

■ A R C H I T E C T S ■ D E S I G N & M A N A G E M E N T

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date - 18-05-09
project number - 1359
ADM file ref. Design and Access Statement
internal copies: jf df IMB

OUTLINE APPLICATION FOR THE ERECTION OF ONE DWELLING [On land adjacent to Felsted Cottage, Fontwell]

DESIGN AND ACCESS STATEMENT

Nature of this Outline Planning Application

Whilst all matters, except access are reserved it is anticipated that the dwelling would be a cottage style property of two stories with the first floor being partly incorporated into the roof area to the lower the level of the roof line. The intension would be to construct the property in the local vernacular.

We suggest the following:

The submitted location plan indicates the location of the cottage, access and parking area within the site. All other areas will be open spaces for use by the occupiers of the property and there is sufficient room for provision to be made for the secure parking of cycles. We can confirm that the drive and parking area for the new unit will be laid with a fixed material in order to ensure access by all persons, regardless of their level of mobility. The site will utilise the existing access from Arundel Road. Good visibility exists in both directions.

As indicated above, the cottage will be two stories with the first floor being partly incorporated into the roof area to the lower the level of the roof line. It will be "L" shaped in plan with a maximum frontage width of 10.0M and a depth of 10.8 M.

The main cottage will have a maximum eaves line of 4.5m and a ridge of 7.5m.

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In terms of design the village of Fontwell and the housing in the area has a variety of building forms and the use of materials is extensive. However the traditional "cottage" style exists along West Walberton Lane and it is considered that this reflects the original vernacular style of this part of West Sussex. Accordingly a traditional style cottage property is proposed to fit in with the environment.

Site Location

This part of Arundel Road, Fontwell is residential in character despite being outside the Built Up Area for the village. The application site is bounded by residential properties along Arundel Road to either side and to the South by properties along West Walberton Lane.

The site is located a short distance to the East of the village of Fontwell. Walberton primary school is a short distance to the South-East and slightly further away there are a range of facilities within the surrounding villages as well as their being a garage, hotel, eatery and a parade of shops within Fontwell village itself.

Public bus routes are very close to the site and Barnham railway station is only 15 minutes walk away.

Assessment of physical context

The site comprises the former northern garden area to Littlehaven, West Walberton Lane, and there is evidence of the former studio building on the site.

The site has its own access.

It falls within the definition of Previously Developed Land (POL).

The site lies within an established residential road frontage and the site depth and boundary planting is such that it will not cause any problems with regard to overlooking, overshadowing or adverse visual impact on its surroundings.

It is located within a well defined grouping of housing development which is located between the triangle of development formed by Arundel Road and West Walberton Lane.

It is located in a sustainable location being within walking and cycling distance of facilities as well as having an hourly bus service connecting to Barnham, Chichester, Pulborough and Arundel, all of which have railway stations.

Social/economic context and planning context.

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 is just beyond the eastern edge of the settlement boundary for Fontwell. The site lies within an area with no special planning designations. It does not extend an isolated group of houses. Also it does not consolidate linear or sporadic development. It constitutes the infilling of a small gap within a concise grouping of housing within the countryside and as such accords with DEV2.

In addition PPS3 seeks to maximize the use of PDL land for housing. As detailed above the application site comprises PDL - formerly being within the curtilage of Littlehaven, West Walberton Lane. The proposal therefore receives support from PPS3.

The site is large enough to accommodate a dwelling without detracting from the character and appearance of the area. The proposed development would not erode the open character of the settlement or disturb its informality. It would not extend the built up area into the surrounding agricultural landscape or because of its relationship to open countryside detract from its character or appearance. This takes into account that the site is previously developed land as defined in PPS3. The fact that the site can be regarded as previously developed land gives support to the principle issue that the proposed development would not detract from the character and appearance of the area. As such, it would comply with the guidance on residential development contained in PPG3.

Design Principles

Having regard to the advice contained within PPS3, it is considered that a design response, which incorporates the characteristics of traditional Sussex cottage buildings, and makes best use of the site and surroundings without detriment to the amenities of adjoining residential properties represents the most suitable response.

