



Design & Access Statement

Proposed replacement dwelling at

**Land West of Toddington Lane Farm Cottages
Wick
Littlehampton
West Sussex
BN17 7PN**

1.0 Introduction & Planning History

This Design & Access Statement has been prepared to accompany the planning application for new dwellings on the site referred to as Land West of Toddington Farm Cottages. The site and the proposed development are described in detail and respond to feedback received from the previously refused planning application.

The site is approx. 0.05 hectares and forms part of more significant brownfield site identified for redevelopment within the Housing and Economic Land Availability Assessment 2020 (HELAA). The site benefits from its proximity to existing residential developments, including Winterberry Way and Toddington Farm Cottages. The site also adjoins sites which have received planning approval, including 10 units being approved to the North and Phase 2 of the development relating to Winterberry Way to the west.

This small parcel of land if unutilised risks becoming an eyesore and could attract unwanted attention by those wishing to gain access to the railway line or dispose of rubbish.

The small proposed development seeks to close off access to the railway line on the southern boundary, while also providing smaller housing typologies in line with the requirements of the Strategic Housing Market Assessment (SHMA) offering 2 no. two-bedroom units, all with access to external private amenity space and secure storage for cycles and waste. This is a reduction in the proposed quantum of the previous proposed scheme and facilities greater amenity space for units.

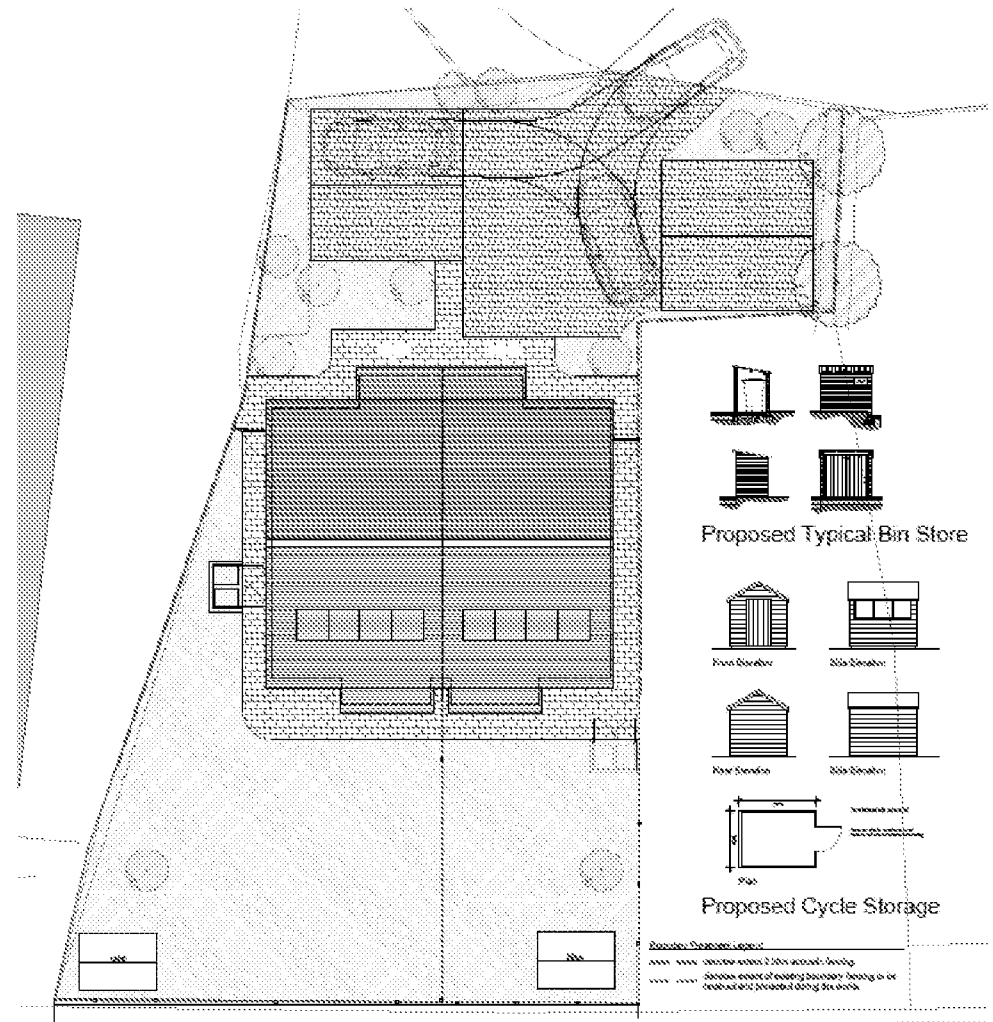


Image: Proposed scheme (n.t.s).

