

CORINTHIAN ARCHITECTURAL DESIGN

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DESIGN & ACCESS STATEMENT

Site Address - Hobbs Farm, Bilsham Road, Yapton, Arundel, West Sussex. BN18 0JY

Proposal - Proposed Conversion of Outbuilding to Single Dwelling

Client - Herongate Homes

Ref - Planning / LBC Application

Date - April 2014

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1. Site

The existing (larger context) site comprises of a series of period and later buildings arranged within a primarily inward-facing courtyard setting. The site is private and its inward-facing courtyard setting is not viewed directly from either the main road B2132 (Bilsham Road) or adjacent dwellings. Access is from the main road B2132 (Bilsham Road) only via single and shared entrance drive. Refer to 1: 1250 scale location plan.

2. Existing Property

Existing single-storey brick-built outbuilding. Refer to historic mapping showing introduction of outbuilding between 1898 and 1912.

3. Project Brief

Proposed Conversion of Outbuilding to Single Dwelling.

4. Context & Adjacent Architecture

In terms of immediate context & adjacent architecture there are -

- a. Main Road to the West.
- b. Private Dwelling to the East (Hobbs Farm).
- c. Open / Farm Land to the North.
- d. Main Road to the South.

Refer to 1: 1250 scale location plan.

5. Appraisal / Evaluation Method

Evaluation of contextual scale was considered via consideration of 'Ordnance Survey' site and location plans, aerial photography and site / local area visitation.

6. Design Overview & Appearance

Existing outbuilding to be built up to form new gable and roof profile using reclaimed brickwork (to be ADC approved). Design format proposed an L shaped dwelling, which shows the basic form of the original outbuilding, and provides a clear new element (other half or the L in a 90 deg juxtaposition). Slate is a continuing roof-theme for the site as a whole. This conversion also incorporate a degree of more contemporary materials in the form of black ALU framed glass roof sections with black ALU framed sliding / bi-fold doors. The main flank wall is proposed as simple Flemish-bond brickwork as suggested by Dr Wightman. Landscaping is to be non-residential and very simplistic. Specific and clearly defined boundaries are not to be proposed demarking this dwelling from the rest of the site as a whole.

7. Extent of Proposal

Taking into consideration the following -

- (a) Modest (single-storey) proposed dimensions only.
- (b) Remaining ample external and amenity land (gardens and parking) within the site.
- (c) Precedent for conversion of outbuildings to residential format on the site.

We consider the scale of the proposal to be in keeping with the site and adjacent buildings.

8. General Protection

Whilst modest in terms of current adjacent conversion development, care will be taken to provide within reason a minimum degree of disruption to adjacent occupants throughout the course of the building works. The appointed contractor and all associated site-personnel will ensure that no damage is caused to any part of the boundary fence or hedging, highways or neighbouring land as a result of the works. All necessary precautions are to be taken to protect the above during the project. Should any damage be caused it will be the responsibility of the contractor to make good at their expense. Where it is necessary to access adjacent properties / land in order to carry out the works, this will be arranged through the client and neighbouring owner/ tenants. Adequate notice of access will be provided. General noise and disruption will be minimised whilst this is undertaken. Where a party wall act award is required a building surveyor / party wall expert will be instructed to complete and serve notices on all relevant parties, deal with any disputes, which may arise and issue awards to a satisfactory standard in accordance with RICS guidelines.

9. Listed Building Consent

It is our understanding that the existing barns are grade II listed.

10. Heritage Statement

Due to listed building status, refer to separate Heritage Statement document.

11. Scale

Subservient to main and adjacent buildings on site, single storey nature of outbuilding maintained within proposal.

12. Landscape

It is also proposed that a detailed landscape & planting scheme be provided by a specialist in due course. Further and more comprehensive details can be conditioned by the local authority if desired and where planning permission / LBC is granted.

13. Trees On Site

Note trees on site which will directly affect the application proposal. Refer to accompanying Arboriculture Report.

14. Access, Layout, Usage & Legibility

Clear access and legibility to building as a single dwelling. Emerging minimum standards met as set out within D DM2 and D DM3 as follows -

Single-storey detached dwelling (2 Bedroom / 4 Persons) -

Essential GIA (general internal area)

Minimum standard = 70 m²

As Proposed = 109 m²

Internal spaces -

Combined Kitchen / Living Room / Dining

Minimum standard = 27 m²

As Proposed = 41 m²

Double bedrooms

Minimum standard = 12 m²

As Proposed (Bedroom 1) = 20 m²

As Proposed (Bedroom 2) = 12 m²

Bathrooms

Minimum standard = 4.4 + 2.7 m²

As Proposed (En-suite Bathroom) = 6 m²

As Proposed (WC) = 5 m²

Storage

Minimum standard = 2.5 m²

As Proposed (combined) = 3.5 m²

Use of the building for commercial purposes was assessed as an option but discounted as unsuitable in favour of residential for the following reasons -

(a) The building was considered by 'Jackson-Stops & Staff' to be unsuitable for commercial letting, refer to supporting attached correspondence dated 25th March.

(b) Introduction of commercial use on such a modest scale is deemed out of character to the site as whole, which is predominantly and established residential.

(c) Introduction of commercial use in terms of increased traffic, general increased noise increase, unavoidable commercial waste / recycle amenity (albeit on a modest scale), would still have an adverse effect on the tranquillity of the established residential nature of the site.

