Design and Access Statement

Document No. FSL11082010-1 DAS + Waste Management
Land Adjacent Lees Corner, Milton Avenue, Rustington, BN16 2PP

Full Planning Application for erection of new, two-storey, three bedroom, end of terrace dwelling on west elevation of Lees Corner, Milton Avenue, Rustington, BN16 2PP

Introduction

Lees Corner forms the West end of a row of three two storey residential dwellings built in the late 1960's. Lees Corner is sited on a large plot more than double the size of its neighbour. The style is typical of many houses built at that time in that area.

The proposal sets out to extend the terrace through the addition of a single two storey dwelling on the spare land adjacent the west elevation of Lees Corner. This would form a terrace of four visually identical houses. Careful consideration will be given to matching external finishes.

The current residents of Lees Corner are in favour of this proposal.

Policy Background

STRUCTURAL PLAN	
LOC 1	The proposal supports the priority to site development within the built up area.
CH 1 - Character	The proposal is for an extension to a row of terrace houses and as such will replicate the existing character of the terrace. Once the new building has weathered it would be hard to determine that it was a subsequent addition.
ERA 1 – Making best use of land	The proposal will make best use of a large plot without detriment to its neighbours.
DEV 1 -High quality development	The proposal fully meets the requirements of Dev1 in that it: • Integrates with adjoining lands uses • Maintains the character of the area • Does not detriment the street scene or views of neighbours • Matches the existing terrace with regard to external building materials
DEV 3 - Infrastructure	The development does not impose any additional costs in terms of infrastructure on the community. It Is located next to excellent public transport links and is walking distance (< 500m) from Rustington centre.
DEV 4 Travel needs and choices	• Walking distance from Rustington shopping area (< 500m) • Short bus ride from two mainline rail stations (Littlehampton & Angmering). • Immediately adjacent or a short walk from 12 regular and frequent bus services (see Access Section Below) • Provision has been made for secure storage for 4 bicycles • Existing road access to both the A27 and A259 is good.
DEV 5 Parking Provision	• The proposal does not provide for off-street parking, however:

	○ There is more than sufficient safe off-street parking and this is common to the area ○ The location has abundant choices for more sustainable transport and is walking distance from most amenities ○ An alternative proposal could include off street parking at the end of the proposed rear garden for one car. While there is adequate space we feel the considerations above swing the balance in favour of retention of garden amenity over providing off-street parking. • Adequate secure external cycle storage facilities are provided
LOCAL PLAN	
GEN 1 - Sustainability	The proposal makes best use of an overly large plot at the end of a row of terraced houses. It replicates the character of those houses without imposing on the surrounding amenities or vistas.
GEN 2 - Built up Area	It is within the built up area.
GEN 4 - Location and Travel Demand	The proposal will have an insignificant impact of the transport infrastructure and is located less than 500m from local shops and amenities. It provides for safe access to the public transport network both for the existing dwelling and the proposed dwelling.
GEN 5 - Provision of New Residential Development	Supports the policy by providing for an additional dwelling on an oversized plot without detriment to the character of the area, the amenities of others or the townscapes and vistas.
GEN 7 - The Form of New Development	• The proposal supports the efficient use of land and provides for a high quality development that reflects the character of the area. • The external design replicates the existing terrace design • The internal layout has been designed to fit a modern layout with proper consideration for accessibility within a 1960's shell (in order to replicate the external design of the terrace) • Care has been taken to ensure neighbours are not impacted by the proposal and they are not.
GEN 12 - Parking in New Development	The proposal does not exceed the parking provision standards. It is a small development of a single dwelling immediately adjacent excellent public transport links and walking distance (<500m) from local amenities. Adequate, safe off street parking is readily available immediately adjacent the proposed dwelling.
GEN 15 - Cycling and Walking	The proposal provides for secure storage for four bicycles and is walking distance from local amenities.
PPS & PPG	
PPS 3 - Housing	• Uses space efficiently • Density and layout is in keeping with surrounding area which has a mixture of single residencies, 3 unit terraces and 4 unit terraces. • Building mass and plot size are in keeping with existing terrace.

Design principles

Externally
We have set to replicate the existing style and character of the terrace and ensure that within a short time with appropriate weathering the new dwelling will be indistinguishable from the rest of the terrace. We did consider setting the proposed dwelling back and lowering the ridge height but felt that this would have a detrimental impact and would have the visual appearance of a large extension rather than a separate dwelling. We plan to maintain the existing hedgerows and trees on the North and West boundaries to maintain privacy, maintain the street view and provide screening of the new build. At this point we have not included a chimney in the design of the new dwelling as it is functionally not required. However, we would be happy to include it should it be felt it was aesthetically beneficial.