2.0 Existing Site

The site is located to the North of the Railway line within a wider brownfield site for which large sections have already been approved for new housing or have been subject to housing development.

The overall site is approximately (0.05ha) and is presently unoccupied by any structures and unused

The site is bounded to the north and east by Toddington Lane, which provides access to the A284 and the Arterial A27 giving access to Arundel, as well as large employment centres such as Worthing and Brighton

To the South the site provides access to Littlehampton town centre (approx. 1.2 miles), providing opportunities for employment, entertainment, and retail.

The area surrounding the site has been subject to development in the past few years with a number of more significant housing developments being approved and completed, the location benefits from excellent access to several schools, out of town shopping and useful links to public transport as well as opportunities for commuting by foot or cycle.

The site is relatively level, with a gentle slope running from north to south with a railway line at its most southerly boundary.



Existing Site view looking south toward railway line.



Image above: illustrative extent of the site (n.t.s.)
Image courtesy of Google Maps - 2020

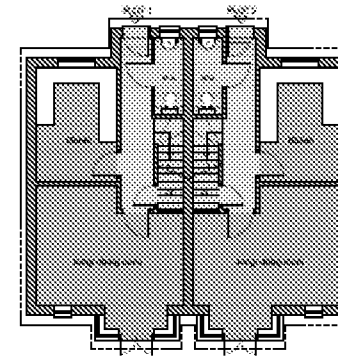
3.0 Amount of Development

The proposed development involves the clearance of the site to allow the construction of a pair of semidetached dwellings. This will result in a gain of 2 dwellings on the site, however unlike the previously rejected scheme the units will provide 2 not 3 bedroom's, and will consequently have a smaller footprint facilitating greater amenity space.

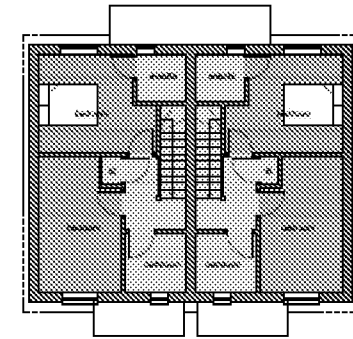
Ground Floor	House 1	42.5 m ²
	House 2	42.5 m ²
First Floor	House 1	38.5 m ²
	House 2	38.5 m ²
Plot 1	GIA total	81m ²
Plot 2	GIA total	81m ²
GIA Total		166 m ²

Units are designed to exceed the nationally described space standards for their typology, exceeding the standard of 79m² by 2m² whilst also providing amenity space for recreation.

The development also seeks to step the unit types to reduce the impact of massing on the site, maximising the balance between the site and built environment and amenity.



Ground Floor Plan



First Floor Plan

Image above: House layout (n.t.s.)

4.0 Layout

The dwellings are situated toward the centre of the plot, taking in to account the position of Toddington Farm Cottages, and are positioned such that they will have no detrimental impact on the light or privacy enjoyed by the existing units.

Properties have a generous layout which exceeds the nationally described space standards.

Parking and waste storage are near the main entrances of the properties, making use of them convenient to householders. Parking is arranged with allocated bays laid out clearly using sympathetic combinations of block paving.

The dwellings have been designed to take advantage of the southern aspect, with glazing and acoustic fencing designed to absorb the occasional noise from passing trains.

The units are designed with family living in mind, there is a secure outside space, which is shielded from public view and allows for activities such as play and entertaining.

Internally the units are laid out with living accommodation at ground floor level and 2 double bedrooms distributed on the first floor.



Proposed Northern Elevation - n.t.s.

5.0 Scale & Massing

The proposals have been designed in consideration of the scale of the overall site, boundaries and the neighbouring properties, taking inspiration from the two-storey dwellings in the approved proposals.

Units are two Storey, with covered entrances. The layout and materiality of the proposals are designed to allow the building to sympathetically rest in its environment without dominating it.

6.0 Landscaping

The proposal seeks to create soft landscaping to the perimeter of the site, aiding in screening, and creating a desirable and pleasant aesthetic for residents.

