

IVON BLUMER ARCHITECTS Ltd

Design & Access Statement

**Land
at
Manor Park
Bognor Regis
West Sussex
PO21 3JS**

Proposed New Residential Development

of

Four Terraced Houses

1.0 Introduction

1.1 Site Address

Land at Manor Park
Pagham
West Sussex
PO21 3JS

1.2 Outline

Ivon Blumer Architects Ltd have been appointed by the current freeholder of a parcel of land at Manor Park, PO21 3JS, to design and submit a detailed planning application for a new residential development comprising of four terraced, 3 bedroom houses.

This statement is to be submitted as part of the detailed planning application and is to be read in conjunction with all submitted architectural drawings and statements.

The Land is currently controlled by West Sussex County Council Highways department under a road adoption agreement. Subject to a satisfactory planning consent the freeholder will apply to the Secretary of State for a section 247 stopping up order to extinguish the adopted status. The remaining adopted highway and footpaths will remain under the control of West Sussex County Council.

The land is not currently required as highway land and does not nor will not affect the current public road and footpaths.

The proposed houses are to be built to a high architectural specification with extensive green credentials.

This Design and Access Statement meets the requirements set out in The Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2013.

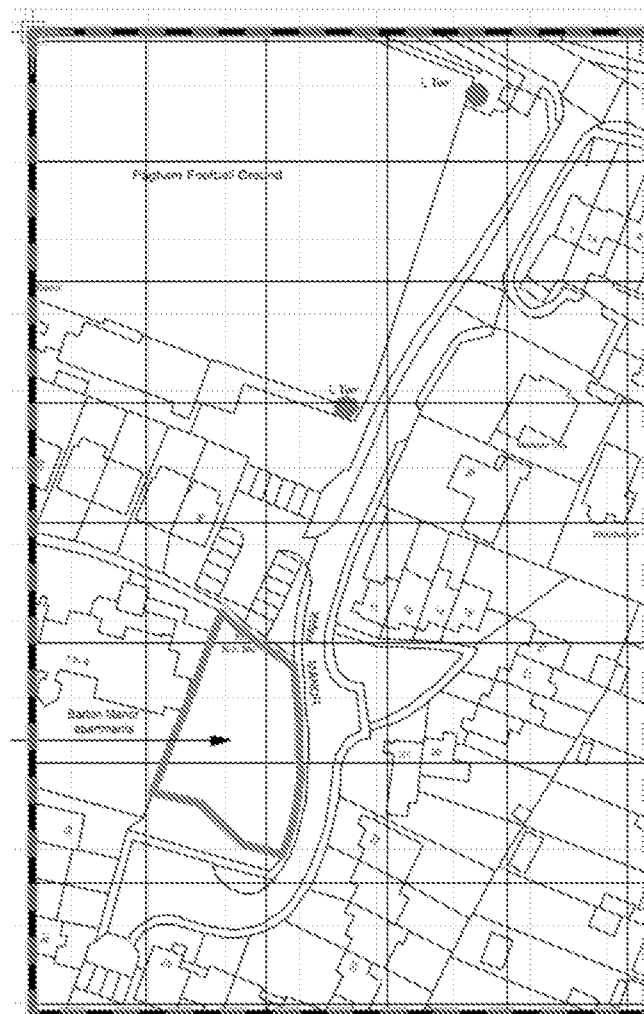
2.0 Assessment of Physical Context

2.1 Description of Site

The site (photo below) is located at Manor Park and is currently laid to grass with a collection of mediocre trees of various ages and size, see Lizard Landscapes tree schedule.



Site



Site Location Plan

2.2 Description of Locality

The area is part of a residential road comprising of detached/semi-detached houses and bungalows of various styles and designs built in the late 60's.

2.3 Adjoining properties

No adjoining properties other than a modern extension to Barton Manor located on the western side of the boundary. Barton Manor is a grade II listed building but it has been extended in recent years by a series unsympathetic residential extensions, the most recent being a small two storey extension added in 2008, which is located about a metre from the application site.

In respect of the proposed new development it is argued that it's impact will not adversely affect the the Listed Building, the principal interest being in the earlier buildings located at the west end of the complex and not visible from the application site.

2.4 Movement Network

The application site is located within a sustainable location, within very close proximity to local amenities, beach, schools and within easy walking distance to local transport links making the site easily accessible by various modes of transport both public and private.

Access and parking for cars, cycles and service vehicles is an integral part of the proposed development.

2.5 Protected Trees – See Tree Survey & Constraints Plan for further information

There are 16 trees in or adjacent to the application site, please refer to Lizard Landscape tree schedule and drawings. There are no TPO's on the site, Mark Warwick Arun District Councils tree officer has previously commented on the trees as not being worthy of TPO status.

