DESIGN & ACCESS STATEMENT -

Site Address - 37 Griffin Crescent, Littlehampton, West Sussex. BN17 7LH

Proposal - Removal of Existing Garages, Proposed Single Dwelling

Client - Mr A Hayward

Ref - Planning Application PP-01596836

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1. Site
The property (37) is located to the North East corner of Griffin Crescent with garaging to the rear of the property facing Coombe Way. Refer to Site & Location Plans.

2. Existing Site Property / Building
Existing residential dwelling (37) and triple garage to rear.

3. Project Brief
Removal of Existing Garages, Proposed Single Dwelling. To include regeneration of site comprising overall landscaping and amenity space improving the visual presentation of the street scene.

4. Context & Appraisal Method
In terms of immediate context & adjacent architecture there are -

a. Coomes Way & parking, dwellings to the North.
b. Rear Gardens - residential dwellings to the South & East (Griffin Crescent).

Evaluation of contextual scale was considered via consideration of 'Ordnance Survey' site and location plans and site/ area visitation.

5. Adjacent Architecture
Adjacent architecture comprises -

Loose vernacular style 1950-present (residential) low-medium architectural value-quality.

6. Design Overview & Appearance
Single unit, chalet style dwelling with front parking & rear garden. Proposed in brickwork with white timber weatherboarding to match adjacent dwellings and single dormer window to front (North) ((adequate distance to dwellings to North)). Refer to plans and elevations.

7. Extent of Proposal
Taking into consideration the following -

a. Overall dimensions of the site.
b. Scale & Mass of Garaging to be removed & associated vehicular input to Coombes Way.
c. Size, density & proportions of adjacent dwellings (LA to take into consideration flat conversions).
d. Established built height of adjacent dwellings on Griffin Crescent / Coombes Way.
e. Property prices within the area.
f. Clear demand for affordable accommodation (1 & 2 bedroom units) within the area & within commutable distance to Littlehampton, Worthing, Brighton.

We feel the proposed design provides a contextually responsible solution to providing suitable format new housing to the area with current market demands.

8. Listed Building Consent
It is our understanding that the existing property is not listed.

9. Heritage Statement
Due to the above, a Heritage Statement has not been included.

10. Scale & Building Line Formats
Taking into consideration the scale of existing garaging and associated vehicular traffic we consider the proposed development to be an improvement to the existing street scene context. Garden and external amenity space has been allocated to provide low maintenance and manageable areas relative to the dwelling size.

11. Landscape
More specific landscape & planting design schemes can be provided where development is deemed acceptable in principle by Local Authority Planning Department and (conditioned accordingly).

12. Trees On Site
No trees to existing site.

13. Access, Layout, Usage & Legibility
The proposed dwelling has been designed to demonstrate clearly defined living and accommodation areas and ancillary amenity spaces.

14. Disabled Access & Usage
To be provided in accordance with current building regulations and detailed at building regulations / technical stage.

15. Vehicular & Transport Links
1. Vehicular: Littlehampton, Worthing, Brighton.
2. Cycle: Littlehampton.

3. Public Transport: Bus Routes: Littlehampton, Worthing, Brighton.
4. Public Transport: Rail: Littlehampton, Worthing, Brighton.
5. Public Parking: Residential street visitor parking where space allows.
6. Emergency Services: Fire, Police & Ambulance & General Hospital (Worthing).

16. Provision for Waste and Recycle Material Storage
Provision to be made for waste and recycle store / collection points to rear garden. (TBC within final landscape design).

17. Risk of Flooding
EA flood maps confirm no risk of flooding. Proposed floor levels to be set no lower than existing and greater provision for surface water management to be designed as part of technical design stage.

18. Materials
Material design has been carefully considered so that the proposed sits comfortably within the mixed material context of the surrounding areas.
Primary materials will comprise -

a. Face brickwork & (white) timber weatherboarding to match adjacent properties.
b. Interlocking concrete clay tiles to pitched roof coverings.
c. Gravel for driveways and landscape areas.
d. UPVC made (white finish) doors and windows.
e. Gardens laid to lawn with planting areas, proposed small trees & shrubs.

Medium opacity glazing will also been used to bathrooms and en-suites providing internal privacy.

All materials are to be approved by the local authority either as part of the planning approval or as part of any conditions imposed upon an approval via accurate samples prior to the commencement of any building works.

19. Incorporating Crime Prevention at Design Stage
In accordance with guidelines and recommendations set out within ODPM Home Office Publication: Safer Places - The Planning System & Crime Prevention:

1. Structure: Construction type and material use/ selection have been specified with security in mind.

2. Surveillance: CCTV & alarm systems to be incorporated where deemed appropriate, cost-effective, requested / specified by client.

3. General: Door-Sets and Window to be in accordance with BS 7950. Locks to be in accordance with BS 3621.

20. Interim Statement on Climate Change
Information in place of the Interim Statement Compliance guidelines for Residential Developments (1-9 New Dwellings) as highlighted within the overview below.

1. Code for Sustainable Homes Level 3: PPS1
The construction of the dwellings will be designed to achieve or exceed level 3 via the use of the following specific key components -

Ground Floor Construction -
High performance insulation, sealed detail min 100 mm thickness over beam & block floor system.

External Wall Construction -
High performance 'thermalite' block-work (inner leaf) with 50 mm thickness insulation & residual air gap within wall cavity.

