

LAND AT BILSHAM ROAD,
YAPTON, WEST SUSSEX
ALLOCATION SD7

DESIGN STATEMENT

NOVEMBER 2020



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1.0

INTRODUCTION

OSP architecture has been appointed by Bilsham Road LLP to take the detail design of this scheme forward to a reserved matters submission for the development of 250 flats and houses on the land at Bilsham Road, Yapton, West Sussex.

This proposed scheme has been designed on the back of the site allocation (SD7) for 550 dwellings, the outline application (Y/91/17/OUT) and the submission and condition approval of the Design Code (Y/40/20/DOC).

This document sets out the context of the emerging scheme in relation to the previous approvals, summarises the constraints as further detail has been established through the surveys and investigations, the technical detail of the proposed scheme to ensure compliance and the architecture of the scheme based on the parameters set out in the Design Code.

The objective is to demonstrate what is to be approved satisfies the aspirations of all stakeholders and provides a whole site coordinated development that will leave a positive legacy for the village of Yapton.



2.0

PURPOSE OF THIS DOCUMENT

2.1 PURPOSE OF DOCUMENT

This document is produced with a purpose of setting out the technical detail of the proposals and demonstrating its compliance with the site allocation, outline approval and Design Code Masterplan. It should be read in conjunction with the whole application packages from all the consultant team.

Key with this document is to not extensively repeat the work already done on the outline application and to concentrate on the compliance of what we are proposing to satisfy the parameters set in the approval and the subsequent Design Code. Where relevant we will summarise and reference to that previously completed.

2.2 DESIGN TEAM

The design team have been coordinating their designs to ensure that all elements of architecture, landscaping, engineering and highways are compliant to the Design Code Masterplan and provides a seamless juncture to the adjacent Barratts / David Wilson (BDW) development on the Drove land. We have been working collectively with the BDW and their design teams to ensure that all elements are considered and designed appropriately.

Client –	Bilsham Road LLP
Contractor –	Thakeham
Project Management –	Rund Partnership
Principle Designer (CDM) –	Rund Partnership
Planning consultant –	Nexus Planning
Sustainability –	Southern Energy Consultants
Architect –	OSP Architecture
Landscape Architects –	FPCR Environment and Design
Ecology –	Ecology Partnership
Archaeology –	Thames Valley Archaeology services
Arboriculture –	PJC
Transport –	Odyssey
Drainage –	Odyssey
Utilities –	TDS



Aerial photograph of site and context

SITE ALLOCATION SUMMARY

It has been well documented in the approved outline design and access and planning statements the parameters of the SD7 site allocation. The whole site allocation has been referenced continuously to ensure we are following the aspirations and vision that was set when this site was considered for allocation. The allocation has been the binding factor in ensuring what is delivered between the two developers and through the two outline and reserved matters is consistent in its approaches. The single design code to clear condition six has and will continually ensure that this is the case. The adjacent plan summarises the allocation site.



Yorton SD7 Allocation in relation to the application site

OUTLINE APPLICATION SUMMARY

The building typologies, fenestration detail and materiality of the architecture was well documented in the outline application and is effectively referenced to the context of the village. We will not repeat this work in this design statement but look to build on it through the parameters set in the design code and the detail design we present.



Approved Outline application Illustrative site layout (Richards Urban Design Ltd.)

5.0

DESIGN CODE SUMMARY

We submitted the Design Code to satisfy condition six of the outline application in the spring of 2020 which was approved in that summer. The design code was produced to cover the whole site allocation and had the joint input from the Bilsham Road LLP and Barratts design teams. The single Design Code to cover the respective condition six of the two outline approvals will ensure a coherent approach to the developments. The text of the conditions highlighted eight key headings from which the content of the document was built around, these were.

- Character areas
- Street hierarchy
- Building typologies
- Key buildings
- The approach to car parking
- Structural planting
- Street furniture
- Lighting and treatment of the public realm

The proposed scheme has been designed with the design code at its core and sets the parameters for the formation of the layout along with detail of the architecture through the character area appraisals. The character areas on this application covers the Drove Park (split across the Barratts Scheme) the Bilsham Road and the Loveys areas. The specific details in relation to typologies, roof types, heights and massing, densities, boundary treatments, public realm, fenestration detail and materials are clearly appraised and have informed our approach to the scheme design.

Application name	Land at Bilsham Road, Yapton.
Application reference	Y/91/17/OUT
Description of Development	"Outline application for the development of up to 250 residential dwellings (Class C3), vehicular access, public open space, ancillary works and associated infrastructure. Departure from the Development Plan."
Committee date	16.01.2019
Date of decision	04.04.2019
Condition 6	Prior to the submission of any reserved matters application a Design Code masterplan shall be submitted to, and approved in writing, by the Local Planning Authority. This document shall demonstrate how the detailed proposals will reflect the objectives of the; Illustrative Site Layout Plan – 1244G.03A Design and Access Statement – 19th October 2018 The Design Code masterplan will provide further details on matters such as character areas, street hierarchy, building typologies, key buildings, the approach to car parking, structural planting, street furniture, lighting and treatment of the public realm. The development shall be carried out in accordance with the approved Design Code. <i>Reason: To enable the Local Planning Authority to control the development in details in the interests of amenity by endeavouring to achieve buildings of visual quality in accordance with Policy D DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition because the design of the scheme goes to the heart of the planning permission.</i>

Table 1: Description of the approved outline planning applications

