

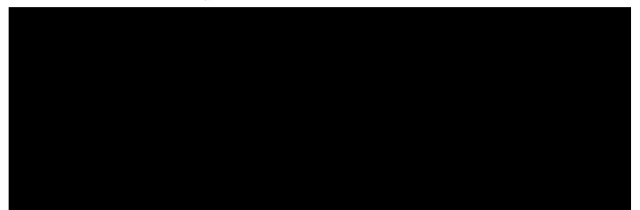
Land Adjacent

**Abbots Lodge High Street
Rustington BN16 3NL**

Planning Design and Access Statement
with appendices



CPA property
Chartered Surveyors
The Stables Kesters Barn
Bury West Sussex RH201PA



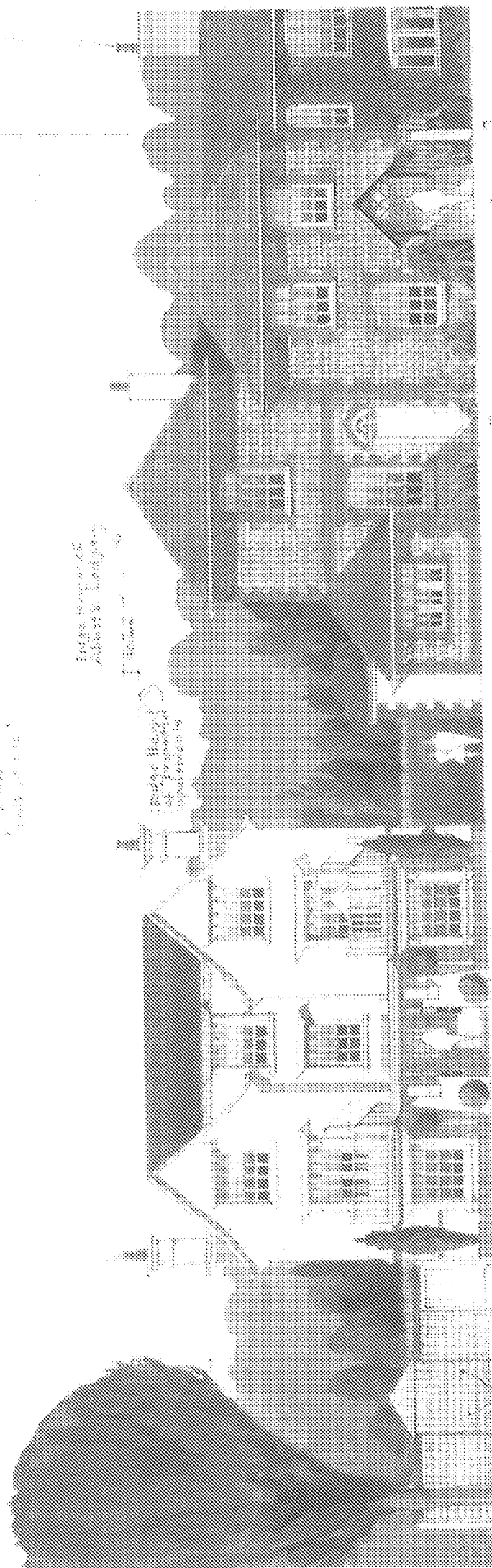
Northern Boundary of Albert's Lodge with adjacent property

Speculation with future

10m
10m at 10m
2.0m
10m at 10m

Side house of Albert's Lodge

Side house of Albert's Lodge



NORTH ELEVATION [Existing Building - Albert's Lodge]

SOUTH ELEVATION [Proposed Apartments]

Scale 1:1000
1" = 10' 0"

NEEL
HOLLAND
ARCHITECTS
2010
2017

ALBERT'S LODGE - HIGH STREET
RUSKINGTON
A PROPOSAL FOR A DEVELOPMENT OF
SIX ONE-BEDROOMED APARTMENTS
ON THE SITE TO THE EAST OF THE LISTED
BUILDING
DRAWING N°(3)

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**1. Planning Application Summary and General Introduction on :
Development Site Adjacent Abbots Lodge**

The proposals on a garden plot site are for six high quality one bedroomed apartments on garden and car park adjacent Abbots Lodge Dental practice.

The site is ideally suited for infill development and improved vehicular access for the unused part of the site and existing dental surgery.

The simplicity and 'lightness' of the proposed new building seeks to allow the Grade II Listed Building of Abbots Lodge its correct status without competing with it and this has been respected.

The total site, outlined red is 878m² (.22 acre), in immediate proximity to the High Street, surrounded by a mixture of residential, D1, commercial and sundry other retail and service facilities.

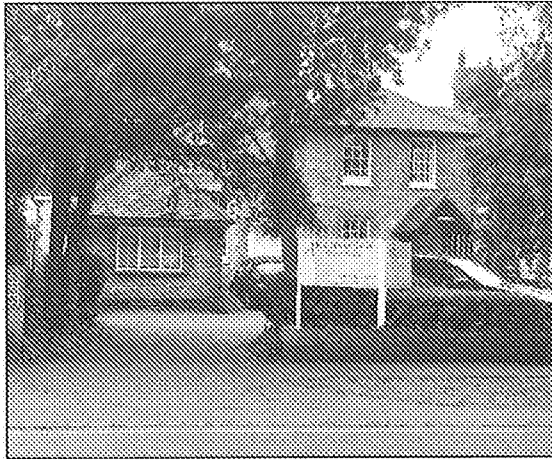
The justification for development:

- Situated on an infill plot at the western end of Rustington Village High Street, within the conservation area in the Parish of Rustington.
- The proposals are to provide six exceptionally high quality designed one bedroom residential apartments.
- The proposed development has most facilities immediately within walking distance and good connectivity to public transport.
- The proposed development is completely hidden from the street scene.
- Due to the constraints on the site, the development allows for one bedroom living and likely to appeal to local professional couples.
- Infill use of an unused plot and tarmac car park on the side of the Abbots Lodge dental surgery.
- Improving access and egress points and improved parking for dental surgery.
- The site is in an appropriate location for this small development due to the central location, proximity to shops, village amenities and transport links.

