

Land at St. Mary's Close, Hurst Road, East Preston

Design & Access Statement

Introduction

Planning permission for an earlier scheme that is all but the same except for the buildings location was granted in December 2017. The current proposal herein, relocates the position of the proposed dwelling some 6m further forwards towards Hurst Road frontage so that it is aligned with neighbouring houses and the building line of houses in the street respected. This Design & Access Statement has been prepared in support of a new full application to Arun District Council on behalf of MJH Executive Homes Ltd and is being submitted as a means to essentially amend the earlier scheme following advice from the local authority planning department. The scheme has the support of both officers as well as adjoining and affected neighbours.

Site Location & Description

The site is located off Station Road which connects Angmering in the North with West Preston village centre. Hurst Road sits on the West side of Station Road just South of Angmering Station, and just outside the East Preston Conservation Area. It sits with the general built up residential area that spreads eastwards from Littlehampton over several villages including Rustington, Toddington, and East and West Preston.

The A259, runs north of the site bypassing the village centres and provides quick vehicular access connections to Bognor and Worthing further along the coast.

Hurst Road is a short cul-de-sac containing a mixture of mostly post war detached dwellings of two storeys and some chalet style properties all in deep plots terminating with a modern private sheltered housing development.

Hurst Road is designated within character area 7 of the Rustington Village Design Statement (VDS), though its character is more akin to the typical garden estates in the East Preston area worthy of mention. Properties along Hurst Road are typically set back from the road with generous front gardens behind low walls, hedges and fencing at the boundary. Hurst Road is a private road and its most vivid feature however is the continuous unmade grassed and tree lined verges in front of the boundaries instead of the more typical highway furniture, kerbs and pavement found on public roads.

The continuous row of trees runs along both sides of the road which together with the hedgerows and garden trees provides long distance screening of properties and only intermittent views between, of dwellings and embodies the essential character of the road.

The existing property on the site is called St Marys Close and occupies a substantial frontage with two entrances off Hurst Road that form a crescent shaped access drive.

The total grounds measure up to 1/2 acre, and extend back to a thatched cottage (St Marys Thatch) with its own access from Station Road at the rear, to the two properties, Knowle and L'Abri, to the east and west respectively.

L'Abri sits at the corner of the Hurst Road access junction and is a modern shallow pitched, two storey detached brick dwelling with its principal aspect and gardens facing Station Road. Knowle, is a chalet bungalow with a steep pitched and hipped roof in brick construction. Both properties are somewhat at odds with the character of the rest of the road which are predominantly more traditional two storey wide fronted family homes with tiled hipped roofs, brick construction with some render/half-timber detailing. The properties directly opposite the site are more recent chalet style and single storey bungalows with narrower plot frontages of brick and render facades and tiled roofs.

The property on St Mary's Close consists of a circa 1940's detached villa with a white render finish, with large overhanging hipped roofs. It is two storeys and is the only property to sit at an odd angle to the road.

Character Analysis

Historic character

There are several buildings of historic significance and architectural interest within the vicinity of the site including the Grade I listed St Marys Church on the opposite side of Station Road. The parish Church is of Norman origin dating to about the 12th Century and built on a Saxon burial ground using Stone imported from Caen in Normandy. Other notable listed buildings in the parish are close by, just south of the church, and include the Grade II listed Manor Cottage and adjacent Grade II listed West Preston House/Cottage. There are plenty of old cottages still standing. These dwellings are a relic of the old farming community housing residents who worked on local farms. However, several older historical buildings were demolished over the years including the workhouse originally built in 1793 to help the poor, but rebuilt in 1873 and finally demolished again in 1969 and replaced by an old people's home. Other historic buildings remaining include Coastguard cottages in South Strand built around 1822 to combat local smuggling.

