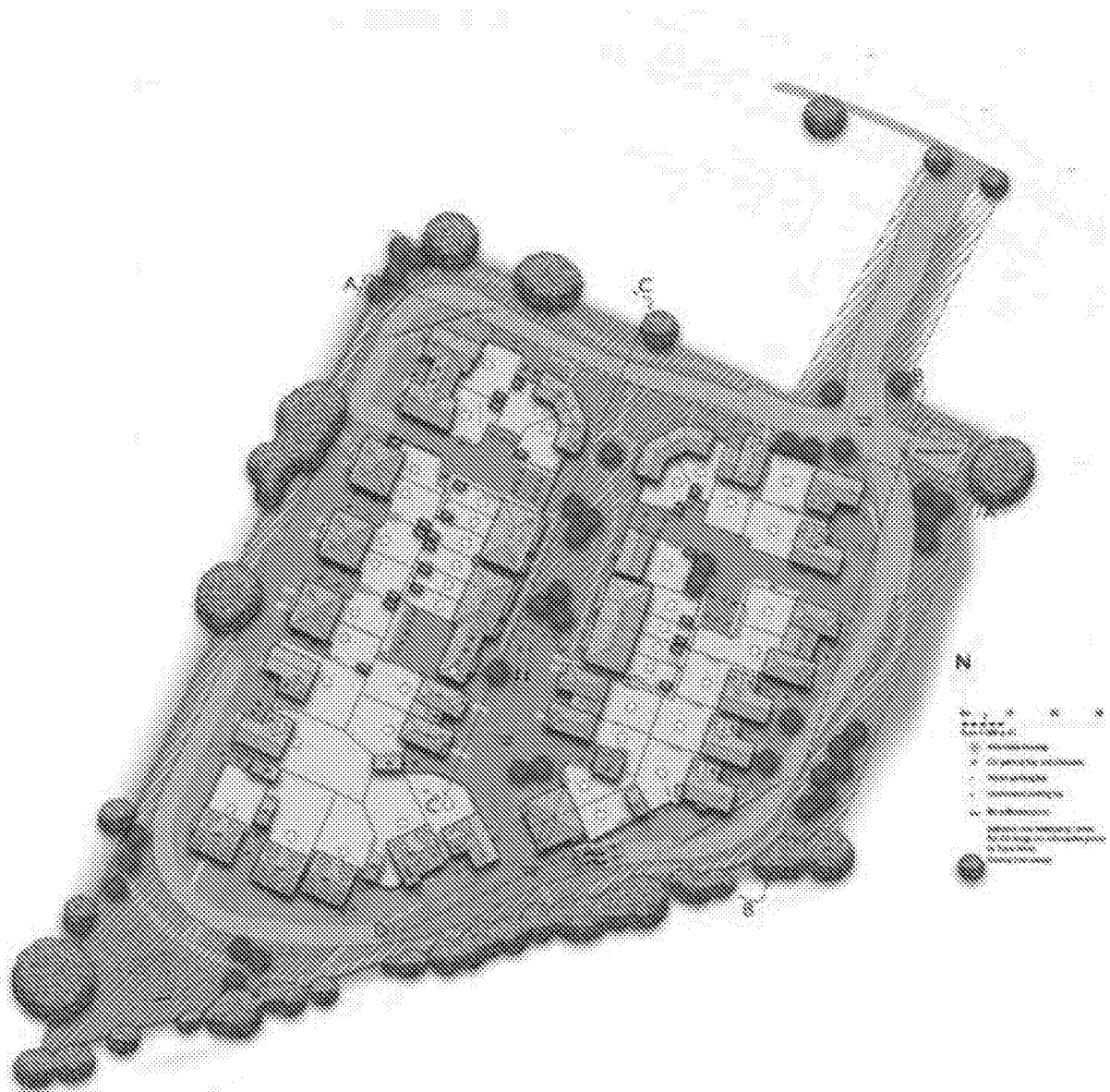


Figure 3 – F/5/18/RES Proposed Site Layout



Figure 4 –Y/19/16/OUT Proposed Site Layout

2.0 Involvement

- 2.1 The proposals have undergone multiple design reviews between the client and MHA, with input from relevant external consultants throughout the lead up to this submission.
- 2.2 An ecological impact assessment has been commissioned and accompanies this application, which assesses the current ecological value of the site and confirms that the development will have no impact on any ecology.
- 2.3 A topographical survey has also been commissioned in order to identify important data such as site levels, street furniture, services locations, eaves and built edges of neighbouring properties and the general characteristics of the application site.
- 2.4 An arboricultural report and plan have been prepared, which assess the impact of the development on existing trees.
- 2.5 The application is also supported by a planning statement which identifies relevant local and national planning policy and guidance, relevant to the proposal

3.0 Evaluation

- 3.1 During the site assessment key points were identified which were used to guide the development of this proposal, they are as follows:
- Produce a design that responds to the site and surrounding context in terms of scale, considering the general massing and height of the surroundings.
 - Orientate views from the buildings to avoid undue overlooking of neighboring land.
 - Architectural style and detailing will be designed to complement and enhance the existing surroundings.
 - Consider the site constraints analyzed during the 'assessment' stage of the design process and work within these restrictions.

4.0 Use

- 4.1 The proposed residential development will fit in sympathetically with the surrounding area which is predominantly residential.
- 4.2 This scheme will provide well-designed, sustainable homes.
- 4.3 Careful consideration has been paid to orientation affording both privacy to the neighbouring dwellings, and views over public spaces such as access routes and pathways.
- 4.4 Proposed ground levels were analysed, and pedestrian movement routes mapped throughout the site to review access and use.

5.0 Amount