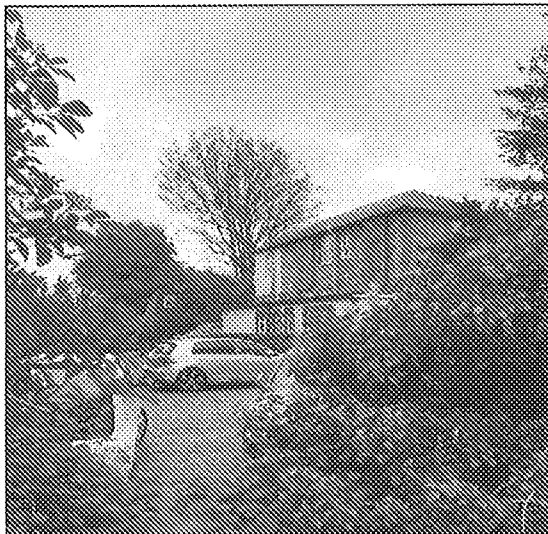
2. Assessment – Listed Building Information & Constraints

2.1. Abbots Lodge, the Grade II listed building has had several additions over the 200 years or so of life. There are some early and late Georgian and Victorian additions possibly. Then in the late 1970's some less sympathetic i.e. the flat roof single storey extension on the east side of the main building and the projection beyond what would be the old building line to the front. The Victorian porch to the main entrance is also out of keeping with the original house.

Front entrance and elevations



Entrance to be blocked up



Side elevation main building



Entrance from far side of the street

2.2. The site for the proposed development is constricted in its width by the constraints of a row of large trees running the length of the eastern boundary between the site and the Methodist Church. The constraints of the site, in particular, the tree root protection area (TPA), on the Eastern boundary, restricts the proposed building to a narrower scheme (Than previous pre-application submission). See Tree Report.

- 2.3. It will be noted from the street scene photographs below the proposed development is almost totally hidden from the street view.



Street View – indicating from this NE angle the proposed development will not be seen



Street View - indicating from this NW angle the proposed development will not be seen

- 2.4. The need to respect the immediate environment of the listed building, i.e. deferring to it and not dominating it, thus detracting from its setting, is of primary importance.

3. Site Appraisal

- 3.1. The site is located on the western end of the Rustington High Street Station Road and is in a block bordered by Sea Lane to the west, The Grangeway to the south, Claigmar Road to the east and the High Street (north). In the immediate neighbourhood there are many examples of similar past development.

There are currently two dropped kerb vehicular accesses to the surgery one of which is very unsatisfactory and is proposed to be closed off and, with the new proposed entrance will be a better solution for vehicles in the two car parks providing additional spaces.

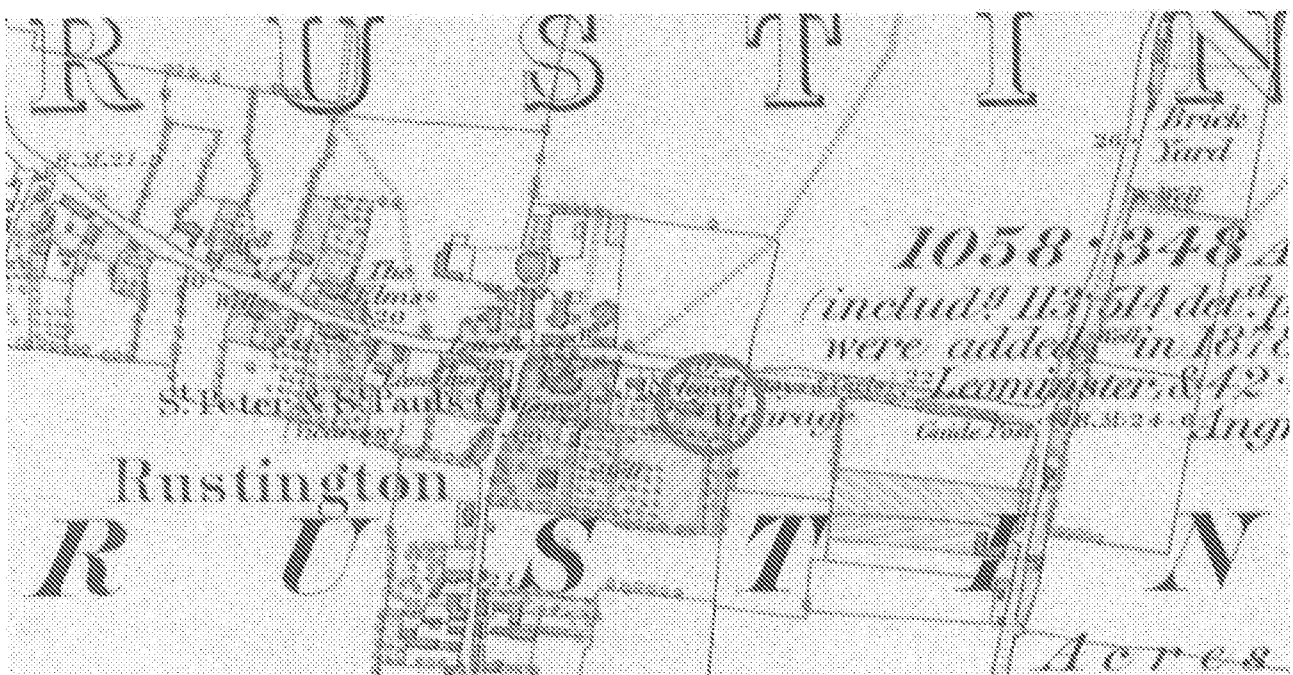
- 3.2. The site has been used for random car parking for some 40 years and is generally unused garden space.

3.3. Heritage Statement - Historical Context

A review of documented histories of Abbots Lodge is that it was one property and is now two. Abbots Lodge Friars, the Vicarage, (the whole building obviously part of the Church protection), built in the middle of the 19th Century and records show little of any historical significance.

The earliest map available from 1879 shows no development on the site or surroundings, apart from the Church of Saint Peter and Saint Paul. The railway line is shown to the north. Subsequent maps from 1899 and 1934 show development around the site. A map from 1959 shows further development with the High Street beginning to be formed as it is today.

