

Design & Access Statement

The Demolition of 'The Steddles' North End Road, Yapton and erection of 11 New Dwellings

at

The Steddles
North End Road
Yapton
BN18 0DT

Ref: 21-106
Rev P3 – Aug 2021



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1.0 Introduction & Site Assessment

- 1.1 MH Architects Ltd (MHA) has been appointed by Pallant Homes to prepare a detailed application for development on the land at The Steddles, North End Road, Yapton, BN18 0DT.
- 1.2 The scheme proposes to replace the existing dwelling with 11 new dwellings, net 10. The immediate surroundings are a mixture of detached and semi-detached houses, with a wide variety of architectural styles. Two bus stops located within 200m of the proposed site.
- 1.3 The application site measures approximately 0.45 hectares. The existing dwelling is of little architectural merit which will be knocked down to clear the site for the proposed development.
- 1.4 The application site is within a residential area with housing to the north and South of the proposed site. To the East and West of the site are plots of land with residential consents and allocations. This will place the site wholly within developed curtilage of the village.

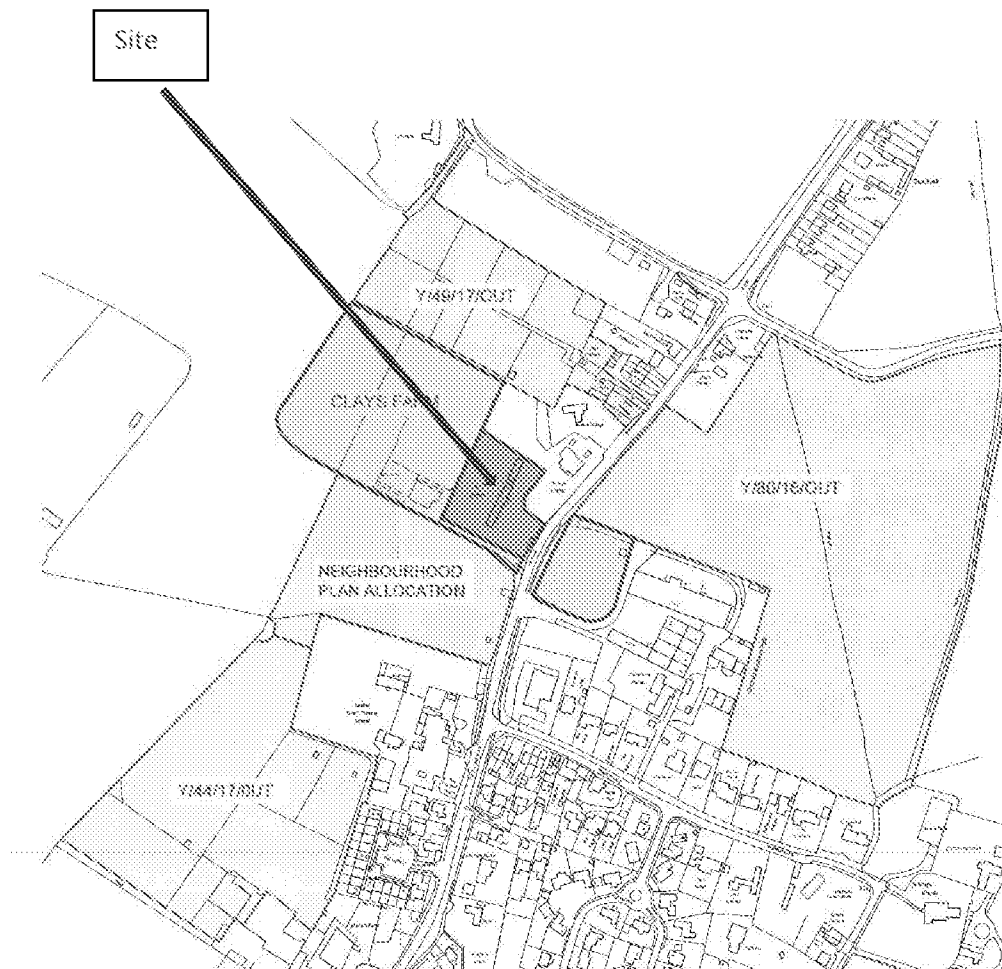


Figure 1 – Site plan illustrating current residential allocations and consents around application site

2.0 Involvement

- 2.1 The proposals have undergone multiple design reviews between the client and MHA, with input from relevant external consultants throughout the lead up to this submission
- 2.2 A previously submitted detailed application has been approved (ref: Y/121/19/PL) accommodating the same number of dwellings and utilising the same access / highways layout
- 2.3 An ecological impact assessment has been commissioned and accompanies this application, which assesses the current ecological value of the site and confirms that the development will have no impact on any ecology.
- 2.4 A topographical survey has also been commissioned in order to identify important data such as site levels, street furniture, services locations, eaves and built edges of neighbouring properties and the general characteristics of the application site.
- 2.5 An arboricultural report and plan has been prepared, which assesses the impact of the development on existing trees.
- 2.6 The application is also supported by a planning statement which identifies relevant local and national planning policy and guidance, relevant to the proposals

3.0 Evaluation

- 3.1 During the site assessment key points were identified which were used to guide the development of this proposal, they are as follows:
- Produce a design that responds to the site and surrounding context in terms of scale, considering the general massing and height of the surroundings.
 - Orientate views from the buildings to avoid undue overlooking of neighboring land.
 - Architectural style and detailing will be designed to complement and enhance the existing surroundings.
 - Take into account the site constraints analysed during the 'assessment' stage of the design process and work within these restrictions.

