

22 Mill Lane,
Rustington

Design & Access Statement

Site Location

- Mill Lane is a busy B class road connecting Rustington with the A259. It is residential in character with frontage housing. The application site is surrounded by housing development.

Assessment of physical context

- Mill Lane, typically of suburban 1950 housing, and the surrounding roads to the east are more recent 1960/1970s style estate housing, are developed with a mixture of 1, 1½ and 2 storey detached and semi detached housing, with a mixture of architectural styles and materials.
- A number of trees of varying quality exist around the site boundaries, which will be retained.
- The significance of a tree or group of trees in landscape terms, both in the existing setting and in the new setting, which is to be created by the proposed development, will both be a constraint upon the form which any development on this site will take and may also present an opportunity to successfully integrate an existing feature into the development and use this feature as a principal element of the development.

Social/economic context and planning context.

- The benefits of this development are to ensure that Rustington (as a sustainable settlement) maximizes its potential to provide additional unidentified urban infill developments.
- The form of development chosen for this site is conceived within the framework established by central government policies and advice and adopted Local Plan policies and Supplementary Planning Guidance. The site lies within the defined BUA boundary for Rustington – wherein a presumption in favour of development exists.

Involvement of local interests

- None

Evaluation

- The above opportunities and constraints have led to the following principle responses which when applied to this site have produced the proposals contained on the drawings submitted with the application to which this document relates.
- The scale and character of the surrounding area will influence the style chosen for the proposed buildings. Although there is no one particular elevational treatment associated with this locality, stock brick and render under a pitched, tiled roof are prominent in the surrounding area.

Design Principles

- Having regard to the advice contained within PPS3 it is considered that a design response, which incorporates the characteristics of existing developments along Mill Lane, provides a principal aspect onto that road and yet also provides an aspect on Windmill Drive, whilst at the same time making best use of the site and surroundings without detriment to the amenities of adjoining residential properties represents the most suitable response.
- Careful consideration must be given to the potential for overlooking that might occur given the proximity of the dwellings that adjoin the site. The proposal should therefore secure the most appropriate density and layout on this previously developed site that respects the established character of the area.
- As with all new housing projects, the opportunity exists to create a “sense of place” for the future inhabitants and this will be a cornerstone of the design philosophy of this project. The development of this site offers an opportunity for the creation of places with their own identity, drawn from locally distinctive character, as identified in the preceding analysis of existing development within Mil Lane and its surroundings.

Amount of development

- Two plots will be 3 bedroomed units and one plot will be two bedroomed.
- The application site comprises a total area of 0.088ha and on the basis the

density of the development proposed i.e. 3no. dwellings equates to a total density of 30 dpha. The relates favorably with existing densities in the area.

Layout

- The shape of the site, coupled with the proximity of neighbouring property requires a sensitive response in terms of building heights to ensure that any proposed development has a satisfactory relationship with its surroundings. This will be achieved with careful attention to the design of buildings, their location and the resulting relationships, both within the site and with neighbouring properties.
- It is considered that the scheme's design response is an appropriate design solution, which makes best use of this previously developed site at an appropriate density, in accordance with current national and local planning policies.

Scale

- The houses will be one and a half and two storied buildings.

Landscaping

- The existing hedgerows and trees on the boundaries are to be retained where possible with additional structural planting to the north and western boundaries.
- Whilst an 8m wide gap has to be cut into the hedge along Windmill Drive a close examination of this hedge will reveal it is patchy. The proposed car park area behind the hedge will be heavily landscaped with additional structural planting.

Appearance

- The new dwellings will offer an appropriate architectural style in keeping with its surroundings. A red stock brick will be employed throughout the two 3 bed houses whilst the north unit will be rendered. This will afford homogeneity with existing development in the locality. Roofs will have gables and be finished with a red plain concrete tile. The continuity of architectural style will tie the development together.
- The dwellings will be designed to take into account the proximity of the neighbouring properties. The roofs will be designed to reduce their scale and styles that reflect and enhance the local environment. The use of a subtle mix of

materials from the palette described above helps to create a continuity and sense of place within the development. Throughout the development, care has been taken to ensure that potential overlooking is limited either to or from existing adjoining buildings or between buildings within the development.

- In terms of design the area has a variety of building forms and the use of materials is extensive.

Access

- The submitted site layout plan indicates the location of the dwellings, access and routes within the site. All other areas will be open spaces for use by the occupiers of the properties and there is sufficient room for provision to be made for the secure parking of cycles.
- The existing access onto Mill Lane, at the north-east corner of the site is located at the junction of Mill Lane with Windmill Drive. It is considered that the access is dangerous. It will therefore be closed.
- Parking for the plots will be at the eastern end of the site and accessed from Windmill Drive. Each plot will have 2 parking spaces. There will not be a turn on site facility and an examination of drives along Windmill Drive will reveal that this is a common occurrence. There is also a substantial grass verge between the site boundary and the footway which will ensure that adequate visibility exists in both directions.
- I can confirm that the new drive and parking areas for the new units will be laid with a fixed material (resin bonded gravel) in order to ensure access by all persons, regardless of their level of mobility.
- In terms of access to the transport network it is confirmed that a good bus service runs along Mill Lane.
- Parking for the units is provided by way of shared surface parking to the rear. The use of a shared surface access road and careful design, will create a sense of place within the development.
- The site is located within walking and cycling distance of the city center and the major employment areas. There is both a primary and secondary school close by as well as a local parade of shops.