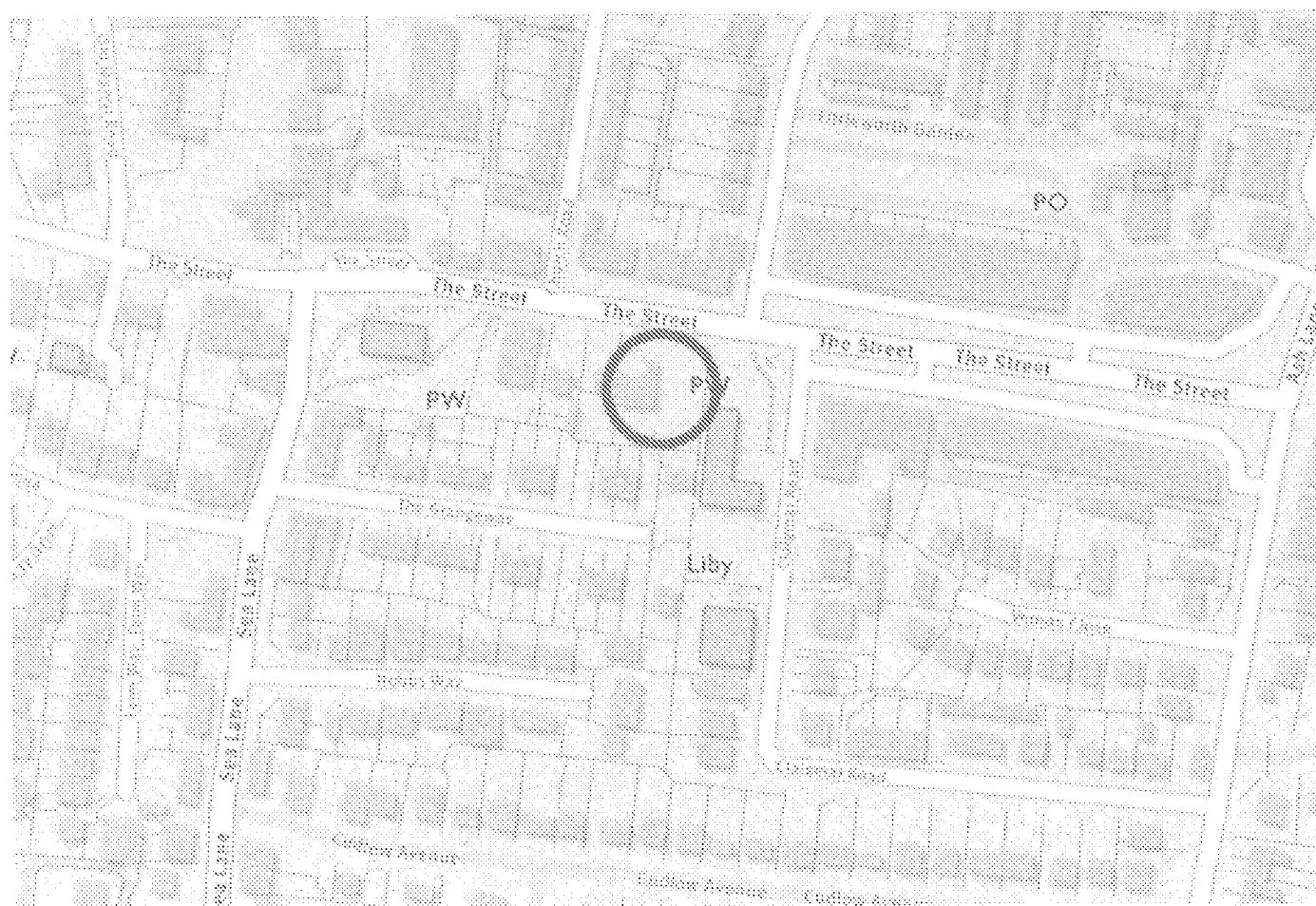
- 3.4. These developments now leave the proposed site surrounded to the North, South, East and West of the site from the 1950's onwards, of further development of both residential and office/retail spaces, with a prominent high density residential of varying types.



OS Map from 1879



OS Map from 1959



OS Map from 2017

3.5. History and Development. Abbots Lodge, the neighbouring property to the proposal site, set back from the road and is believed to have been built in the mid 19th century. The property has been split up into two and extended on a number of occasions, originally in the 19th Century and then in the 1970s. Records for the more recent developments are limited; however, the 1970's flat roof side extension and the 1980's front single storey extension do little to enhance the main building.

4. Rustington Neighbourhood Plan (RNP) incorporating the Design Statement

4.1. The area is designated conservation area in the Neighbourhood Plan and is the last building to the East within the conservation area.

The area is defined by many differing styles of commercial and residential buildings. Architecturally, the area is very mixed both in quality and in quantity. The Grangeway, Sea Lane, and Claigmar Road, for example all have three storey or larger buildings. The High Street is predominantly three storey.

In **RNP 3.3.1** 'The character of the Village' – Seeks "to retain the character of the Village and enhance the locality through encouraging the use of sympathetic construction materials. We believe this infill development addresses this.

4.2. Local materials in the area are a mixture of Georgian Flint and Brick, Victorian and Edwardian Brick, Flint and Tile and Flint and Slate, together with Edwardian and later rendered elevations the use of gabled dormers with mainly tiled rooves.

While and new developments should be in keeping with the original architectural characteristics of the area. In this case, there is an argument for matching the materials on the existing listed building. However, immediate neighbouring materials are so mixed and varied, the general approach taken here in the Neil Holland design proposals has been to "**Defer to the Listed Building and not to compete with it,**" hence the proposed rendered elevations and tiled roof blending with similar in the street scene.

4.3. In RNP 3.3.4 Preserve and Enhance the Conservation Areas, the RNP requires developments to acknowledge their importance to the community and relationship to the Village Centre, ensuring any development in or around the Conservation Areas reflects their character and appearance. We believe these proposals do this.

4.4. RNP Policy 2: Housing Design states; 'Development proposals ... will be supported, provided the scale, density, massing, height, landscape design, layout and materials reflect the architectural and historic character and scale of the surrounding buildings and landscape.

4.5. The RNP Policy 4.11 defines distinct character areas across the parish by way of their dominant built form, historic character and/or landscape character and the community stressed the importance of retaining the essential characteristics that collectively distinguish the village from its neighbours. We believe this development provides this.

4.6. Policy 4.12 of the RNP set design principles which should apply to development proposals:

- i. Development should not detract from the character and amenity of the nearby area.
- ii. Development should not impact on surrounding properties but should seek to maintain privacy and alleviate possible noise issues to existing neighbouring properties as well as seek to lessen its impact on the surrounding area.
- iii. New builds should be in scale to the locality and height restricted (to include roof space) to scale with similar nearby properties.
- iv. On road and off road parking provision on developments should meet local guidelines, and applications where it can be shown exceed these criteria are encouraged.
- v. Where pedestrian walkways are provided alongside roads the walkways should be wide enough to allow safe passage of pedestrians without recourse to use of the roadway.
- vi. Access from and to existing roads should not impede local traffic or reduce parking provision for neighbouring properties.
- vii. Provision should be incorporated within the curtilage of a property of a storage area for refuse and recycling bins which blends with the character of the dwelling and street scene.
- viii. Prevention of an over concentration of flats in any character area should ensure that problems associated with on street car parking, for example, are minimised.