(d) Separating an entirely residential site to partially commercial would set a precedent to extend the commercial use Northwards, and further affect the character of the established residential nature of the site.

(e) Introduction of any commercial use is deemed out of character with the site as a group of listed buildings, including the original farmhouse, whom grounds would abut the rear of such commercial use. We therefore propose commercial having a harmful affect on the adjacent Hobbs Farmhouse. Any commercial use would in our opinion, devalue the group of building's both in terms of residential-values and historic character as group of listed buildings.

15. Disabled Access & Usage

Basic disabled access provision to be incorporated to dwellings (where practical and deemed a direct requirement by building control / NHBC in line with current building regulations). Where a confirmed requirement, clear continuous level pathway will be provided from the front of the building. Threshold level change will be continuous via an access ramp. Entrance doors will provide

a minimum clear opening of **775 mm** (1000 mm structural opening). Internal doors to be **775 mm** clear opening (900 mm structural opening). Ground floor Bathrooms to be **900 mm** door & to swing / open outwards (**775 mm** clear opening).

16. Vehicular Provision

Parking and turning on site is currently being dealt with as part of Y/60/13L.

Local Transport Links

1. Vehicular: Bognor Regis 4 miles (11 mins)
2. Cycle: Bognor Regis Town Centre 4 miles (1.22 hr)
3. Public Transport: Bognor Regis (Bus) 4 miles (28 mins)
4. Public Parking: Basic parking provision provided (can be increased where deemed necessary by ADC)
5. Emergency Services: Fire, Police & Ambulance & General Hospital (Bognor Regis, Chichester). 4 miles (11 mins Car)

17. Provision for Waste and Recycle Material Storage

Provision to be made for the following (currently being dealt with as part of Y/60/13L) -

- (a). Waste and recycle stores.
- (b). Short stay cycle store provision.

18. Risk of Flooding

EA consulted to confirm site is not within Flood Risk Zone. A robust proposal for harnessing, utilising and discharging surface water will be designed at building regulations stage with a consulting civil engineer following soil testing. Proposed gutter downpipes to be 100 mm diameter. Proposed gutters to be half round section with 63 mm diameter profile. Rainwater to proposed 1.5m³ soak-aways; 225 mm diameter inset perforated pipe, granular fill. Use of soak-aways to be confirmed on site with LABC following perc. Test results. Soak-aways to be positioned min 6.0 m from proposed building & adjacent dwellings. Where cost effective and deemed necessary to meet or exceed code 2/3, a grey-water flushing system will be introduced as part of the new dwelling's services design.

19. Materials

Material design has been carefully considered so that the proposed dwelling sits comfortably within the context of the setting, Medium opacity glazing will also been used to bathrooms and en-suites providing internal privacy. All materials are to be approved by the local authority either as part of the planning approval or as part of any conditions imposed upon an approval via accurate samples prior to the commencement of any building works.

20. Incorporating Crime Prevention at Design Stage

In accordance with guidelines and recommendations set out within ODPM Home Office Publication: Safer Places - The Planning System & Crime Prevention:

1. Structure: Construction type and material use/ selection have been specified with security in mind.
2. Surveillance: Alarm systems to be incorporated where deemed appropriate, cost-effective, requested / specified by client.
3. General: Door-Sets and Window to be in accordance with BS 7950. Locks to be in accordance with BS 3621.

21. Interim Statement on Climate Change

Code for sustainable homes to be complied with only if and where dictated by conditioned approval.

22. Planning History & Conclusion

Following considerable discussion with ADC regarding the proposal, we consider the proposal an interesting opportunity to create an individual, sustainable and desirable small-scale dwelling in the area. Combined with the use of sustainable construction, environmentally responsible materials and delicate landscape design over the forthcoming seasons, we feel the project could prove to be a clear example of high standard new (conversion housing) within the local area, and hope the LA will concur.

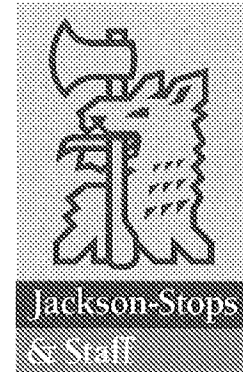
23. Reference Sources

Local Plan Policies GD2 (Design).
Local Authority 2006 Guidance (Design & Access Statements).
Site & Location Plan information provided by 'Ordnance Survey' (08456) 050 505
Local Authority Emerging Min Standards D DM2 and D DM3.

People
Property
Places

25 March 2014

Attn: Tom Elliott
Herongate Homes Ltd
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Chichester
West Sussex
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28 High Street



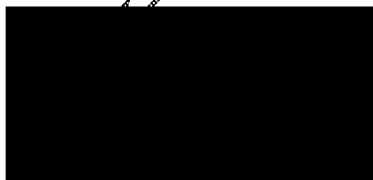
Dear Sirs

The Piggery/Potting Shed, Hobbs Court, Yapton, Arundel, West Sussex

Further to our conversation regarding the Piggery/Potting Shed, it is quite clear that this particular building has been used for domestic residential use for many decades, and to classify it as commercial is absurd and totally out of keeping and character with the rest of this residential development, and indeed with the existing farmhouse which has used the building for domestic use for a significant period of time.

Notwithstanding this, the commercial use of this building for commercial would have a significantly adverse effect on the amenity enjoyed by the new conversions, and urgently suggest that residential planning be sought and obtained.

Yours sincerely,



Andrew M Richardson FNAEA
Director

jackson-stops.co.uk