- 5.1 The amount of development proposed on the application site provides for spacious dwellings with generous private amenity space. Private parking is provided on curtilage to all units. Cycle storage will be provided within secure sheds to rear gardens. Bins will also be located in rear gardens and will be moved to the curb side for collection as necessary.
- 5.2 The proposed 23 Dwellings are of various sizes which is in-keeping with the local area and avoids over developing the site.
- 5.3 The proposed scheme consists of the following:
- 1 x 2 Bed Houses
 - 14 x 3 Bed houses
 - 8 x 4 Bed Houses
- 5.4 The total internal area of the proposed development is 2,760.67sqm

6.0 Layout

- 6.1 In order to respect the privacy of both existing and future occupants, the bathroom windows at the ground floor and first floor, where windows are shown directly facing neighbouring land, will be obscured glazing
- 6.2 Parking bays and garages have been proposed for each dwelling. There are also 8 visitor parking spaces, providing a total of 48 parking spaces and 21 garage spaces
- 6.3 Each dwelling will have their own private garden of a minimum 11m depth.
- 6.4 The scheme has undergone multiple reviews, with essential input from the various design team members, and the layout presented is considered to be the most efficient use of the site, whilst respecting the neighbouring properties, and also the pattern of residential development found locally.
- 6.5 It is formed of detached, semi-detached and terraced properties, with gardens orientated towards the outer boundaries of the site. The proposed road gives access to dwellings within the site.
- 6.6 A number of trees are to be retained and their root protection zones have been considered in the development of the proposed site layout. Please also refer to the accompanying Arboricultural report which provides justification for the removal of certain trees, as well as mitigation measures in support of the trees to be retained.
- 6.7 A vehicular tracking exercise has been undertaken which demonstrates the ability for a refuse lorry to enter and leave the site in forward gear.

- 6.8 Parking has been provided for all the dwellings – including visitor parking – in line with ADC requirements.
- 6.9 Separation to neighbouring properties is substantial and adequate given the 2-storey nature of the development. Additional privacy is afforded by the existing and proposed planted buffer to the boundaries.