5. The High Street and Surrounding Area

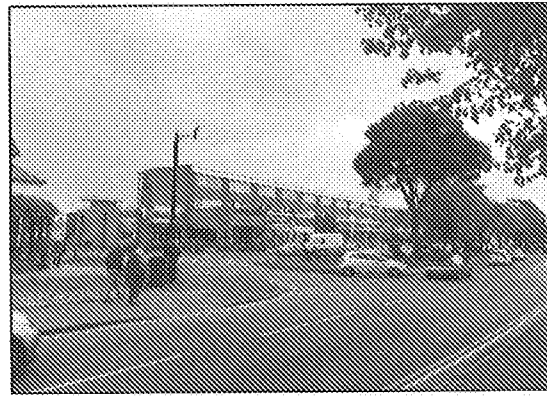
- 5.1. The development in the high street and surrounds are mainly linear and street fronting. **The proposal allows for the parking and existing gardens to be set back from the road and pavement and will not be seen unless directly in front of the site.**



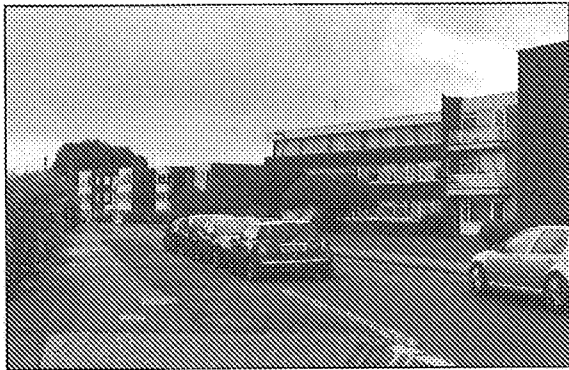
Eastward Street Scene



Westward Street Scene



High Street Scene



Woodlands Avenue



Woodlands Avenue



Woodlands Avenue



Apartments Sea Lane



Rear Apartments Sea Lane



Ash Lane

Examples of three storey construction in the immediate and nearby area

6. Pre-Application

A pre-application to Arun District Council in 13th September 2016 which stated the site falls within the built up area boundary where the principle of development is accepted.

- 6.1. The relevant policies were considered relevant to the previous proposal submitted for a pre-application report on this site dated 13th September 2016.

Relevant Policies – The following policies are considered relevant to the proposal

Arun District Local Plan:	AREA2	Conservation Areas
	EDDM1	D DM1 Aspects of Form and Design Quality
	EDDM2	D DM2 Internal Space Standards
	EDDM3	D DM3 External Space Standards
	EDDM4	D DM4 Extensions & Alterations to Existing Buildings
	EDSP1	D SP1 Design
	HERDM1	HER DM1 Listed Buildings
	HERDM3	HER DM3 Conservation Areas
	HERSP1	HER SP1 The Historic Environment
	ESDSP2	SD SP2 Built-up Area Boundary
	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	NER2	Rustington Neighbourhood Plan 2014 Policy 2
	NPPG	National Planning Practice Guidance
	SPD2	Conservation Areas
Planning Policy Guidance	NPPF	National Planning Policy Framework

6.2. Principle

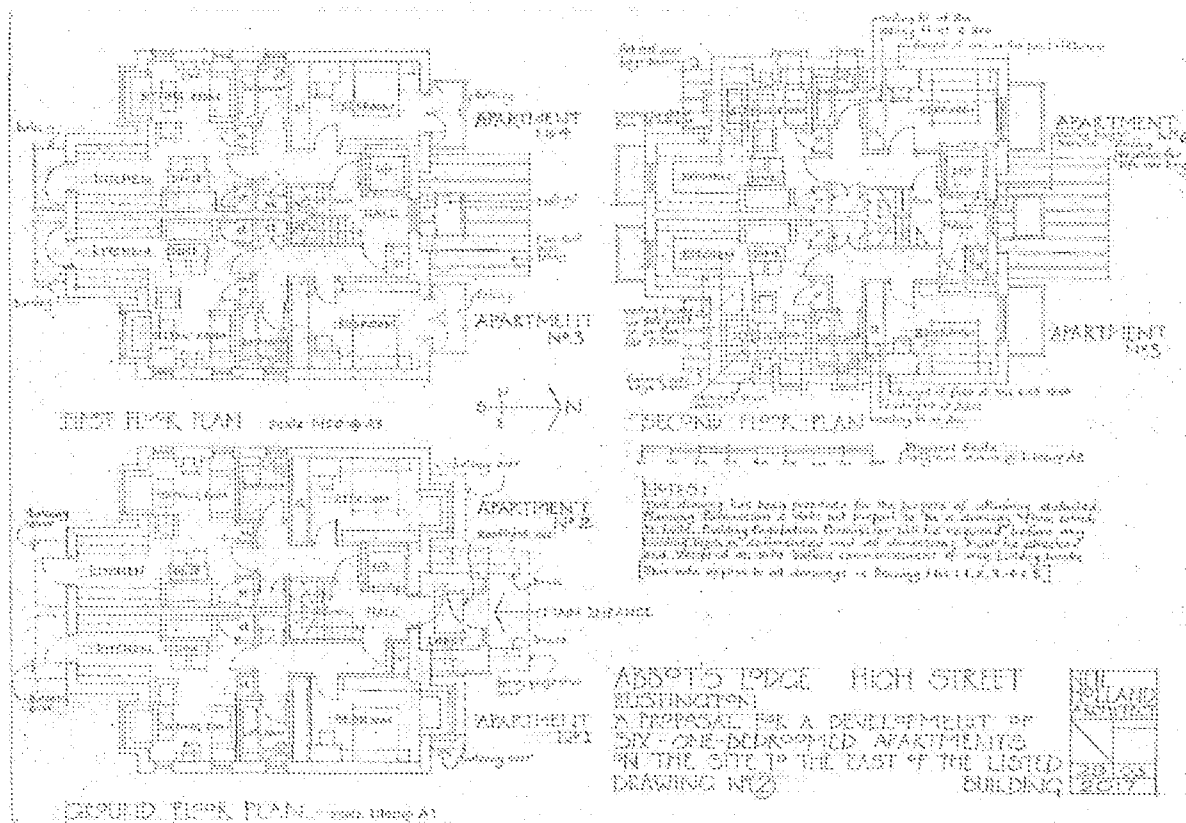
The application site falls within the build area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. The key policy considerations in the determination of this application are policies GEN7 of the Arun District Local Plan; Policies D DM1, D DM2, D DM3 and D DM4 of the Emerging Local Plan; Policy 2 of the Rustington Neighbourhood Plan and the National Planning Policy Framework.