2.6 Protected Species

The applicant is not aware of any protected species on the site which is laid almost entirely to grass, please refer to Lizard Landscapes Ecological Assessment.

3.0 Planning Policy & History

3.1 The Scheme will take into account ADC Planning Policies

Arun District Local Plan:

GEN2 Built-up Area Boundary
GEN7 The Form of New Development
GEN9 Foul and Surface Water Drainage
GEN12 Parking in New Development
EDDM1 D DM1 Aspects of Form and Quality
EDDM2 D DM2 Internal Space Standards
EDDM3 D DM3 External Space Standards
EDSP1 D SP1 Design
EECCSP2 ECC SP2 Energy & Climate Change Mitigation
EHDM1 H DM1 Housing Mix
ESDSP2 SD SP2 Built -Up Area Boundary
EWDMM3 W DM3 Sustainable Urban Drainage Systems

Planning policy guidance

Supplementary Guidance:

NPPF National Planning Policy Framework

3.2 Planning history as downloaded from ADC planning portal.

There is no planning history attached to the site on ADC's planning portal.

3.3 Affordable Housing

The scheme is below the Arun District Council threshold for affordable housing.

3.4 National Planning Policy Framework (NPPF)

Relevant national planning policy is set out in the National Planning Policy Framework, which was published in March 2012, and replaced the former system of Planning Policy Guidance Notes and Statements. In respect of design it stresses in its opening paragraphs that the purpose of the planning system is to contribute to the achievement of sustainable development.

The National Planning Policy Framework (NPPF) supports effective and efficient use of land for sites in the built up area but also advises that new housing should be well integrated with and should complement neighbouring buildings and the local area in terms of scale, density, layout and access.

A key element in the NPPF is Paragraph 14, which states that "At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking."

Paragraph 15 states that; "policies in Local Plans should follow the approach of the presumption in favour of sustainable development so that it is clear that development which is sustainable can be approved without delay."

Section 7 of the NPPF deals solely with requiring good design.

Paragraph 56 states that the Government attaches great importance to the design of the built environment, and that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Paragraph 57 states that it is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces.

Paragraph 58 emphasises that planning policies and decisions should aim to ensure that developments:

- i) Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.
- ii) Optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks, the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.
- iii) Create safe and accessible environments where crime and disorder and the fear of crime, do not undermine quality of life or community cohesion and are visually attractive as a result of good architecture and appropriate landscaping.

3.5 Housing Land Supply

It is suggested that any development of the site will provide a positive contribution to the shortfall in Arun District housing supply.

4.0 Evaluation

The site is located on Manor Park and is typically of a mixed residential nature, with properties of differing architectural styles. The site runs to some 944 sq m and is rectangular in shape, providing a suitable opportunity for a small residential development of four terraced houses. The site is flat with no physical features of importance, being mainly laid to grass, with some 16 trees of varying quality and amenity value. The site is not overlooked by any adjoining properties. Access off Manor Park is good and the site is near to local facilities at Nyetimber. The site is not subject to any flooding risk and is in flood zone 1.

4.1 Opportunities

- i) To provide a windfall of 4 new houses.
- ii) A more effective use of the site area.
- iii) To contribute to ADC's housing shortfall
- iv) To retain areas of open space, which could be transferred at nil cost to the local residents.

5.0 Design Principles

5.1 Design Principles

The starting philosophy for the design brief is to design a contemporary, high quality, architectural, housing development, whilst respecting the relationship between the proposed houses and the adjoining residential properties. The architectural style is of a modern contemporary architectural style, with a twist. The client has requested that the properties are to have substantial eco credentials as noted below.

The main design principles are:

- i) To be in context and respect the existing residential area character.
- ii) To use natural sustainable materials locally sourced, where possible.
- iii) To make efficient use of the available land.
- iv) To minimise any impact on the adjoining properties.
- v) To create a positive visual enhancement to the locality.
- vi) Architectural detailing and materials to be of a well considered and innovative approach.
- vii) To respect the retained trees and their root protection areas (RPA) on the site.

