

Design and Access Statement- Housing Proposal- 22.10.2009

New Cottage

Toddington Lane
Wick
Littlehampton
West Sussex
BN17 6JT

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1.00 The Design Process

- 1.01 The site was the subject of a previous planning application for housing development, Ref LU/2/04, which was refused with 3 reasons on 10th February 2004. Reason 1 and 2 related to highways access issues and Reason 3 related to lack of efficient use of land within the built up area boundary.
- 1.02 Since this application date, significant development of some 395 houses has been approved on the adjacent Elysium Fields development and the local road network has been significantly altered with the original Toddington Lane access to the main road, being closed
- 1.03 Utilising this information, along with our clients brief, we have explored in full the opportunities that this site offers. Contact with the local planning office has confirmed that the principal of development is acceptable. Therefore it is important to analyse the local environment to the site and the context in which it sits.
- 1.04 Initial designs of full three storey dwellings with shallow pitch roofs were considered to be out of context of the area. Planning response considered that steeper pitches and 2 ½ stories with dormers would be more appropriate and the design has developed with this in mind
- 1.05 Site planning has sought to maintain the amenity of the remaining existing dwellings, by maximising the separation distances in terms of overlooking and utilising the natural features of the site and it's surroundings. It is considered that the significant trees

shielding to Jasmine and Virginia cottages provide these cottages with an enhanced level of privacy.

2.00 The Proposal

2.01 The proposal is to demolish an existing house and garage to totalling some 201 sqm and erect 4xThree bedroom houses and 2xFour bedroom houses with 13 car spaces and cycle storage accommodated within the curtilage of each dwelling.

In addition, the site will incorporate hard and soft landscaping to accommodate vehicular access and individual privacy and amenity, all generally in line with the submitted site plans.

2.02 Pre-application advice has been sought and the design amended in line with planning officers comments on the 2nd and 15th October 2009.



Initial scheme for planning comment

2.03 Prior to developing our ideas for the site, we checked the Environment Agency website to confirm that the site location is outside of the extent of the extreme flood zone.



extreme flood extent extract

3.00 Amount

3.01 The site area is 0.151Ha (0.375 acres). Current local and national planning policies and supplements, recommend a density range of 30-50 Dwellings per hectare. The provision of 6 units on the site equates to 40 units per hectare, being in line with local and national policy.

3.02 The gross external area of the 3 Bedroom house is 110sqm and the gross external area of the 4 Bedroom house is 142sqm. This provides a footprint on the site of 294sqm and a total construction area of 724sqm.

4.00 Use

4.01 The scheme is for 6 family dwellings with associated private gardens, communal access, parking areas and general landscaping.

5.00 Layout

5.01 The layout has developed from creating a safe access to the main highway from the body of the site, whilst retaining safe and clear access to the two further dwellings on the existing site access. As such the main access is on the southern boundary of the site allowing for the formation of a turning head for service vehicles within the site curtilage.

5.02 We believe it is important to emphasis the ribbon form of development on Toddingdon Lane at the front of the site and

positioned the semi detached properties at this frontage for this purpose, whilst setting back from the perceived building line in respect of the site boundary. Each of these two groups of dwellings have been orientated to align with their immediate boundary. The southern semi-detached units are set back some 3.500m from the original facade line of the existing garage.

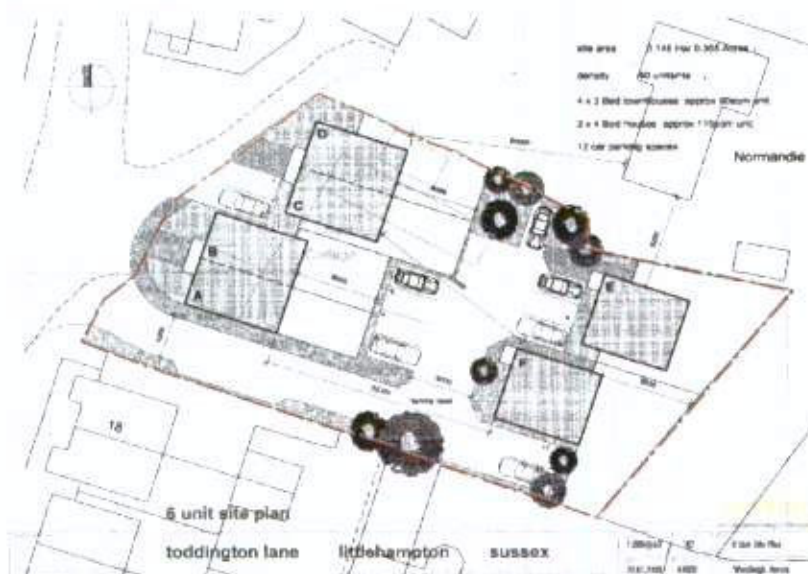
5.03 The two detached dwellings are located to the rear of the site in acknowledgement of and alignment with 'Normandie', the existing adjacent dwelling. This provides each of these dwellings with good private amenity space and maximises the separation distance to the rear elevation of the semi-detached units, giving them privacy from overlooking to their own rear gardens. The internal planning of the dwellings has sought to position living accommodation to the rear of the properties, providing direct access to garden areas.