Internally
We have sought to work within the restrictions the exterior design imposes (i.e. door and window sizes/positions – especially on the North Elevation) coupled with the need to provide a modern living space together with an appropriate level of accessibility. As such we have provided a large kitchen at the front of the house with an open plan living and dining space to the rear. Internal glazing allows good through visibility to the enclosed rear garden for oversight of young children. Upstairs we have provided a good sized family bathroom with two double bedrooms (both with ample storage) and one single bedroom.

Use
In keeping with the area, the use of the dwelling is residential and suited to a young family and/or starter home for a young couple.

Amount
The gross area measured externally will be 82m^2 split over the two floors. The width, depth and ridge height dimensions will match the existing end of terrace house and measure 5.44m, 7.65m and 7.8m respectively. The overall plot size is 219m^2.

Layout
The dwelling will be sited within the centre of the plot as per the existing terrace.

Scale
The scale of the new dwelling is in keeping with the existing terrace. The two photo impressions below show a crude, but realistic impression of the front and rear of the proposed dwelling by super-imposing a cut-out of Lees Corner into the position of the proposed dwelling.



Photo-Impression of Front of Proposed Dwelling



Photo-Impression of Rear of Proposed Dwelling

Landscaping

Existing hedgerows, trees and shrubs will be maintained along the Northern and Western boundaries as far as practically possible. Damaged fencing will be replaced. A new 1.8m fence will be provided to separate the rear gardens of Lees Corner and the new dwelling. Shrubs will be planted to divide the front gardens of these dwellings (in keeping with the rest of the terrace). A new pedestrian entrance will be provided for Lees Corner onto Henry Avenue (in keeping with the rest of the terrace), together with a new waste and recycling area screened from the street by the existing hedgerow.

The front and rear gardens of the new dwelling will be divided by a 1.8m fence similar to the existing situation for Lees Corner. A waste and recycling area will be provided on the north of this fence which will be screened from Milton Avenue by the existing hedging and fence. Secure cycle storage will be provided to the South of this fence again screened from Milton Avenue by the existing fencing and hedging.

The majority of the garden will be laid to lawn with a small area of patio to the rear and pathways constructed as appropriate.

Appearance

The dwelling will match the appearance of the existing terrace.

Access

The site is located on the public road network within a residential area with 30mph speed limits. The road network is more than adequate for a new three bedroom dwelling. The site is level and access to the front door will be over a stone or concreted pathway leading to a 1/12 ramp up to the front door threshold in compliance with Part M building regulations. The pavement has dropped kerbs at the corner of Milton and Henry Avenues and additionally immediately adjacent the building line on Milton Avenue. The ground floor provides Part M compliant toilet facility and care has been taken to ensure adequate circulation space within the dwelling.

The property is very well sited for access to the amenities of Rustington which are less than 500m away. It is also in very close proximity to good public transport links with bus stops less than 100m away on The Street and further ones available further down Henry Avenue and at the southern end of Milton Avenue (both locations less than 500m). A full list of frequent services is provided in the table below.

No.	Name	Route
3	Amberley & Slindon Community Bus	Amberley - Rustington
9	Stagecoach South	Shoreham by Sea - Angmering
12	Compass Travel	Littlehampton Tesco - Rustington Sainsburys
027	National Express Shuttle	London - Chichester
602	Stagecoach South	Rustington - St Philip Howard School
670	Compass Travel	Poling - Littlehampton
700	Stagecoach South	Brighton - Worthing - Arundel - Chichester - Southsea
758	Compass Travel	Wick - Littlehampton - Worthing Palatine School
F	Compass Travel	Rustington (Sainsbury's) - Bognor
G	Compass Travel	Rustington (Sainsbury's) - Wick
T5	Stagecoach South	Angmering - Littlehampton Tesco
X5	Compass Travel	Littlehampton - Holmbush Centre

Both Littlehampton and Angmering mainline stations are a short bus ride away (< 1 mile).
Provision has been made for secure storage for four bicycles.

There is sufficient, safe on street parking readily available and immediately adjacent the property. Lees Corner will retain the use of its garage on off street parking facility.

Services & Drainage

Foul water drainage will be via the mains drainage in Milton Avenue which has sufficient capacity (See block diagram for details). Surface water drainage will be to suitable on site soak-aways. .

Mains water, electricity, gas and telephone services run directly adjacent the site in either Henry or Milton Avenue.

Building Generated Waste

Waste generated during building will be removed for recycling by a specialist contractor.