Design

Planning Policies and Central Government Advice support the efficient and effective use of land. Policy GEN7(ii) requires new developments to respond positively to the identified characteristics of a particular site to create developments which respect local characteristics. Central Government Advice further indicates that more intensive development is not always appropriate and that design which is inappropriate in its context should not be accepted. Furthermore, new development should be well integrated with and complement the local area in terms of layout.

The proposed development is three storeys and will have a maximum ridge height of approximately 10.2m. The height of the proposed development is less than many other recent development examples in the immediate vicinity of the application site including the listed building of Abbots Lodge at 11.0 m

It must be noted, 45m to the east of the application site is Sterling and Churchill Parades which feature taller, although flat roof and low pitch three storey development carried out in the 1960's. Therefore, three storey development is considered acceptable subject to an acceptable impact on residential amenity. See 9.4.



Amenity Space Provision

The NPPF indicates that good design should contribute positively to making places better for people. It also encourages the creation of places, streets and spaces which meet the needs of people, visually attractive, safe, accessible, functional, inclusive, and have their own distinctive identity, maintaining and improving the local character.

Policy GEN7 of the Arun District Local Plan further indicates development will be permitted provided that amongst other considerations the proposal creates attractive places and spaces with the needs of people in mind. On this basis, well designed and adequate amenity space provision for residents is considered essential to meet the policy requirements of the local plan and Central Government Advice.

The Council has introduced a policy within the Arun Local Plan 2011-2031 (Publication Version) entitled D DM3 setting minimum sizes for outdoor amenity space for new development. Policy D DM3 requires the provision of 28m² of amenity space which has been more than adequately provided to the south of the site.

We believe the proposals encompass all the above policies.

Neighbour Amenity

Refer to the photographs of the 'Street Scene' and it can be seen the proposed development can only be seen for 16m (50') from the front otherwise it is completely hidden from the street scene.

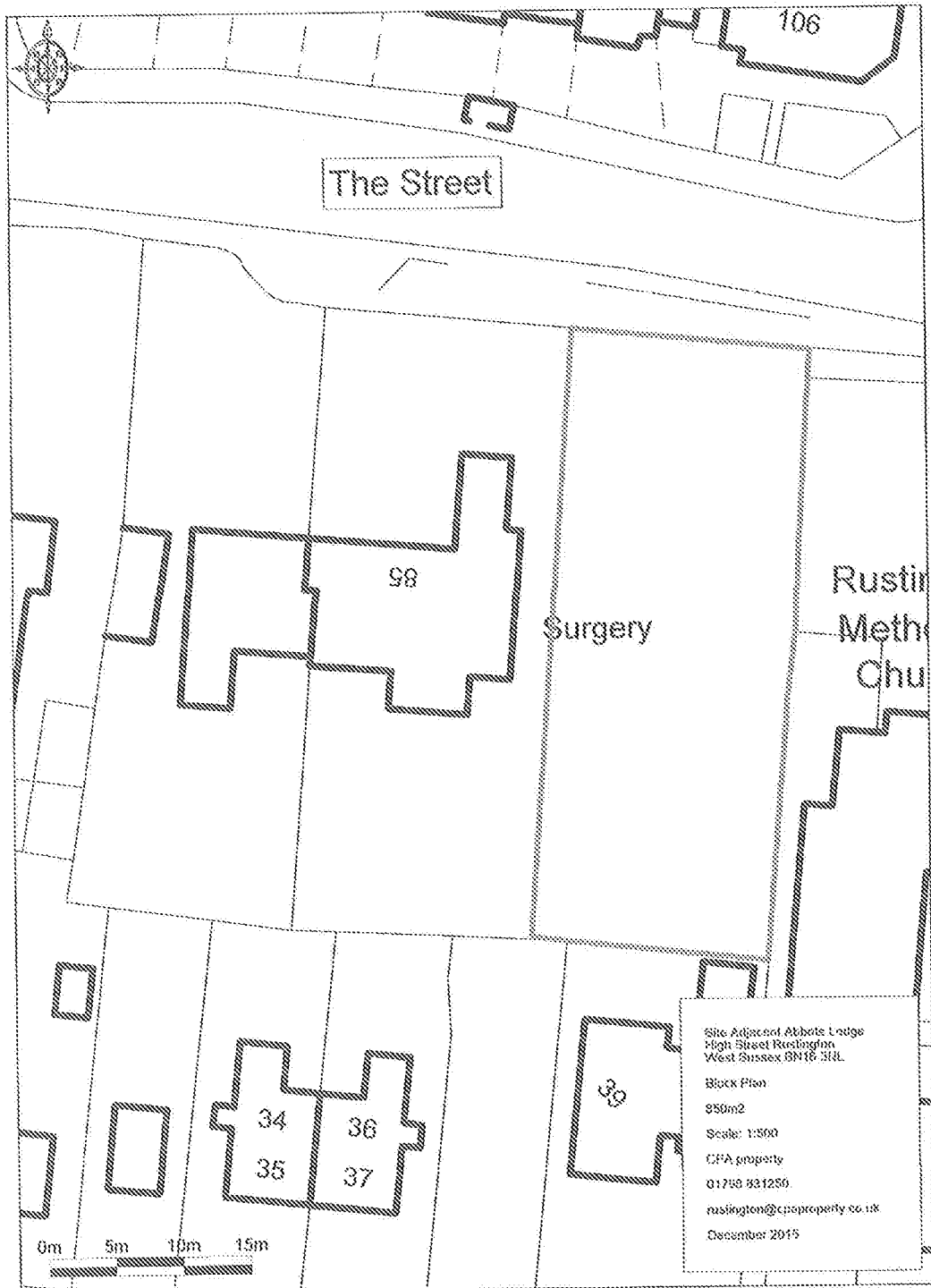
Arun District Local Plan Policy GEN7 (iv) indicates development will be permitted, if it takes into account impact on adjoining occupiers, land, use or property. One of the 'core planning principles' of the NPPF is to secure high quality design and a good standard of amenity (Paragraph 17). Both the adopted Local Plan Policy GEN7 and the emerging Local Plan policy require regard to be had to the amenity & living conditions of neighbouring properties and the proposals have done this.