General character

Much of the more general character of the village evolved from the 20th Century onwards when farming disappeared and building developers began to see potential for rebuilding initially along the shoreline taking the form of garden estates and later inland throughout much of the Parish consisting often of large villas and semi-detached properties. After the wars, the village expanded rapidly often taking the form of smaller bungalow development with open fronted gardens influenced by the American fashion/tradition. Outside of the estates, development followed the main roads which were now replacing the former nurseries and farmland in new patterns. Local authority housing was built in the north of the parish around the 1950's away from the shoreline while after the 1970s some of the larger houses were demolished or their gardens

redeveloped to provide further bungalows typically arranged in 'close' pattern forms.

Recent developments

Developments permitted more recently have tended to be higher density or infill projects making more efficient use of land. Typically, these might be terraces where context permits, although they remain substantial properties in a garden type setting. They might also be a mix of detached properties and flats such as the recent redevelopment of Keria and Malvern on Station Road opposite the site in Hurst Rd or they may be redevelopment/replacement of existing low-density plots.

Constraints and Opportunities

The site is located within the administrative boundary of Arun District Council. It is subject to many constraints and opportunities all of which have been addressed as part of the supporting documentation prepared alongside this Design and Access Statement. The key constraints and opportunities are as follows:

Local character/density

Hurst Road is a short cul-de-sac with its own private access and contains good sized detached houses in large plots on both sides. Dwellings are low density with good separation between plots and long deep gardens. Properties are well set back from the road providing generous front garden/driveway space. Most of properties appear to be post war and later in origin and most display a mixture of hipped and duo pitch roofs in common with the overall area. Materials include mostly brickwork, with render, vertical tiling and half timbering to upper storeys and gables. Such features and characteristics should be accounted for in any new development.

Street scene / Landscaping

Hurst road has a tarmacked road with unmade kerbs and tree lined grassed verges giving a distinctive rural character and appearance. Boundaries consist of low walls, hedges and front lawns. St Mary's Close has a particularly dense tree and hedgerow frontage which obscures much of the house behind. This appearance and the tree screening should be preserved and maintained as far as possible.

Scale

Dwellings are predominantly two storeys though there are one or two bungalows and chalet bungalows that also punctuate the street. Roof angles are upwards of 40 degrees on most of the older properties leading to well-proportioned deep roofs. However, the ample set back of properties from the road, prevents any sense of overbearing on the street and the hip roofs add to the plot separation. Such features should be emulated to preserve the character.

Privacy – L'Abri & St Marys Thatch

St Mary's Close is a substantially wider plot and contains a spacious two storey house with a steep roof. Its neighbours, on three sides are all near the property boundaries and have secondary windows which to some degree overlook the gardens of St Mary's Close (the site). St Mary's Thatch at the rear of the site is a thatched 1 1/2 storey dwelling with upper windows that look north into the gardens of the site although ground floor windows are screened by a mature hedgerow. L'Abri, to the east of the site has a North South aspect, although upper floor windows from bathrooms do overlook the west of the site.

Overshadowing

Though not currently an issue, consideration will need to be given to the potential for existing neighbour buildings and new development to respect the amenity without causing overshadowing. The proximity, location and shape of development in relation to L'Abri will need specific courtesy.

Existing Access

St Mary's Close is currently accessed from an arc shaped drive leading to separate access points onto Hurst Road. New access points would have the potential to harm the established tree screen and landscaping and should preferably be avoided in favour of utilising the current access.

Summary

The considerations above have provided a clear insight into the opportunities and constraints of the site and have informed the site's vision and development objectives, which is considered further in the following sections of this Statement.

The Proposals

Use, Layout & Amount

The development consists of an individually designed house.

The total site area is 0.09ha, which gives a reduced (less than policy) density of approximately 11 dwellings per hectare.

The proposal accommodates a 4-bedroom house.

The proposed layout draws on the existing pattern of development along Hurst Road and seeks to adopt positive relationships with the neighbouring properties either side and to the rear. The building line of the proposed development is set back to respect the general line in the road although L'Abri is the only property sited several metres forward of this. Because of their limited scale and impact, the mature landscaping and existing precedent within the street, it was considered acceptable for the single storey garages/car ports to be located beyond this line.

