

Design and Access Statement

To accompany the Full Planning Application for no. 8 dwellings and associated works

1.0 Introduction

This report has been prepared on behalf of Mr and Mrs Davis, the current owners and occupiers of Spindlewood. It is their wish to develop the site and provide additional houses for the area.

2.0 Background and History

2.1 Location

The application site is located within the designated countryside. It comprised of 3600sqm of residential land on the West side of Yapton Lane in Walberton. The land to the North, East and West is agricultural.



(Figure 1: Google Maps Satellite Image of the Site outlined in red)

2.2 Historic Planning

The site was granted permission in;

- WA/123/81

Extension of existing dwelling house to provide 4th bedroom. Approved 09.12.1981

- WA/94/88

Extension to existing kitchen to provide accessibility for disabled person

Approved 31.10.1988

- WA/56/95

Rooms in roof, including new dormer

Approved 30.10.1995

- WA/105/05

Use of premises as a Christian retreat and training facility for non-residential and residential use.

Approved 15.02.2006

- WA/25/08

Change of use of existing conference accommodation to 2 no. residential properties.

Approved 13.08.2008

- WA/33/18/OUT

Outline application with some matters reserved for the demolition of existing dwelling & erection of 5 No. dwellings. This application is a Departure from the Development Plan.

Refused 04.09.2018

2.3 Existing Property

The existing property is a single storey dwelling which has been heavily adapted over time due to the varied uses over the years. It is located to the top centre part of the site with narrow vehicular access and limited parking facilities. The building itself has no heritage value.

2.4 Site Setting

Access is obtained off Yapton Lane via a brick walled entrance to the site. There is a public right of way to the North of the site boundary which leads to an allotment to the North West. To the West are fields with multiple agricultural buildings to the South-West forming Walberton Nursery. To the South are a number of residential properties including the new development.

2.5 SWOT Analysis

Strengths

- Good pedestrian access to Walberton via public footpath network (900m away)
- Good screening from existing boundary planting/tree planting in the nearby area
- Developed nature of Progress Garage site

Weaknesses

- Existing dwelling occupies a lot of the site (not Listed)
- Existing drive is to the north of the site

Opportunities

- To enhance screening along the eastern boundary (Yapton Lane) frontage of the site
- to utilise adequate vehicular access
- to utilise screening along southern boundary of the site which is outside of the applicant's control
- Existing trees do not have TPOs

Threats

- The buildings along the western side need to reflect the agricultural vernacular
- The buildings along the eastern boundary of the site should not be visually prominent in order to accord with the character of the area

2.6 Surrounding Development

Progress Garage, Yapton Lane is located 24m South of the development site. It was granted conditional approval for outline planning permission for the change of use of the site and the construction of 6 dwelling houses in 2017. This site was also a departure from the development plan.

The proposed development site is over double the size of the consented scheme which allows for more generous amenity space per dwelling.



(Figure 2: Google Maps Satellite Image of the old garage)

3.0 The Proposal

The proposal seeks full planning permission for the demolition of the existing single storey dwelling and garage to accommodate the replacement of eight new dwelling houses and associated parking facilities. The houses will comprise; four semi-detached properties to the East of the site and four semi-detached properties to the West, all with 3 bedrooms each.

The proposed location of the dwellings on the site has been carefully designed to minimise impact on the neighbouring properties to the South, 6.9m of garden has been retained between Cottage 4 and the Southern boundary with no windows proposed on the South elevation. 7.3m has been retained between the boundary and Barn 4 resulting in a distance of 20m between it and Rosewood.

As existing a track and substantial screening created by fences to the South of the site (shown in photograph below) separate the proposed development site and the neighbouring property, Rosewood. It is proposed that a perimeter within the site of 0.8m along the Southern boundary is fenced off for a mature hedgerow to establish to screen the site.



(Figure 3: Photograph of the boundary treatment to the South of the Development Site)

The proposed boundary fence for the 4 Eastern cottages will be brought in behind the existing established row of Red Cedar trees, when the access is relocated the existing access will be screened in with more Red Cedar.

3.1 Access

Vehicular access to the site will remain from the East and will involve the relocation of the access drive to the middle of the site from Yapton Lane. The proposed new access and centralized private drive will allow for access to all dwellings and associated parking facilities. It will be an improvement on the existing access and allow adequate space for turning and parking for all proposed dwelling houses. Access for the disabled would be fully assessed and addressed by the Building Regulations Application.