Layout

The location of the site acting as a transition between compact linear road frontage development and the countryside beyond to the east requires a sensitive response in terms of building design to ensure that any proposed development has a satisfactory relationship with its surroundings. This has been achieved with careful attention to the design of building and its location.

Scale

The dwelling will be two stories with the first floor being partly incorporated into the roof area to the lower the level of the roof line. The scale of the proposed dwelling will blend in well with the adjacent properties.

Landscaping

The existing hedgerows on the boundaries are to be retained where possible with additional planting and/or boundary fencing to all boundaries to screen views.

Appearance

The external appearance of the new dwelling is reserved for subsequent consideration.

However the design will seek to ensure that the continuity of architectural style will tie the development together.

A careful use of materials will be selected.

Access

The submitted site plan indicates the location of the dwelling, 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 drive and parking areas for the new unit will be laid with a fixed material in order to ensure access by all persons, regardless of their level of mobility. The use of a material such as brick paviours will ensure that there is no noise associated with the drive. This will protect the amenities for neighbors.

In terms of access to the transport network it is confirmed that good bus services connect Fontwell to Pulborough and Chichester [67A service] and Chichester and Arundel [84 & 85 service]. Changing at Eastergate will provide a bus connection to Barnham with its railway station [66 & 66A].

Parking for the unit is provided by way of surface parking to the front of the dwelling.

Where practical and feasible we shall provide features to enhance the living arrangements for less-mobile people. This can be achieved by the use of contrasting colours and textures, careful selection of door and window ironmongery and the specification of sanitary-ware etc.

It is also our intension to improve the vehicular access to and from the site by slightly adjusting the gradient of the drive adjacent to the road. We also propose to create a more practical turning head adjacent to the garage at the rear of the property. This will allow easier access to leave the property in forward gear.

(Compliance with Disability Discrimination Legislation).

The Disability Discrimination Act makes it unlawful for people who provide goods, facilities or services to the public to discriminate against disabled people. Service providers must not treat disabled people less favorably than they would treat other people when they are providing a service or facility.

The Disability Discrimination Act 1995 defines disability as a "physical or mental impairment, which has a substantial and long term adverse effect on a person's ability to carry out normal day-to-day activities." It includes sensory impairment, learning disabilities and mental health problems. People with a progressive condition are also included if their condition affects normal day-to-day activities.

Adverse effect means things such as mobility, manual dexterity, physical co-ordination; continence; ability to lift, carry or move ordinary objects; speech, hearing or eyesight; memory or ability to concentrate, learn or understand, or being able to recognise physical danger.

Bringing premises into line with DDA requirements.

Ramps should be an even slope of 1 in 15 to 1 in 200. Handrails should be provided and resting places may be required on longer ramps.

Building: fixtures and fittings:

Light switches, door bells and handles, telephones, coat hooks and notice boards all need to be in an accessible location, highlighted from the background against which they are located, at a suitable height for wheelchair users and without being hazardous to other people.

The approach to the stairs should be marked with a change in floor texture and the edges of each stair tread should be marked.

Achieving low maintenance and operating costs.

Building Regulations now insist on strict criteria to limit the unnecessary burning of fossil fuels to create power. An efficient heat producing appliance (oil fired boiler) will be used and all radiators will be correctly positioned to provide a maximum thermal heat transfer. Centrally located service routes are proposed for ease of service access and distribution.

Low power lighting systems will be used, although these can still provide high levels of illumination. The design of the lighting for the building is a complicated procedure, which requires careful detailing. This would be achieved with the assistance of specialist consultants and an analysis of the particular requirement for each area.

As stated above, modern materials offer very high levels of efficiency in terms of insulation qualities and low levels of maintenance, which equates to low operating costs. Generally, bricks and tiles are developed to have life cycles of well in excess of 60 years. All of the service installations will be modern, well-designed efficient systems, which should provide virtually maintenance-free use (subject to the usual required maintenance service checks).

External hard and soft landscaping details would be constructed to be as maintenance free as possible. Where possible, natural materials would be adopted to all external areas.

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