The proposed development has no impact to the residential amenity of neighbours. The first floor of Abbots Lodge is commercial and is situated approximately 6m away from the proposed three storey development and little or no potential for overbearing impacts to be created. The design of the western elevation of the proposal has considered the main building and has given space for the poor 1970's flat roof extension permitted in 1979 and the front incongruous extension permitted in 1983.

All boundaries have mature planting with trees and shrubs. Minimal additional planting may be required to later replace old and overgrown shrubs which have had little or no maintenance for many years. See Tree Report and Landscape details.

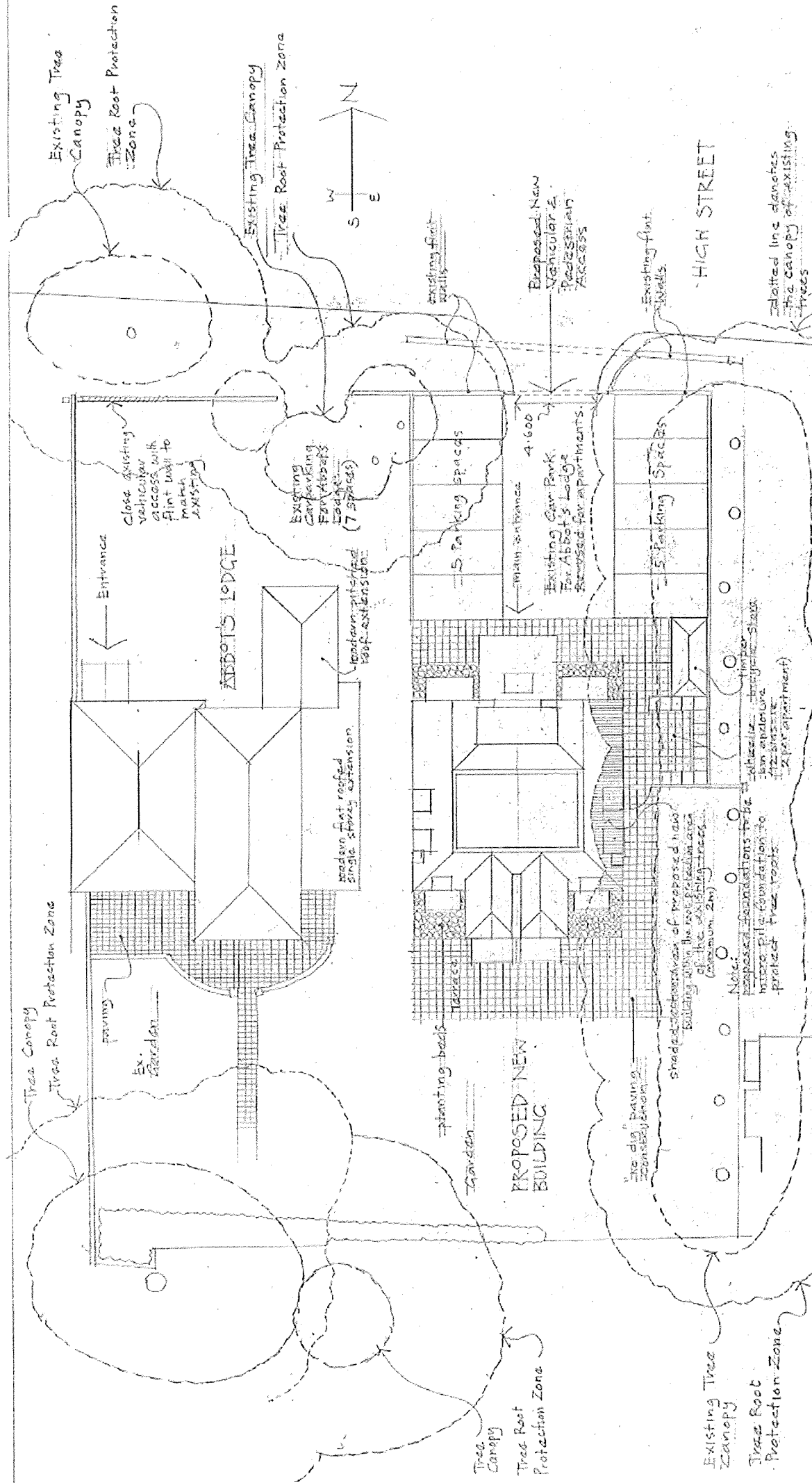
7. Design Approach – General and Historical Building Officer Comment

- 7.1. The proposal is for an extremely high quality development of six one bedroom apartments, serviced by a lift and central staircase.
- 7.2. Following the advice from **Arun D.C. Historic Building Officer** relation to a previous pre-application, the scheme needed a reduction in size. This has been provided together with the need to provide ten car parking spaces, cycle store and wheelie bin enclosure.
- 7.3. Proposals also comply with the parking standards adopted by the ADC planning authority in accordance with the WSCC Parking Demand Calculator.
- 7.4. It also requires a new vehicular access to the High Street – separating from Abbots Lodge including shutting off the western vehicular access to Abbots Lodge providing much improved access and egress and parking for the surgery.
- 7.5. All the requirements of the **Arun DC Historic Building Officer**, listed in the Pre-Application, have been met.