The original house is located at an angle to the road creating an odd relationship to the street, new properties will therefore all face the road directly to respect the street and provide a southerly aspect to the gardens which are all enclosed at the rear. The retention of the building line has created a generous frontage and the opportunity to not

only retain most of the existing mature planting. The proposed house is intended to make efficient use of the land, and although narrower than those opposite, has been designed and spaced, with setbacks, projections and a variety of materials, to avoid an overtly cluttered appearance. Indeed, following several neighbour consultation exercises, the positioning of the new house has been designed specifically to address and respect the amenity of the unprecedented side windows in the property at L'Abri, and positioned slightly stepped back to avoid overshadowing and ensure windows and their amenity, which are not to the main habitable rooms, are not unduly compromised.

Following the neighbour consultation, the position of the new dwellings has also been designed to maximise the rear gardens distances and limit overlooking to and from, St Marys Thatch so that the new two storey elements are no closer than the original building (St Mary's Close) and further landscaping is proposed on the boundary to limit any impact.

Indicative Scale, Massing & Appearance

Any approach to the design of the proposed dwelling must be informed by an understanding of the architectural nature and setting not just of the site in Hurst Road but also from the best examples in the wider area. A detailed visual appraisal of the area including forms, details, materials and style/type of development, along with study of the council's design policies and the comprehensive advice given in VDS regarding history and design, has informed our approach. The suburban garden estates and their characteristics and, the scale, layout and density of houses in Hurst Road, have all influenced the development of the design solution.

The objective of the design was to achieve a high quality detached family property in good sized plot with ample spacing, set back to provide good frontages and arranged to ensure retention of the existing mature landscaping. As Hurst Road is not an estate but made up of a mix of size and style of properties, the plot is designed to appear different to address that variety.

There could be said to be a prevalence for hipped roofs in the district possibly because of the windy coastal location and it appears to be a common feature in the road. It was also important, with the long plot depth, to keep the ridge lines as low as possible to tie in with the street and minimise overshadowing and for this reason roofs are spanned across the shorter dimension with roof angles set at similar angles to the predominant angles evident in the street.

Both gables and hips have been incorporated as a common form/feature between the plots albeit with slightly different materials treatment.

Locally brick and brick with flint, render and tiled upper storeys are common elevational treatments and these are repeated across the units using different colours to add variety and maintain the individual nature of the dwellings. Windows too are based on local proportions with narrow three and two light/bay openings typically with a single horizontal bar of a more or a cross bar style reminiscent of older windows when glass sizes were more limited. Detailing includes brick quoins, arches, flint, horizontal brick bands, which is found locally in the area.

Landscaping

All the existing trees on the site have been surveyed and assessed by PJ C Consultancy who have continued to advise throughout the design stage to ensure that the proposed site layout was carefully designed to reflect the arboricultural recommendations.

Care has been taken to ensure that those trees shown to be retained are at sufficient distance from the proposed dwelling as to ensure that they will be able to flourish and grow without causing nuisance to the future occupiers and the site layout follows the recommendations regarding appropriate distances to ensure that such trees will not be harmed during construction.

Sustainability

The proposed dwelling has been designed to maximize the potential for thermal gain to make the best use of natural light.

The applicant will consider energy consumption in terms of the manufacture, delivery, use and disposal/re-use of materials at construction stage. Where possible it is proposed that locally sourced materials including timber, bricks, tiles, and flints from renewable sources are used not only to reduce transportation costs and the amount of energy used in such movements but also to contribute to local distinctiveness.

The building has also been designed so that solar panels can be incorporated into the design at a later stage to provide a renewable energy source.

Provision for waste and recycling storage has been incorporated into the design in line with the council's requirements.

Access

A full assessment of the proposals has been carried out with full consideration of the requirements of Approved Document M of the Building Regulations.