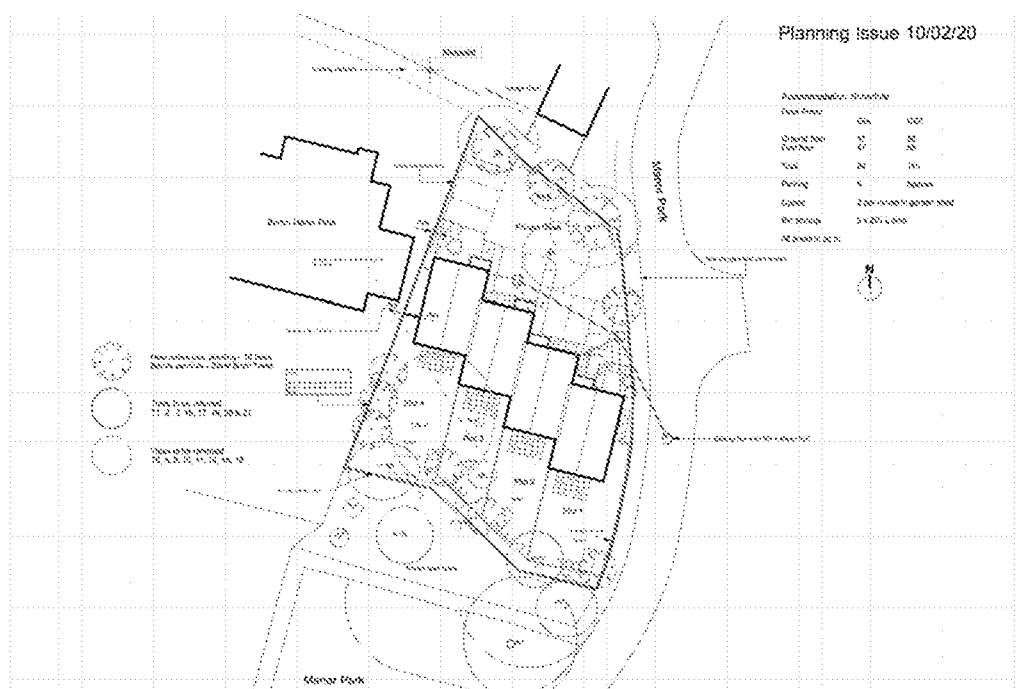
viii) To comply with part M of the building regulations.

Taking into account the Local Plan Policy ECC SP2, Energy and Climate Change Mitigation, the main green principles to be considered are:

- ix) To promote the use of sustainable energy technologies.
- x) To minimise carbon emissions.
- xi) To be constructed using modern methods of construction (MMC).
- xii) Houses to be super insulated.
- xiii) Incorporation of thermal solar panels.
- xiv) Incorporation of photovoltaic panels.

5.2 Design Concept

The proposed site layout shows a terrace of 4 properties, accessed off a new private drive.



Proposed Site Layout

The location of the footprint has been designed not to cause any overlooking of existing amenity space. The footprint respects a 45 degree line drawn from the first floor window in Barton Manor, see dotted line on site plan. All gardens will be to ADC's external space standards with a minimum depth of 10 m. Internal nett floor area and room sizes will comply with ADC's internal space standards.

The non-native eucalyptus trees to the Northern boundary will be replaced with native trees, whilst additional native tree planting will be located along the boundary with Barton Manor to satisfy concerns of loss of screening by the owner Nigel Rawlins.

Parking will be to WSCC standards of 2 spaces per property with additional cycle storage located in the garden store.

6.0 Amount

6.1 Accommodation.

- Plot 1 - 3 Bed 94 sq m House
- Plot 2 - 3 Bed 94 sq m House
- Plot 3 - 3 Bed 94 sq m House
- Plot 4 - 3 Bed 94 sq m House

Floor areas are gross internal

Parking, 2 Spaces per plot

Site Area 944 sq m

6.2 Density

This density accords with the guidelines contained within the Council's planning guidance for sites located within a very sustainable location such as this. With good design, the site provides a great opportunity for a small residential development with increased visual interest. This has been achieved by responding sensitively to the scale, form and massing of the surrounding context. The proposal meets all planning requirements, such as; amenity, privacy and parking. It is therefore considered that the density of this scheme is appropriate.

The site density represents approximately 4 units per hectare.

7.0 Site Layout

7.1 Layout

The site layout is based around a 4.1 m wide shared private access way, serving the individual plots, as shown on the site layout. Site lines in both directions are considered adequate in the form of 2.4 m x 70 m. Cycle storage and covered bin storage will be provided to each property. The layout will not provide any internal overlooking between properties, nor will the proposed properties cause any impact on the amenity space of the adjacent properties.

7.2 Car Parking

The parking scheme has been designed in accordance with local planning guidance.

7.3 Landscaping

It is proposed as recommended in the Lizard Landscaping Statement that a landscaping scheme is prepared following completion of the development, accordingly it is requested that the landscaping design is made a condition to any approval granted.