Interim Floors -
High performance insulation, min 100 mm thickness within / over floor system.

Roof -
High performance insulation, between / under / over rafter sections.

Windows & Doors -
High performance double-glazed sealed unit windows, argon filled, K glass use.

Heating Systems -
Use of efficient services design to incorporate the latest heating and plumbing technology, to include under-floor heating systems, solar generated / connected hot water boosting where deemed appropriate, cost affective, requested and specified by client. .

U Values -
Proposed building fabrics to achieve or exceed the following thermal performance (in accordance with current building regulations) -

a. External Wall Construction U Value - 0.30 mmw/m2k
b. Ground Floor Construction U Value - 0.22 mmw/m2k
c. Roof Construction U Value - 0.16 mmw/m2k
d. External Doors & Windows U Value - 0.16 mmw/m2k

Thermal Assessment & Calculation -
Thermal calculation (SAP) will be undertaken by a specialist firm during Technical Design and Building Regulations application stage.

Incorporating Natural Energy Resources -
The following natural energy resources are to be incorporated where possible and economically viable -

a. Solar - Roof mounted panels generating electricity / hot water boosting.
b. Ground Source Heat Pump - Ground laid piping creating sustainable and cost effective heating to dwelling.
c. Wood Burning Stoves - The use of efficient heat stoves, of which have the facility to generate hot water.

Material use where possible and economically viable will incorporate the following -

a. Locally sourced suppliers and manufacturers.
b. Reclaimed building materials and components where technically feasible.

2. Adaption Measures - Surface Water:
Surface water will be harnessed, managed and utilised via a carefully designed drainage design during technical design & building regulations application stage. Rainwater will be collected and stored within modern water butt storage units and diverted accordingly for use within the garden irrigation system. Where possible and economically viable surface water will be harvested for use in the services system (i.e. used to flush toilets on lower floors).

Water Design within Construction where possible and economically viable will incorporate the following -

a. Water meters.
b. Low and dual flush WC systems (rainwater harvesting to be included within proposed plumbing system).
c. Load or Weather Sensors to proposed boilers.
d. Specified maximum volume washing machines, tumble dryers.
e. Restrictor valves to wash-basins and shower heads for target 125 litres / per person / per 24 hours.

3. Adaption Measures - Energy Efficient Measures:
The introduction of Energy Efficiency design where possible and economically viable will incorporate the following -

a. Low energy lighting to min 50% of proposed fittings.
b. Solar powered outdoor lighting.
c. Solar panels to rear elevation providing electricity for home use - grid transfer.
d. Energy efficient white goods.
e. Energy efficient condensing boilers.
f. Wood burning boilers.
g. Heat pumps.

4. Adaption Measures - Layout & Design:
In a response to climate change, specifically hotter, drier summers & milder, wetter winters, the design has taken into consideration and is looking to incorporate the following -

a. Shading via orientation, proposed landscaping and internal layouts.
b. Natural Ventilation via opening window sections and background ventilation in accordance with current
c. building regulations.
d. Flooding protection & Prevention via proposed levels, designed ground/ surface water management systems in accordance with current building regulations.
e. Water Storage via holding tanks (modern water butts) for use in water shortage scenarios.

5. Adaption Measures - Landscaping & Planting:
The land surrounding the property will be carefully redesigned over the forthcoming seasons to incorporate the following -

a. Provision for Shelter via the orientation of dwelling and future landscaping (trees & shrubs).
b. Shading via the orientation of dwelling and future landscaping (trees & shrubs).

c. Drought Resistance via points 4. a & b provision for shelter and water shading) together with points 3. d (water storage) and 2. (general surface water management).

6. Adaptive Measures - Wildlife Considerations:
Proposed landscaped areas providing shrubs and planting to provide a degree of shelter / habitat.

21. Planning Department Discussions
Not discussed / no pre-application correspondence with the planning department. However, policy encourages new dwellings and ancillary areas through the medium of good design and through the use of quality 'local authority approved' materials. Whilst the setting may be classified as back-land (previously unsupported by ADC for development), national policy now deems each site individual with design and suitability being the driving force to such smaller scale developments. Where situated in such areas (traditionally discouraged by local authority planning departments) local authority and communities have a greater and renewed responsibility to openly consider small pockets of land that could potentially accommodate well-needed environmentally sustainable affordable new housing for single occupancy.

22. Conclusion
Key consideration points for the proposal are as follows -

(a) Dwelling addresses clear market demand for compact, low-cost housing in the local area.
(b) Highly sustainable construction with specific emphasis and reference to Solar Heating & Rainwater Harvesting.
(c) Increase in scale & mass marginal against existing (as built) triple garage.
(d) Arguably reduce vehicular traffic as single dwelling against existing (as built) triple garage.
(e) Increased governmental pressure on local authority to provide new homes targets.
(f) Change in policy relating to 'back-land' development states assessment of individual cases with emphasis on clear design and sustainability.

We consider the above proposal an opportunity to create well-needed compact & low cost housing within the area. Combined with the use of sustainable construction and environmentally responsible materials we hope the local authority will consider the scheme favourably.

23. Reference Sources
Local Plan Policies GD2 (Design).
Local Authority 2006 Guidance (Design & Access Statements).
Site & Location Plan information provided by 'Ordnance Survey' (08456) 050 505.