Detailed plans, including a Site plan and sections Showing the location and footprint of the development within the site and indicating the approach to the buildings, together with plans showing the scale of the entrance doors, internal circulation, the width of routes and the location of accessible WC's are all contained within the submitted plans. Parking for the property is provided in the form of a double garage and 2 parking spaces which is considered appropriate and proportionate given the location and size of the proposed dwelling. These have been designed and located in order to enable a disabled person to approach and gain access to the dwelling from the point of alighting from their vehicle.

Landscape The boundaries of the site and the location of the existing access is to remain relatively unchanged to preserve the existing mature trees located both on the verge outside the site in Hurst Road and those just inside the boundary, which all contribute to the visually sensitive character of the street scene as well as providing screening between houses opposite. Additional planting will be provided along boundary fences in rear garden in the form of evergreen laurel hedgerows to improve privacy and add biodiversity which is hardy and requires little maintenance. All existing trees in the rear gardens can be retained ensuring minimum disruption to neighbouring garden aspects.

Crime Prevention

The proposed dwelling is and will be further designed at the detail stage to accord with the principles of Secure by Design (in accordance with Policy Gen 18) The access parking and circulation benefit from natural surveillance. Boundaries are clearly defined to prevent unauthorized access and frontages are defined to distinguish between public

and private property.

Energy Efficiency

As a replacement dwelling site, the simple act of re using a previously developed site saves unused land elsewhere and contributes to the preservation of habitats and resources (in accordance with Policy Gen 1). Nevertheless, the proposals will also adopt measures that actively reduce its carbon footprint and contribute to a more sustainable development where feasible (in accordance with Policy Gen 24) through energy efficiency measures and maximising the benefits from passive solar gain and will also accord with Part L1A of the Buildings Regulations reducing waste and emissions.

This will be achieved using high levels of insulation in the different elements of construction together with the selective choice in appliances, fittings and ventilation and the design of the buildings to make best use of orientation and setting which all contribute to reduce energy and demand for resources.

Correct ventilation will also be key to achieving comfort levels and at the appropriate time decisions will be made on the use of Passive ventilation (with heat recovery) systems (particularly as airtightness levels will be much higher) so as not to lose the benefits of the improved insulation. All homes will be fitted with dedicated low energy lighting fittings, with all supplied white goods being A+ and A rated. Used all together, the fabric first approach can mean the need for expensive renewables is not necessary.

A detailed report on the energy efficiency measures will be produced as part of the SAP assessment by a specialist energy assessor at the appropriate time.

Water Efficiency

Pressure on local water supply in the District means the economic use and conservation of water supply are key factors in assessing development. (Policy GEN 25) It is proposed consumption will be reduced through Water reducing fittings to limit daily water consumption per person to less than 105 litres. Water meters will also be fitted to all homes to encourage efficient water use.

Drainage

It is not clear where the existing house discharges surface water to; whether combined sewer or soakaways but it is intended to drain the new property to the latter as is current practice to reduce pressure on existing drainage infrastructure and to limit potential of flooding.

The amount of surface water draining from the site will not be affected by the development, but attenuation may be required to limit the speed at which it drains as the total permeable surface area will inevitably be reduced by the development.

This could take the form of rainwater storage butts (water can then be recycled for use in landscape maintenance) and the use of suitably sized sustainable drainage techniques such as soakaways in back gardens subject to soil conditions. The trees that

surround the site will also add to the attenuation. The Access drive will be provided with permeable surfaces simply draining into the soil if soil conditions permit.

All the techniques proposed will be assessed and calculated at the appropriate stage for the purposes of statutory approval and a system of maintenance provided to ensure residents maintain their efficient future use.

Conclusions

Our proposal is to add an attractive new house that integrates well within the surrounding environment while respecting the character and amenity of neighbouring houses.

In particular we have addressed the following design objectives

- ¿ A distinctive and attractive house which respects local urban form and vernacular surrounding the site.
- ¿ A scale that respects the height of existing dwellings within the surrounding area.
- ¿ Making efficient use of an existing housing plot.

In summary, the proposal will not cause demonstrable harm to residential amenity, protected species or any other interest of planning importance and will enhance the character and setting of the area. This proposal has been the subject of extensive development and dialogues with residents.