3.2 Parking Provision

The proposal includes the provision of 24 car parking spaces, eight of which will have electric car charging points.

3.3 Use, Amount and Scale

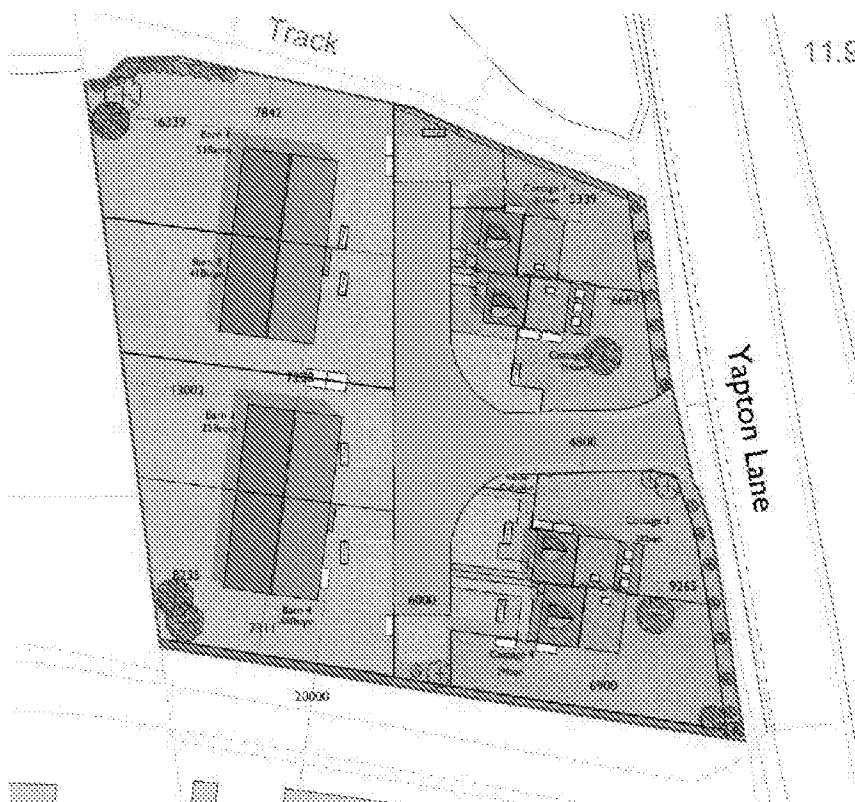
The application site is 0.36 hectares of residential land, the use of the land will remain the same with the proposal.

The existing dwelling house and garage occupy a footprint of 358sqm.

The proposal occupies a built footprint of 576sqm.

The internal floor areas of the proposed dwellings;

Cottage 1 and 4:	109sqm
Cottage 2 and 3:	100sqm
Barn 1 and 3:	150sqm
Barn 2 and 4:	138sqm
Total :	994sqm



(Figure 4: Proposed Site Plan (NTS))

Cottages 1 to 4 will be of two and half storey with a room in the roof and Barns 1 to 4 will be two storey in height. All dwellings will have three bedrooms with open plan kitchen, dining areas at ground floor.

Although each proposed dwelling is considerably smaller in footprint to the existing single storey house, it is more in keeping with the scale of the neighbouring properties. It is considered that site allows sufficient space for the proposed development of eight dwelling houses. The proposed garages will allow not only for car parking facilities but also covered bicycle storage.

3.4 Sustainable Approach

The proposed development meets the three objectives to Sustainable Development at Paragraph 8 NPPF; economic, social and environmental. The need to provide a high degree of sustainable construction and energy conservation has influenced the design, with the objective to make the new development energy efficient.

The proposed design will meet sustainable methods of construction in the Building Regulations. This approach will result in eight new residences that consume reduced amounts of energy, resulting in benefits for the environment through reduced greenhouse gas emissions and better adaption to climate change.

The project will demonstrate methods employed to achieve reduction in water consumption and will include:

- Dual flush toilets
- Low water use spray or aerated taps

- Water saving white goods
- Installation of garden water butts.