5.04 The natural orientation of the site ensures all garden have good access to the South and that the flank wall of the Northern semi-detached house does not create overshadowing until later in the year.

5.05 Existing boundary trees are retained for both amenity and privacy and will be protected during construction in line with BS5837.

6.00 Scale

6.01 As previously developed land, the site offers a prime opportunity to create good quality family dwellings. Initial sketch ideas were based upon a 7 unit scheme, but in developing the design, it was felt that 6 units offered a more acceptable layout and offered greater respect to the local area.



Initial 6 unit site layout.

6.02 The site is immediately adjacent to the Kings Acres and Elysium Fields development of some 395 dwellings, currently nearing completion. Within this site there is range of dwelling sizes both in plan form and height.

6.03 The site is surrounded by a variety of house styles, shapes sizes and finishes. In addition the rise of the land is a general slope rising to the east, creating a backdrop to the site when viewed from the West.

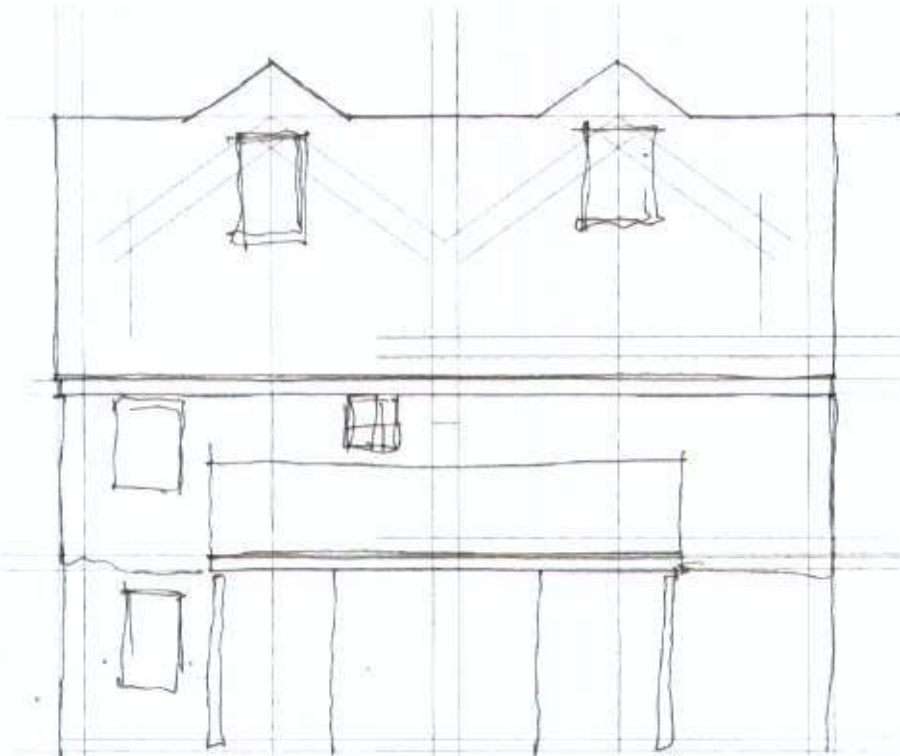
6.04 Both 'Jasmine and Virginia Cottages' are of local architectural interest.



6.05 In the plan form of our proposal, we have sought to match the 'grain' of the new development for the smaller houses and utilise the parking areas to create a more open feeling of space within the site.

6.06 We have always sought to create a 'language' within the proposed elevations of the design and to allow the elevations and roof slopes to step back from Toddington Lane to acknowledge the change of scale from the existing houses to those we propose. Our first ideas utilised lower pitched roofs and gables to create a contemporary image. However initial planning consultation suggested that steeper roofs and a reduction in eaves heights may be more appropriate. Our design has therefore developed with this in mind and whereas we have sought to retain an overall visual 'language' for the site, we have introduced hipped roofs and dormers to further reduce the overall impact of the building form on the local area.

As such we have sought to keep the bulk of the buildings to a minimum, whilst ensuring we provide good quality, usable family accommodation within.