Promap

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NEIL TOLLAND ARCHITECT

30.03.2017

ABBOT'S LODGE HIGH STREET KUSTINGTON

A PROPOSAL FOR A DEVELOPMENT OF SIX ONE-BEDROOMED APARTMENTS ON THE SITE TO THE EAST OF THE LISTED BUILDING No. 1

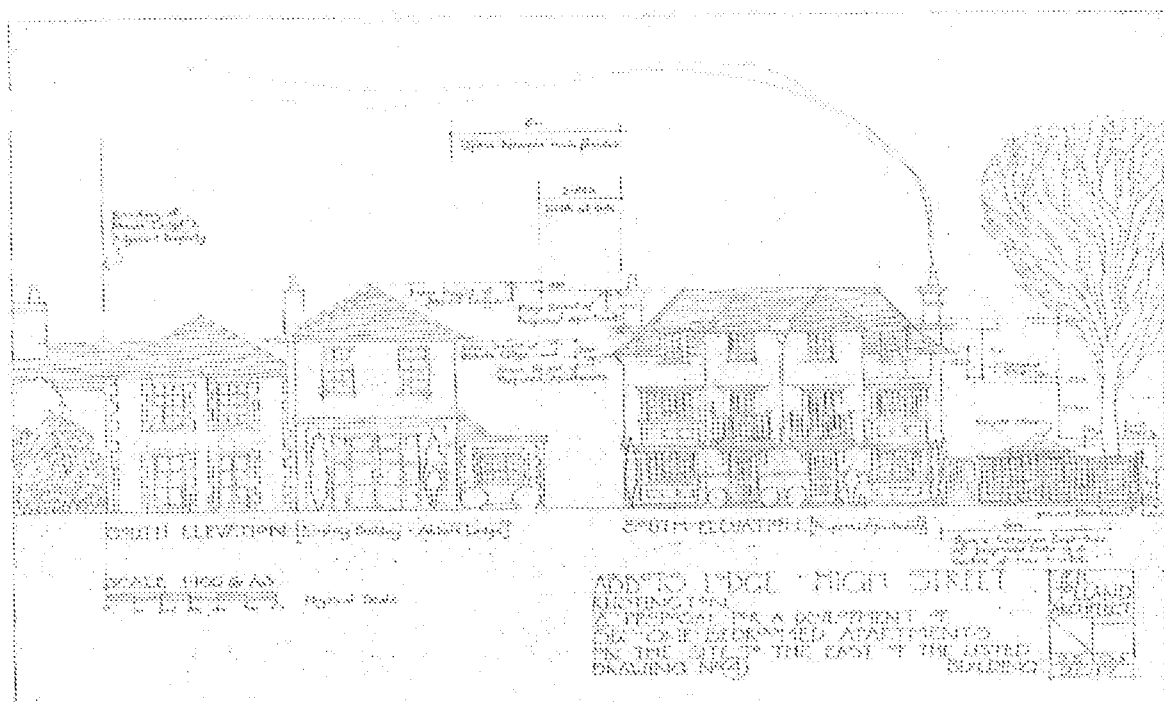
SITE PLAN SCALE 1:200 @ A3

physical scale: 0 1m 2m 3m 4m 5m 6m

ARUN DISTRICT COUNCIL RM/31/17/PL

8. Design and Relationship to Abbots Lodge the Existing Building

- 8.1. The design approach of the proposed development consisting of six one bedroom apartments whose main aspects are North and South, has been to 'defer' to the listed building rather than compete with it.
- 8.2. The proposals do not project further than the front and rear elevations of the 'main building' elevations of Abbots Lodge.
- 8.3. The eaves height of the proposed building are lower than the eaves height of Abbots Lodge.
- 8.4. The ridge height is 400mm lower than the ridge height of the listed building.

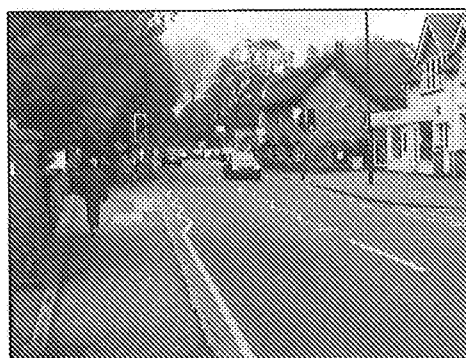


9. Architectural Approach and Materials

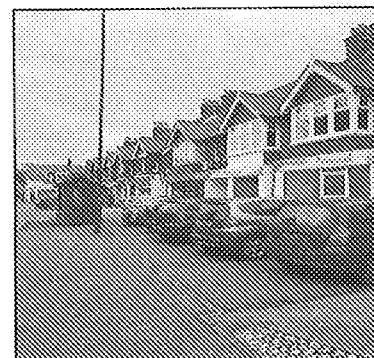
- 9.1. The approach to materials and finishes is to provide a simple white building, with rough cast render to the top two floor elevations and smooth white render to the ground floor elevations, with tile creasing corbel details to the ground floor elevations. Note, the rear of the existing listed building is part rendered.
- 9.2. Timber sash windows with glazing bars have been used throughout with a smaller scale than existing building, with bays on the rear (South) elevation and ground and first floor level.
- 9.3. Balconies are shown at the first floor level to Bedrooms and Kitchens with white metal balustrades.
- 9.4. The roofing materials are proposed to be plain clay tiles with bonnet hips. There are no barge boards, only tile edge and cloaking gables to match surrounding buildings.
- 9.5. **The simplicity and lightness of the proposed building seeks to allow the listed building its correct and proper status without competing with it.**
- 9.6. The scale and quality of materials of the listed building, we believe, are respected.



Render example opposite



Street scene with render gables and adjoining flint immediately opposite



10. Housing Design

- 10.1. In the RNP, **Policy 2 Housing Design**, 'development proposals will be supported, provided that their scale, density, mass, height, landscape design, layout and materials reflect the architectural and historic character and scale of the surrounding buildings and landscape.' Proposals must also comply with the parking standards adopted by the planning authority.

The proposed development of six apartments address this RNP requirement.

- 10.2. **RNP policy 4.10** requires the design of all housing schemes to reflect the local character of different parts of the parish by responding positively to the relevant guidance in the adopted 2010 Rustington Village Design Statement see Policy GEN7 of the 2003 Local Plan in respect of the form of new development and recognises the designation of Areas of Special Character in the parish under saved Policy AREA1.

- 10.3. This small-scale quality development is in scale to the locality and less so including the commercial and residential High Street and height restricted (including roof space) to scale with adjacent properties.
- 10.4. Parking Provision on the proposed development meets the local guidelines and parking and exceed the criteria asked for.

It is our belief the proposals comply in all areas of National NPPF and Local Policies in the above respect.