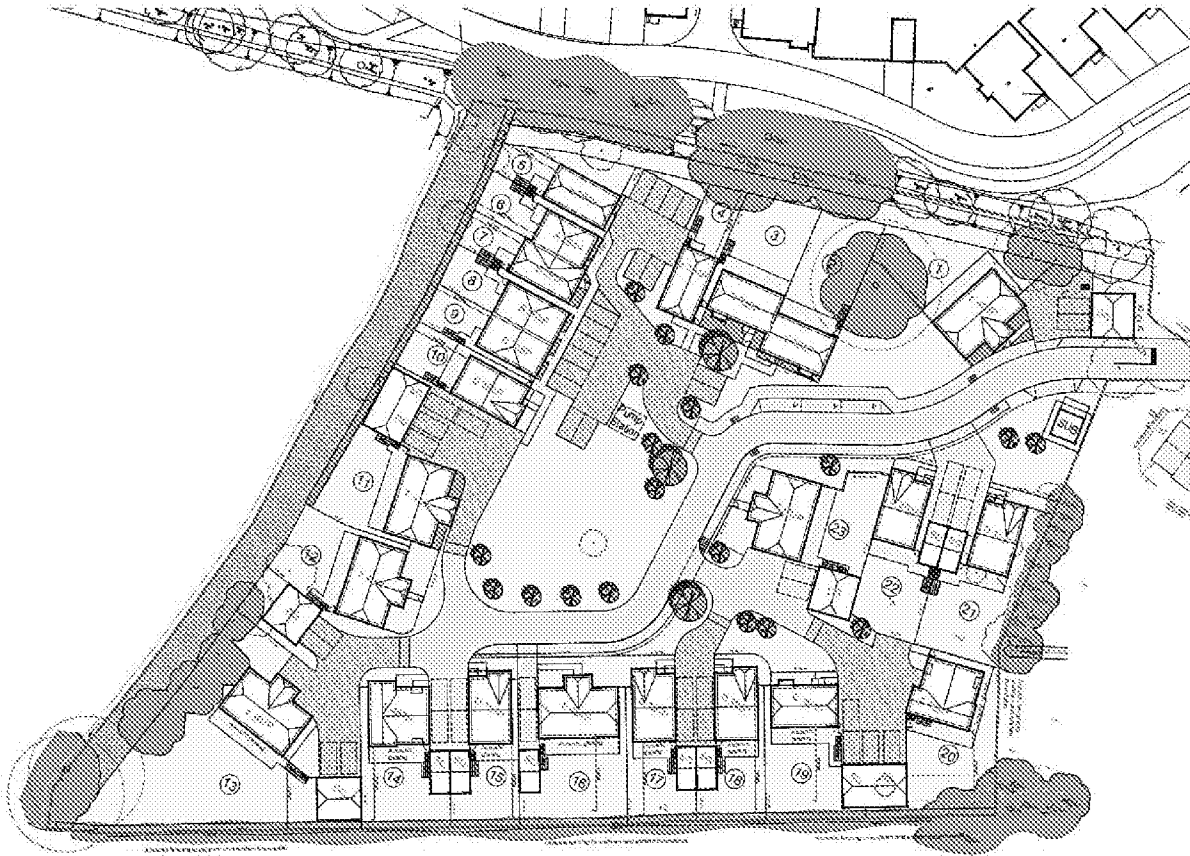


Figure 5 - Proposed Site Plan

7.0 Scale

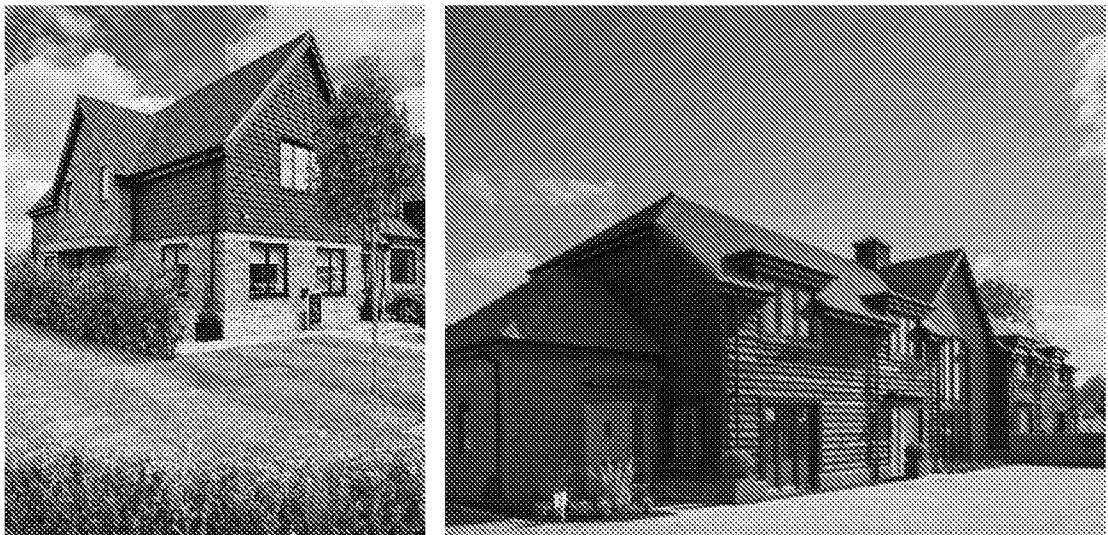
- 7.1 The proposed scheme consists entirely of two-story dwellings. This is a direct reflection of similar properties that can be found in the vicinity of the site.
- 7.2 Smaller features such as window and door sizes, porch canopies and detailing will be reflective of the local vernacular.

8.0 Appearance

8.1 The proposed dwellings are designed to fit contextually with the surrounding buildings by implementing a complementary palette of materials and similar design features. The proposed materials are as follows:

- Grey Multi Brick
- Black Weatherboarding
- Black UPVC casement windows
- Red plain roof tiles
- UPVC rainwater goods

Please also refer to the submitted drawings.



Figures 6-7 – Proposed material examples

8.2 The materials and style applied to the scheme are of a traditional vernacular style and relate well to the surrounding area.

9.0 Landscaping

9.1 The external landscaping has been designed as easily maintainable and easily accessible for all users including mobility impaired visitors/residents.

9.2 All hard landscaping will be paved, with no loose gravel reducing the potential to make access difficult for ambulant users.

9.3 Soft landscaping will include an appropriate and considered mix and density of greenery to encourage biodiversity and wildlife and provide screening and positive environment for the residents.

9.4 Each dwelling will have their own private rear garden and a front amenity space.

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9.5 Open green space will be located centrally on the site, for communal amenity value for all to enjoy.

9.6 A number of existing trees and hedges will be retained

10 Inclusive access