Energy consumption / efficiency is a factor in sustainable developments. Measures adopted in order to achieve low energy use will include:-

- Maximising natural light
- The use of mechanical and electrical equipment such as condensing boilers, low energy lighting lamps etc. to minimize energy use.
- External light fittings will be operated by a daylight sensor and passive infrared movement detectors to limit light pollution and again minimize energy use.
- The use of insulation with high thermal performance.
- Triple glazed windows and doors

Embodied energy has been considered when choosing materials to be used to create a healthy, comfortable building with a low impact upon the environment. Measures that will be encouraged will be:

- Use of materials of low embodied energy
- Use of materials from sustainable sources including recycled materials
- Use of non-oil based products

3.5 Design and materiality

The four semi-detached dwellings to the East, along Yapton Lane will reflect farmhouse cottages in style with facing brickwork, casement windows with brick arched lintels and a plain clay tiled roof. The attached and detached garages will be clad in timber weatherboarding.

The four semi-detached dwellings to the West will reflect converted agricultural barns in style. They will have a brickwork plinth and clad in timber weatherboarding and zinc, with a zinc roof to the full extent.

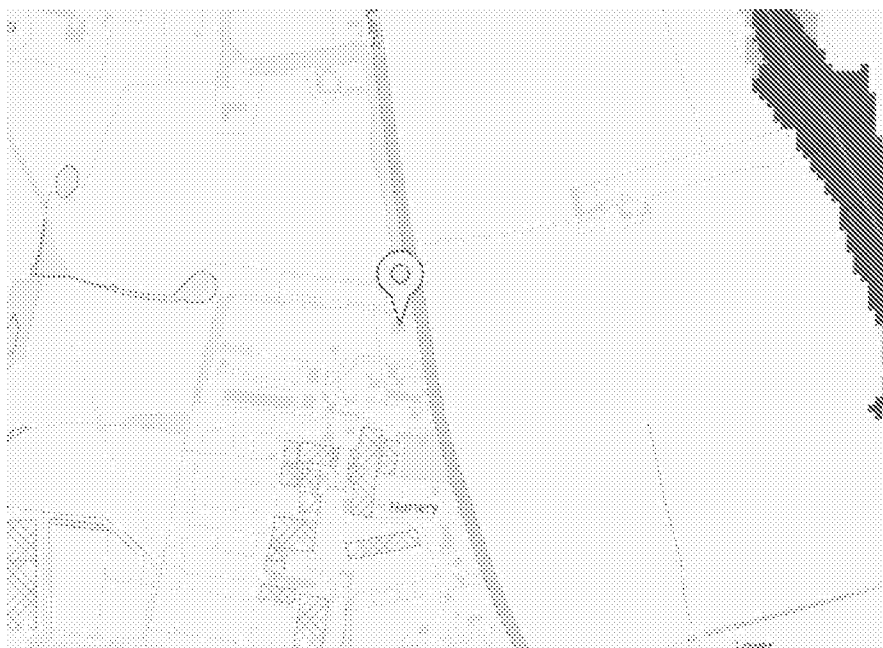
The proposed style and materiality are in keeping with those in the rural setting surrounding the site.



(Figure 5: Proposed Street Scene)

4.0 Flood Risk Assessment

According to the Environment Agency Flood Map, the property does not fall within the areas at risk from coastal or river flooding.



(Figure 6: Environment Agency Flood Map indicating the site location NTS)

5.0 Drawings and Documents

Plans and information submitted in support of the application comprise the following;

- DPA 01A – Existing Site and Location Plans
- DPA 02 – Proposed Site, Location and Visibility Splay Plans
- DPA 03 – Proposed Cottage 1 and 2 Plans
- DPA 04 – Proposed Cottage 1 and 2 Elevations
- DPA 05 – Proposed Cottage 3 and 4 Plans
- DPA 06 – Proposed Cottage 3 and 4 Elevations
- DPA 07 – Proposed Barn 1, 2, 3 and 4 Plans
- DPA 08 – Proposed Barn 1, 2, 3 and 4 Elevations
- Design and Access Statement
- Planning Statement
- Phase 1 Ecology Survey

6.0 Conclusion

This proposal makes the most of the large site with a lot of potential. The proposed layout of the site provides adequate amenity space and parking facilities for each dwelling without the site being overdeveloped.

The proposed dwelling houses have been designed to assimilate with the existing character and appearance of properties in Walberton and to integrate into the site. The properties to the front will be brick cottages with integrated and detached garage and the properties to the rear will reflect the neighbouring agricultural buildings in keeping with the fields to the West.

This relatively small-scale development can be constructed within a year of planning permission being granted, providing 8 dwellings for the Councils housing supply.