11. Landscaping

- 11.1. The proposals on the existing rear lawn and existing grounds of lawn and tarmac, will provide opportunity for landscaping improvements.
- 11.2. In the development proposals, no trees are to be cut, removed or reduced. See Tree Report by Lizard Landscape Design attached.
- 11.3. The proposals have allowed for the root shadow of the existing trees on the eastern boundary
- 11.4. There is provision for new tree planting along the Southern boundary to soften the development's impact on the street scene, along with space for shrub planting in front of parking spaces.
- 11.5. The hard standing along the West boundary will be replaced by new soft landscaping including shrubs and hedges, giving a softer appearance and improving the ground condition for nearby trees.
- 11.6. A landscaped communal garden will also be provided retaining all existing shrubs and trees and accessed directly from the proposed main building.
- 11.7. Notwithstanding the existing car park fully tarmacadamed has been there for some 40 years without detriment to the mature trees which with the proposed development will benefit from permeable surfaces and hard standing.
- 11.8. See also reference to replacement of the two existing tarmac car parks with permeable surface solutions of Geosynthetic System Cellweb TRP 'no dig' root

12. Biodiversity Report

- 12.1. Biodiversity Checklist Attached, Appendix C.
- 12.2. In regard to the trees to the eastern boundary, none are being touched or removed. Tree report attached from Lizard Landscape Design.

13. Land Contamination Assessment

- 13.1. The previous use has been domestic for at least two hundred years and this and adjacent garden land, historically would not have any reason to have any type of contamination.

14. Economic Development Statement

- 14.1. While an economic statement is not required, the dental practice of Abbots Lodge is in an old building unsuitable for modern dental requirements. A search has been made for suitable premises either to build or convert, buy and / or lease? To date one have been found suitable in the area but the search is continuing.
- 14.2. If the existing building of Abbots Lodge does move, it would be likely the 1970's eastern extension will be demolished and a new development submission would be made to increase the size of the proposed scheme and to change Abbots Lodge back to residential accommodation.

15. Affordable Housing Provision

There are none required with the number of units proposed.

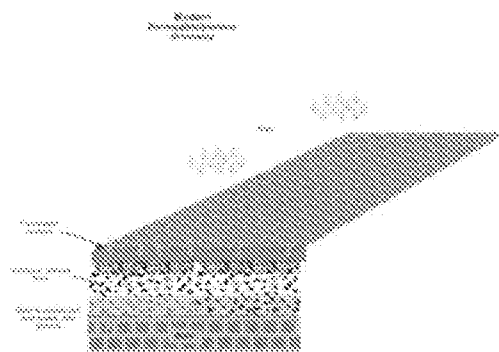
16. Flood Risk Assessment

- 16.1. The premises are not in any recognised Flood Risk Zone.

17. Foul and Surface Water Statement

- 17.1. Foul will connect to existing mains and designs for rainwater harvesting are included within the scheme.
- 17.2. Permeable driveway and replacement of existing car parking areas of existing surgery and site currently covered in impermeable tarmacadam.

17.3.



Typical detail - permeable hardstanding

18. Lighting Assessment

- 18.1. All external lighting in the proposed development will be low level and low energy.
- 18.2. All external lighting will have 'pir' links which prevent any light pollution and save energy.

19. Noise Extraction

- 19.1. The development is not next to any Class A road.

20. Bin Storage

- 20.1. See Drawing No. 30.03.2017/1 1:200 depicting positioning and accessibility for refuse collection.

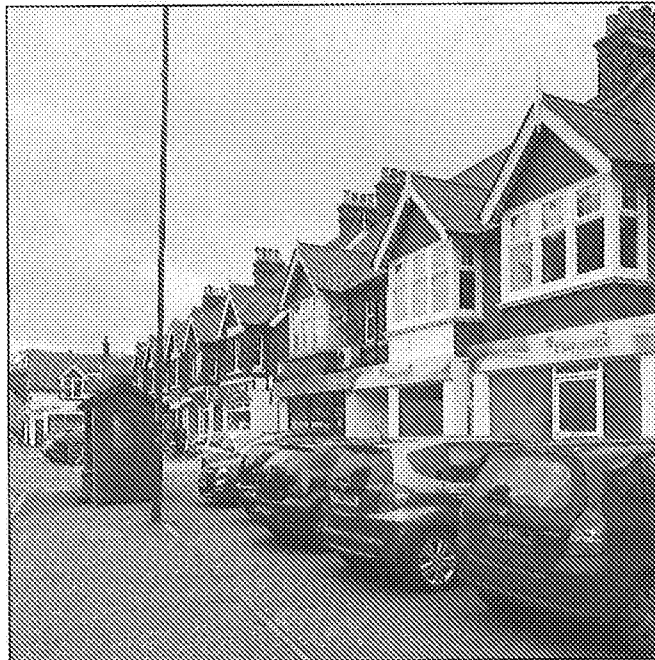
21. Parking Plan Layout & Bicycle Storage

- 21.1. See Drawing No. 30.03.2017/1 1:200 and Note 8.3 regarding WSCC Parking Demand Calculator adopted by ADC.
- 21.2. See also reference to replacement of the two existing tarmac car parks and the replacement with permeable surface solutions of Geosynthetic System Cellweb TRP 'no dig' root protection system.
- 21.3. Bicycle Storage within a new brick and timber covered area to the rear of the car park
See Drawing No. 30.03.2017/1 1:200

22. Street Scene

- 22.1. See Drawings 20.03.2017/3 reduced below and 1:200 attached together with Photographs below.





Typical views of the street scene in the immediate vicinity

23. Transport Statement

23.1. The Transport Statement is not required.

24. Tree Survey and Arboricultural Report.

24.1. See Report LLD978 prepared by Lizard Landscape Design dated 7th April 2016 and relating to drawing LLD978/01.

24.2. The report highlights “the lime trees are reasonably well managed but leaning towards the neighbouring property and may need attention later.” These and the one of the two Holm Oaks are the only trees in Category B.

24.3. Remaining trees and shrubs are all Category C.

24.4. Trees and shrubs have mainly Arboricultural and landscape qualities and none are designated having cultural or any conservation significance.

25. Conclusion:

The following design principles have been applied to development proposals in that:-

Development should not detract from the character and amenity of the nearby area.

Development should not impact on surrounding properties

As a new build the proposals are a high standard and quality design

The proposals are in scale to the locality and height restricted to adjacent properties

Car Parking provisions with WSCC and local guidelines are exceeded

Existing and new entrances improved.

Provision for refuse and recycling bins are hidden and blend with the character of the dwelling and street scene and incorporated within the curtilage of a property.

We ask this application permitted for the proposals for a high quality, well designed, small scale development of six no. one bedroom apartments.

Appendix A – Plans

Appendix B – Tree Schedule

Appendix C – Biodiversity Checklist

Appendix D – Pre Application Advice