7.4 Bin Storage – See Bin Storage Statement for further details

Each dwelling will be provided with the equivalent of 240 litres for residual waste and recycling storage/bins.

As stated in the Emerging Local Plan Policy D DM3 external areas are allocated to each property to allow the adequate space for recyclable and non-recyclable waste storage.

To comply with Health and Safety legislation all bins will be within 50 m pulling from the main entrance to the development.

8.0 Scale

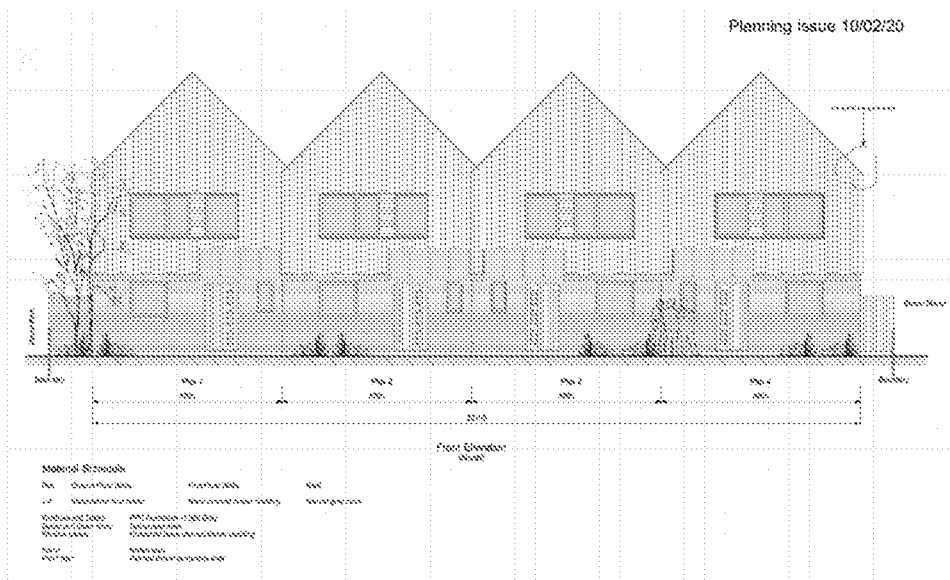
The scale of the proposed houses will be of a typical terraced/detached 2 storey house, typical of similar properties in Manor Park.

The proposal compliments it's surroundings taking colour and material reference from surrounding buildings.

9.0 Appearance & architectural style

9.1 Elevational Style

This will be of a modern contemporary style under pitched roofs.



Typical Elevations

9.2 Material palette

The chosen material pallet has been carefully selected for high quality and aims to compliment the neighbouring buildings and surrounding context.

The materials used will be chosen from a pallet of high quality materials from a sustainable source, as noted on the elevational drawings.

Material Schedule			
Plot	Ground Floor Walls	First Floor Walls	Roof
1-4	Staffordshire blue bricks	Black charred timber cladding	Natural grey slate
Windows and Doors	PPC Aluminium - Light Gray		
Gutter and down pipes	Galvanised steel		
Window panels	Horizontal black charred timber cladding		
Porch	Rolled lead		
Front door	Painted timber composite door		

10.0 Drainage, See Separate Drainage Statement.

10.1 Foul Drainage

Foul drainage will be into the existing public sewer system in Manor Park

10.2 Surface Water

- i) Surface water will be dealt with by rainwater harvesting tanks linked to soakaways for overflow.
- ii) The access way and hard surfaces will be of a sustainable construction specification.

11.0 Access Statement

The development has been designed in accordance with the Disability Discrimination Act 1995, BS 8300 and Part M of the building Regulations 2004.

11.1 Vehicular & Transport Links

Parking is provided at the rate of 2 spaces per house, the site is located adjacent to a public bus route on Nyetimber Lane.

Cycle storage will be provided at the rate of 2 covered spaces per property, located in the garden store.

11.2 Inclusive Access

Internal design of the houses will comply with Part M of the building regulations:-

12.0 Conclusion

The development meets the design principles set out above.

The development is in line with the relevant planning policies.

The development responds to and will enhance the visual amenity of the surrounding area.

The development will not compromise the adjoining properties.

The development will be of a high architectural design.

The development will comply with the relevant Local Plan Policies

The development will comply with the DDA and Part M of the Building Regulations.

The proposal will contribute to meeting Arun District Council's shortfall in the supply of housing in accordance with the NPPF.

Following all points outlined during this document and those highlighted previously, it is believed the scheme provides a high quality development appropriate to the site and its context without creating a detrimental impact upon its immediate surroundings.

Therefore it is hoped that the local authority will be able to support this application.