The southerly aspect of external private and communal amenity spaces are laid to lawn with patio areas and low maintenance shrubs & planting. The amenity spaces have been enlarged to enhance the quality of the exterior space compared to previous proposal for the site. The amenity space will also benefit from acoustic fencing, which will aid in reducing the impact of the occasional noise from passing trains and providing additional privacy to these spaces.

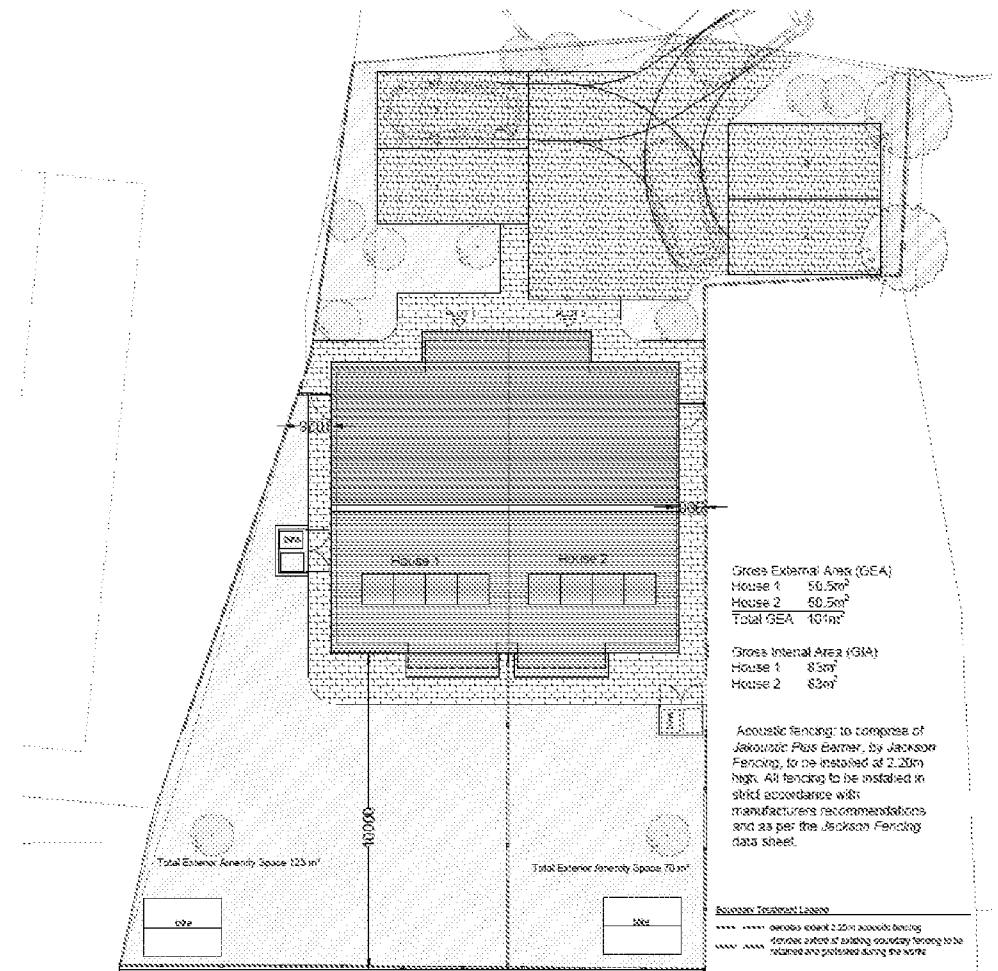
Units will have access to parking bays, these are located at the front of the site and are near Toddington Lane and will join directly on to the neighbouring housing schemes access road, negating the need for a new access road. Parking bays will be sympathetically paved with permeable materials tethering them clearly to the development and ensuring householders have access to private parking.

Existing boundary treatments and hedgerows will be retained and new hedgerows and planting will enhance the landscape.

7.0 Access

As above, vehicular access takes advantage of existing infrastructure connecting to Toddington Lane and creates an arrangement of parking which minimises the amount of new hard landscaping required.

The scheme also seeks to ensure that waste is gathered in areas which are easily accessible to householders and allow for collection without the need for new vehicular routes for the local authority.



Proposed layout of landscape and site access - n.t.s



Neighbouring development Kelen Gardens, demonstrating proximity of units to boundary with railway line, and density of development, with minimal separation between unit types.

8.0 Appearance

As described above the scheme has been designed in a contemporary style with a simple palette of materials reflecting those approved on neighbouring developments (similar to the completed Kelen Gardens scheme to the West of the site).