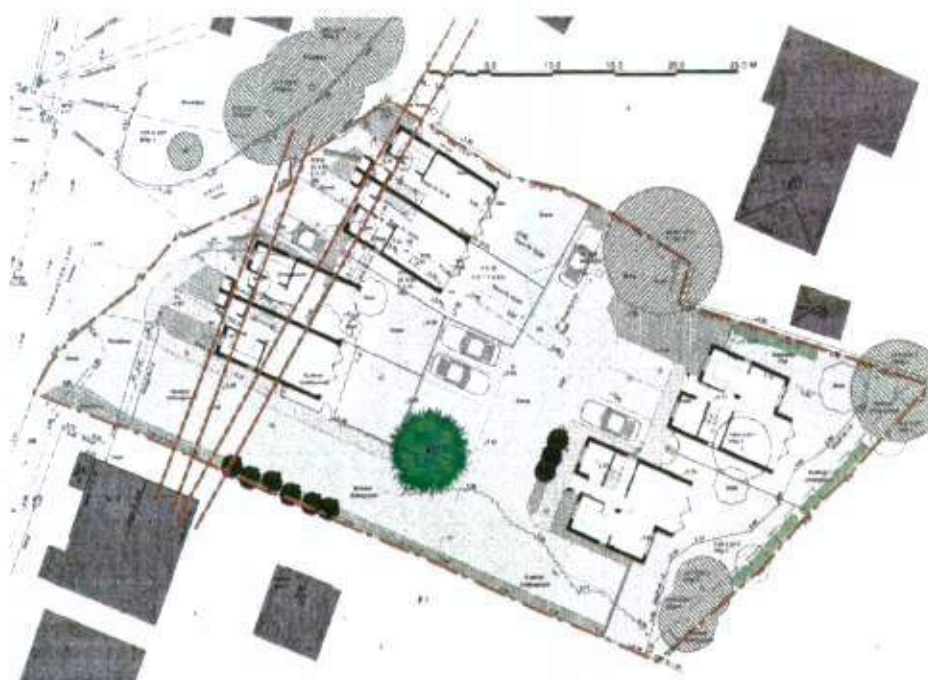


Sketch thoughts following planning response

6.07 The survey drawing clearly identifies the range of eaves heights, ridge heights and roof pitches within the area. We have sought to increase the roof pitch of our house design, which has created a slightly higher ridge line. But to mitigate this, we have set the buildings back within the site and ensure that the individual unit overall roof length and 'mass' is significantly less than that of the existing house.



proposed semi detached overlaid on 'New Cottage' outline.



dotted red lines indicate alignment of proposed eaves heights to maintain 'subservience' to existing surrounding buildings

7.00 Appearance

7.01 Having developed the design of the buildings to utilise hipped roofs as a major design feature to assist in reducing the scale of the development, it became important to utilise similar materials of the area to create harmony with the local environment. The basic elevations will comprise of tile hanging to the upper storey and knapped flint with red brick quoins to the ground storey and general brick detailing. The flint has been chosen as a mark of respect to the current image presented by Jasmine Cottage to Toddington Lane. The plain clay tile hanging is proposed to assist in creating a more human scale to the upper facades by the use of smaller units and to offer some 'harking back' to the timber siding currently existing on New Cottage. Window forms are similar to those existing within the new development and square capped lead dormers to the hipped roofs are considered to add a contemporary 'twist' to the overall design concept.

8.00 Landscaping

8.01 To the common soft areas, we are proposing low level shrub planting and a semi-mature tree replacement for the Hawthorn tree which requires removal. To the common hard landscape areas, we are using tarmac for the main access road with interlocking block paviors for the car standing areas and a varying colour for the pedestrian routes, with concrete kerbs to the perimeters. A shaped cobbled textured area is proposed to the

access road as indicated on the highways engineers drawing. Footpaths serving each dwelling will also be interlocking block paviers.

- 8.02 Each dwelling will have low level shrub planting to the allocated areas of front garden, with concrete slab terracing and turfing to the rear gardens.
- 8.03 Each of the 3 bedroom dwellings will have a single external lighting point to their porch areas and two external lighting points to the rear gardens. Both of the 4 bedroom dwellings will have a single external lighting point to their porch areas and 3 external lighting points to serve the garden terrace area and the refuse areas.

9.00 Access

- 9.01 The site is located some 1.5Km from Littlehampton station and has good bus links to the town, due to its' proximity with the adjacent new development.
- 9.02 Car spaces have been provided in line with local planning policies, but the central suburban nature of the site location will be positive in fostering the use of other modes of transport, such as cycling.
- 9.03 In acknowledgement of the surrounding environment, our design is for family accommodation, for both growing and mature households. The site offers good access to local workplaces and amenities with both beach and countryside, being equally close allowing families good work and leisure opportunities.
- 9.04 Within each of the dwellings, the design will fully comply with building regulations to offer level access and to provide WC accommodation at the principal storey access point. Corridors and door widths have been considered for future wheelchair use and proposed construction techniques will allow for future flexibility within the ground floor plan layout.

10.00 Conclusion

10.01 Having identified the site as suitable for development, we have sought to create an interesting and positive addition to the local environment.

We have sought input from the planning department and integrated their ideas and suggestions within this application.

We have sought highways advice to directly address the concerns raised in the previous refusal, whilst accepting that the road layout to the area has significantly altered since that date.

As architects, we are confident that we have developed a scheme that respects its local environment and offers good quality family homes in a considered form and offers a fresh approach to housing layout and design. We respectfully request the support of the planning authority in the determination of this application.