10.1 This proposal has been designed to be fully accessible to all users. Finished floor levels have been set to enable level thresholds throughout with easily identifiable paths leading to entrances/ exits at a gradient of no greater than 1:20 in accordance with good practice and Part M of the Building Regulations.

10.2 All staircases are designed to Part M of the Building Regulations.

11 Connectivity & sustainability of the site

11.1 Bus stops are nearby with the closest stop within 200m of the entrance of the site, this allows sustainable access to neighbouring towns and the city of Chichester.

11.2 The closest supermarket to the dwellings is a Co-operative which is located 0.5miles from the proposed site.

11.3 There are a couple of primary and preschools within Yapton itself with additional options in nearby neighboring villages such as Climping, Middleton-on-sea, Felpham and Barnham. The closest secondary school is in Barnham 2.5 miles away but again options are also available in Westergate and Felpham (3.7 and 4.8 miles away) that has an estimated travel difference of up to 4 minutes. Further and higher education facilities are available in Bognor Regis and Chichester.

11.4 The closest Train station is in the neighbouring town of Barnham, which is 2 miles from the location of the site. This provides a route to London, Portsmouth and Southampton.

11.5 Yapton also has access to a taxi station which is located at the end of Yapton road.

11.6 There is a medical centre within Yapton only 0.9 miles from the site

12 Application submission

The proposed scheme, which has been submitted for full planning permission, has been carefully considered in relation to the surrounding context and the needs of the community. The architectural team has worked in conjunction with various consultants and advisors to create a new development which responds respectfully and appropriately to the surrounding context. It is respectfully requested that Officers and Members of Arun District Council look favourably on this proposal and grant full planning permission.