

DESIGN AND ACCESS STATEMENT FOR 84 NORTH LANE, RUSTINGTON
NEW BUILD FAMILY HOUSE

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ABBREVIATIONS:

Arun District Council	ADC
Local Planning Authority	LPA
Rustington Parish Council	RPC

This document is to be read in conjunction with the drawings and information submitted as part of this Full Planning Application.

1 INTRODUCTION

THIS APPLICATION

This Full Planning Application seeks approval for a new build house of the same siting, size and appearance as the extensively refurbished house previously approved (ref R/136/19/HH).

The purpose for this Full Planning Application (seeking a new build approach rather than extension and refurbishment) to achieve the proposed house is to enable the most efficient, innovative and environmentally sustainable means of construction and materials to be implemented now (during construction) to achieve a better thermal performance and lower energy demand in the future (during the use of the house).

THE EXISTING HOUSE

The existing house has been extended a number of times creating a complex mix of construction, materials and structure. There is little left of the original house that has not be altered through the various adaptations over its lifetime or is proposed to be altered by works for the approved scheme. As such, the existing house does not contribute to the history, appearance or future sustainability of the existing site or its setting. The flint garden wall to the front of the house is the main feature of the site that positively contributes to the character and history of the street and therefore is retained as part of the proposals.

The existing building has damp issues and offers a low thermal performance. Whilst a refurbishment would enable these issues to be addressed and improved, a new build would eradicate the issues and enormously improve the environmental footprint of the house now and in the future.

THE PROPOSED HOUSE / PLANNING POLICY

The local Planning Policies (specifically DDM1, DDM2 and DSP1) and Neighbourhood Plan (Rustington Neighbourhood Plan) have been used to guide the design process with regards to the scale, layout, siting, character and appearance of the proposed house.

In response to the key points drawn from these Policies and Plans, the design has developed from an understanding of the site and context to:

- make efficient use of the site's layout and orientation to reduce the impact of the proposed house on the neighbouring properties (privacy and light) and increase the natural daylight and the enjoyment /control of solar gain within the new dwelling.
- make efficient use of available innovative sustainable methods of construction to enhance the living conditions for the occupants today and improve the impact of the building's use on the environment in the future.
- respect and enhance the existing surrounding environment through a sensitively contemporary design that is of its time but in keeping with the local character.

We would welcome further correspondence if there are any points Arun District Council or Rustington Parish Council wish to discuss to help in determining this application.

2 DESIGN

USE

The proposed house is to be lived in by the owners of the existing house on the site and their young children as their family home.

AMOUNT

The external siting, size and massing of the proposed house is as the external siting, size and massing of the previously approved house (ref R/136/19/HH).

The existing house has a gross internal area of approximately 125sqm. The proposed house has a gross internal area of approximately 145sqm. The additional area has been gained through an efficient layout, means of construction and a single storey element to maximise the internal gain whilst minimising the impact to the external scale or mass of the new building within its setting.

The amount of off-street parking is not affected by the proposals. The new garage (approximately 26sqm) will provide secure, dry parking in place of one of the existing external parking spaces to the side of the property.

LAYOUT

The external and internal layout of the proposed house is as the external and internal layout of the previously approved house (ref R/136/19/HH).

The relationship of the house to the flint wall, garden, road, neighbouring houses and gardens with regards to privacy have all influenced the siting and layout of the building and rooms within it.

The proposed house is in a similar position on the site as the existing house, reflecting the character of the street and local setting. The garage is positioned to the side of the house at the end of the front drive.

Internally the habitable rooms on the ground floor open onto the front and rear of the property, to maximise enjoyment of the garden spaces and benefit from east and west sunlight. The main hall and stairs gain natural daylight and ventilation from either side of the house. The four proposed bedrooms at first floor level also face the front and rear of the property. To minimise overlooking, the only windows on the side of the property at first floor level serve the stair and bathroom, both of which are to have obscure glazing.

SCALE

The scale of the proposed house is as the scale of the previously approved house (ref R/136/19/HH).

The overall scale (height, width and length) is in keeping with the neighbouring houses and rhythm of the street. The proposed single garage is of an appropriate scale that is subservient to the main house and neighbouring properties.

The composition and architectural proportions are respectful to the scale of the local architectural character.

NEW BUILD FAMILY HOUSE

APPEARANCE

The existing house is set back behind a high flint wall that wraps around the front garden. This wall provides a strong sense of history and character to the Street and is thus proposed to be retained (as in the previous application). The appearance of the proposed house behind this wall is as previously approved (ref R/136/19/HH).

The choice of materials has been selected to express the contemporary status of the project at the same time as sensitively reflecting the character of the street and neighbouring properties. The external walls are to be painted render, as per the existing house and in keeping with the neighbouring houses. The roof is to be tiled with Eternit slate tiles to provide a similar appearance to the existing roof that adds variety to the street roof scape. All the new windows and doors are proposed to be framed with polyester power coated dark grey aluminium to create a contemporary aesthetic alongside the more traditional appearance of the exposed oak frame to the entrance porch at the end of the old flint wall.

LANDSCAPE

The landscaping of the proposed scheme is as the proposed landscaping of the previously approved house (ref R/136/19/HH).

The drive is to be re-laid with permeable paving to improve surface water runoff. An area of hard landscaping is proposed to the front and rear of the house with the remaining front and rear garden being lawned with flower beds and trees around the perimeter and an area of wood chip to the back of the rear garden (as existing).

A clump of three trees in the rear garden are classified as within falling distance of the proposed house (as shown on drawing 1002).

SUSTAINABILITY

The proposed house seeks to:

- Provide a thermal performance to meet or improve upon the current building control requirements for a new build house (which are better than those of a refurbishment) through innovative modern methods of construction and an efficient external fabric to the house.
- Maximise the use of natural daylight, sunlight and ventilation through the layout and orientation of the internal spaces.
- Improve water management through the use of sustainable drainage, soakaways and permeable hard landscaping.
- Enable the most cost-effective means of construction to enable the project to use the highest standards of materials, architectural detailing and finishes to achieve a house that contributes positively to the local environment aesthetically and ecologically today and in the future.

3 ACCESS

The house has been designed to comply with category 1 of part M of the current building regulations to ensure the house is suitably accessible for the occupants.

The proposed house does not affect the vehicle or pedestrian access to the site from the public highway.

DESIGN AND ACCESS STATEMENT FOR 84 NORTH LANE, RUSTINGTON
NEW BUILD FAMILY HOUSE

APPENDIX 1



EXISTING HOUSE — VIEW FROM THE STREET



EXISTING HOUSE — VIEW FROM THE BACK GARDEN