4.0 Use

- 4.1 The proposed residential development will fit in sympathetically with the surrounding area which is predominantly residential.
- 4.2 This scheme will provide well-designed, sustainable homes.
- 4.3 Careful consideration has been paid to orientation affording both privacy to the neighbouring dwellings, and views over public spaces such as access routes and pathways.
- 4.4 Existing and proposed ground levels were analysed, and pedestrian movement routes mapped throughout the site to review access and use.

5.0 Amount

- 5.1 The amount of development proposed on the application site provides for spacious dwellings with generous private amenity space. Private parking is provided on curtilage to all units. Cycle storage will be provided within secure sheds to rear gardens. Bins will also be located in rear gardens and will be moved to the curb side for collection as necessary.
- 5.2 The proposed 11 Dwellings are of various sizes which is in-keeping with the local area and avoids over developing the site.
- 5.3 The proposed scheme consists of the following:
- 2 x 2 Bed Houses
 - 7 x 3 Bed houses
 - 2 x 4 Bed Houses
- 5.4 The total internal area of the proposed development is 1,114.88 Sqm

6.0 Layout

- 6.1 In order to respect the privacy of both existing and future occupants, the bathroom windows at the ground floor and first floor, where windows are shown directly facing neighbouring land, will be obscured glazing
- 6.2 Parking bays have been proposed for each dwelling, forming a private front drive screened with low level planting for each dwelling. There are also 3 visitor parking spaces, located towards the entrance of the site.
- 6.3 Each dwelling will have their own private garden of a minimum 10m depth.
- 6.4 The scheme has undergone multiple reviews, with essential input from the various design team members, and the layout presented is considered to be the most efficient use of the site, whilst respecting the neighbouring properties, and also the pattern of residential development found locally.
- 6.5 It is formed of detached and semi- detached properties, with gardens orientated towards the outer boundaries of the site. The proposed road gives access to the new dwellings within the site.
- 6.6 A number of trees are to be retained and their root protection zones have been considered in the development of the proposed site layout. Please also refer to the accompanying Arboricultural report which provides justification for the removal of certain trees, as well as mitigation measures in support of the trees to be retained.
- 6.7 A vehicular tracking exercise has been undertaken which demonstrates the ability for a refuse lorry to enter and leave the site in forward gear.

- 6.8 Parking has been provided for the new dwellings – including visitor parking – in line with WSCC requirements.
- 6.9 Separation to neighbouring properties is substantial and adequate given the 2-storey nature of the development. Additional privacy is afforded by the existing and proposed planted buffer to the boundaries.



Figure 2 – Site Layout

7.0 Scale

- 7.1 The proposed scheme consists entirely of two-storey dwellings. This is a direct reflection of similar properties that can be found in the vicinity of the site.
- 7.2 Smaller features such as window and door sizes, porch canopies and detailing will be reflective of the local vernacular.
- 7.3 The scale and layout of the new proposal mimics that of the permitted scheme (ref: Y/121/19/PL)

8.0 Appearance

- 8.1 The proposed dwellings are designed to fit contextually with the surrounding buildings by implementing a complementary palette of materials and similar design features. The proposed materials are as follows:

- Multi Brick
- Weatherboard Cladding
- Flint
- Recon. Stone
- White UPVC casement windows
- Red and grey concrete roof tiles
- UPVC rainwater goods

Please also refer to the submitted drawings.

- 8.2 Chimneys have been placed in carefully considered locations, animating the roof forms and providing interest
- 8.3 The materials and style applied to the scheme are of a traditional vernacular style and relate well to the surrounding area. They will enliven the street scene and greatly improve the current outlook into the site.

9.0 Landscaping

- 9.1 The external landscaping has been designed as easily maintainable and easily accessible for all users including mobility impaired visitors/residents.
- 9.2 All hard landscaping will be paved, with no loose gravel reducing the potential to make access difficult for ambulant users.
- 9.3 Soft landscaping will include as much greenery and planting as possible to encourage biodiversity, wildlife and provide screening and positive environment for the residents.
- 9.4 Each dwelling will have their own private rear garden and a front amenity space.
- 9.5 Open green space will be located towards the north of the access road, for communal amenity value.
- 9.6 A number of existing trees and hedges will be retained

10 Inclusive access

- 10.1 This proposal has been designed to be fully accessible to all users. Finished floor levels have been set to enable level thresholds throughout with easily identifiable paths leading to entrances/ exits at a gradient of no greater than 1:20 in accordance with good practice and Part M of the Building Regulations.
- 10.2 All staircases are designed to Part M of the Building Regulations.

11 Connectivity & sustainability of the site

- 11.1 Bus stops are nearby with the closest stop within 200m of the property, this allows sustainable access to neighbouring towns and the city of Chichester.
- 11.2 The closest supermarket to the dwellings is a Co-operative which is located 0.6miles from the purposed site.
- 11.3 There is a primary school located South of the site in Yapton. The closest secondary school is in Barnham. Further and higher education facilities are available in Bognor Regis and Chichester.
- 11.4 The closest Train station is located in the neighbouring town of Barnham, which is within 2 miles of the location of the dwellings. This provides a route to London, Portsmouth and Southampton.
- 11.5 Yapton also has access to a taxi station which is located at the end of Yapton road.
- 11.6 There is a medical centre located South of the site within 0.5 miles

12 Application submission

The proposed scheme which has been submitted for full planning permission, similarly to the permitted scheme Y/121/19/PL has been carefully considered in relation to the surrounding context and the needs of the community. The architectural team has worked in conjunction with various consultants and advisors to create a new development which responds respectfully and appropriately to the surrounding context. It is respectfully requested that Officers and Members of Arun District Council look favourably on this proposal and grant full planning permission.