The existing site is of low aesthetic value. It detracts from the character and appearance of the immediate area, and risk if untended to become a visual eyesore through potential fly tipping and vandalism.

The materials proposed are such that they will ensure the longevity of the appearance of the units and will reduce the amount of maintenance required in the upkeep of the units. Detailing of masonry through brick quoins, soldier courses and diversity of materiality enhance the quality of the aesthetic

New boundary treatments will include planting and the erection of acoustic fence panel, which have a lasting aesthetic appeal and reduce the transmission of occasional noise from the railway in to the private amenity spaces,

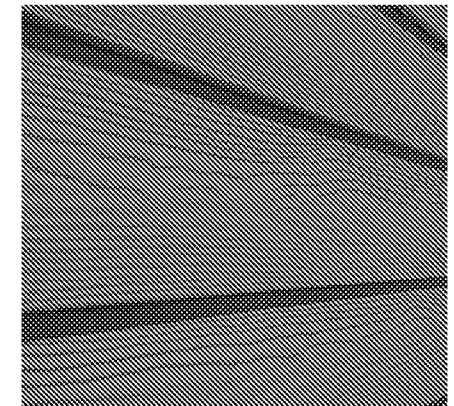
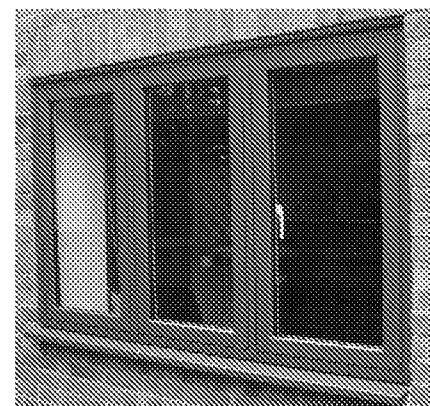
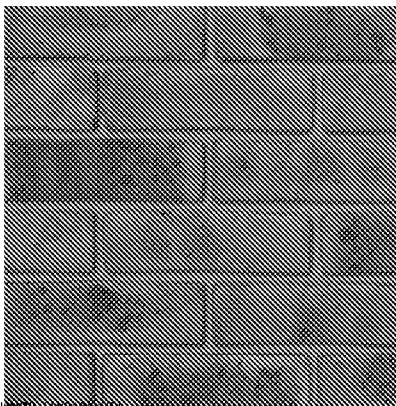
The height of the units and pitch of roofs are designed to reflect the language of architecture in the adjoining developments, creating a natural rhythm of rooftops while the stepping back of the facades aids in breaking up the mass of the proposal. The scheme seeks to maintain separation between developments avoiding the over massing effect seen within Kelen Gardens.



Neighbouring development Kelen Gardens, showing the uncomfortable separation between units.



Neighbouring development Kelen Gardens, Terraced units, showing material used



9.0 Sustainability Statement

The site's location is close to several employment sites, including town & village centres, business parks and out of town retail locations. The site is also close to existing infrastructure such as schools and medical centres, of which many can be accessed via foot, cycle, or public transport. Secure cycle storage has been provided to encourage the use of bikes as a means of regular transport.

The site has previously been identified within the HELAA as site brownfield site suitable for redevelopment and as such is perceived to be more sustainable for residential development than other locations within the district.

Material choices seek to ensure the longevity of the accommodation, using materials which are robust, low maintenance and have a long-life span, aid in maintaining the energy and thermal efficiency of the units. While also offering the potential to be reused or repurposed at the end of the building's usable life.

All units will have access to secure private bin storage facilities, supporting efforts for the recycling of householder waste. Stores are located in close proximity to the main access points to each dwelling and near to the roadside.

Other sustainability features include, but are not limited to:

- a) Larger areas of glazing, particularly on the south-facing elevation, to take maximum advantage of solar gain and provide natural light, thus helping to reduce heating demand in the winter months and the use of artificial lighting.
- b) The dwellings will have insulation standards in excess of those required to comply with the current Building Regulations.
- c) The WCs will incorporate low-flush cisterns and aerated taps will be fitted to the sinks, baths & wash hand basins, with the aim being to reduce water consumption.
- d) Low voltage lighting will be included throughout the dwelling to reduce electricity consumption.
- e) Photovoltaic panels are to be installed on the roof on the south elevation to enable the dwellings to generate their own energy, reducing the running cost for house holder.

