

Design & Access Statement

Land Adjacent to Lake Barn, Maypole Lane, Yapton, Arundel, West Sussex, BN18 0DR

February 2019

Introduction

This design and access statement has been prepared by Taylor Williams Daley Ltd on behalf of Mr & Mrs Payne in support of the confirmation of reserved conditions within the Outline Permission (ref: APP/C3810/W18/3196233 for the site '*Land Adjacent to Lake Barn, Maypole Lane, Yapton, Arundel, West Sussex, BN18 0DR*').

Use

The proposed dwelling house, cycle store and surrounding amenity spaces are to be used as a single-family dwelling for domestic use.

Amount

The proposed scheme is for a new detached single storey dwelling house containing 4 bedrooms with a gross internal floor area (GIA) of 191.40m² / 2,060 sq.ft. The dwelling house measures at its furthest extents; 19.90m in length and 16.81m in width. The applicant site is 0.11 Hectares / 0.28 Acres in area (including the rights of way access over a shared driveway).

Layout

The building is positioned away from the highway and towards the centre of the site in order to achieve good spacing between the development and the site boundaries.

The building is set back from the east boundary to create the required parking spaces and area for turning vehicles for the resident's and guest's vehicles. It is also set back from the west boundary to create the rear amenity space.

The building is divided into two wings with the master bedroom suite and open plan living spaces located within the south wing, and the remaining sleeping accommodation and rooms with utility functions located within the north wing.

The two wings are connected via a central entrance hall area which enables clear orientation immediately upon entering the building between the living space and the majority of the more private sleeping areas. The principal entrance into the dwelling is located on the east facing elevation of the linking structure, which measures externally; 4.53m in length and 4.24m in width.

The length of the house is orientated around a north / south axis to maximise the advantages of natural solar gain both via windows / doors and the positioning of photovoltaic panels on the south facing roof pitch above the south wing.

The living room is located towards the west end of the southern wing and benefits from full height corner glazing to facilitate views into the rear garden.

Scale

The height of the building is to be less than 5m with the roof slope over the south wing extending to 4.89m and the roof slope over the north wing extending to 4.82m.

The overall massing and height of the building is largely broken up by the separation of the building into two parts. Both principle roof slopes are to be formed by low angled mono-pitched surfaces of 15 degrees and therefore this further minimises the profile of the building's elevations. The visual impact of the north roof slope facing the highway is also reduced by the installation of a green sedum roofing system to assist the building with blending into the surrounding semi-rural context.

The low height, flat roof profile and floor to ceiling glazing forming the entrance hall helps to increase the impression of transparency and reduce the impact of connecting the two larger volumes either side.

The overhanging eaves around the perimeter of the floor plan allows the facades to be sheltered from the strongest of the summer sun and inclement conditions whilst maintain the building's contemporary aesthetic.

Appearance

The dwelling house has been designed to be contemporary in appearance and is appropriate to its location given the lack of prevailing architectural style within the vicinity of the site.

The external walls are to be finished in smooth painted render. Both the flat and shallow roof slopes will be weathered in a dark coloured liquid applied roof finish and the main roof slopes are intended to be largely covered with low profile photovoltaic panels and green sedum trays respectively.

Windows and doors will be situated within dark coloured frames and the front door will be a single leaf timber panel. The edges of the roofs and rain water gutters will be formed by dark coloured matt finished aluminium profiles to compliment the clean and uncluttered appearance of the windows and door frames below.

The insertion of windows are kept to a minimum on the north elevation of the north wing to reduce natural heat losses through glazing and maintain the privacy on this elevation which faces the highway.

The entrance hall which provides the link between the two wings is provided with a high level of natural daylight via floor to ceiling glazing and a circular flat roof skylight.

The cycle store also exhibits a mono-pitched roof with matching external roof, wall and door materials so that it is sympathetic to the contemporary appearance of the dwelling house.

Landscaping

The landscaping scheme will protect and enhance the setting of the building and allow the development to blend further into the local landscape.

Low level formal planting is proposed to the front of the dwelling to form an attractive frontage and clear demarcation between the driveway and the building.

The proposed parking area and cycle store are to be screened from view by planting along the north boundary of the site.

Hedging is currently present on site along the west boundary to the rear of the proposed building. This provides additional privacy between the applicant's site of Lake Barn on the land adjoining and the rear amenity space due to serve the proposed dwelling house.

The majority of the external spaces to the sides and rear of the building will retain the site's existing open character with expanses of grass lawn.

The driveway and parking area will be formed with a porous shingle/gravel surface to suit the character of the location and aid surface water drainage. The pedestrian route leading from the driveway to the front door will be finished in stone paving slabs and will be bordered by further low level formal planting.

Vehicular Access

Maypole Lane is an unmade surface and an unclassified highway which is used minimally due to the limited locations it serves and can only be traversed at low speeds (below 20 mph). Minimal visibility splays from the driveway forming the applicant's right of way onto the highway are therefore to be provided to ensure safe egress from the site. (Please refer to drawing: *A18028 A(S3)02 Proposed Block Plan*).

Access from the highway to the application site is to be provided along a shared right of way and a sufficiently wide (3.7m) driveway to allow emergency fire vehicles to reach all parts of the proposed building from within a 45m radius in accordance with Approved Document Part B (Fire Safety).

The parking area to the front of the building is separated from the access driveway by a gate and existing timber fencing.

A proposed detached bike store suitable to accommodate the requirement of at least 2no. bicycles is to be located to the north of the building. It measures externally; 6.23m in length, 2.53m in width and 2.50m in height.

Pedestrian Access

The principal entrance into the dwelling is located on the east elevation of the floor to ceiling glazed low level link between the two wings of the building. Access is to be provided in accordance with Approved Document Part M (Access to and use of Buildings) and will feature flush level threshold access following transition along a 3-metre long ramping path at a gentle fall of 1:20.

Also in accordance with AD Part M the users of the building will benefit from a 1.2m deep level landing in front of the main door with overhanging flat roof which will form a covered external porch. The route from the entrance of the site to the front door is fully accessible to all users.

Sustainability

The following renewable and sustainable technologies and measures are intended to be utilised by the proposed dwelling:

- Highly insulated external construction with triple glazed windows and doors.
- Low profile photovoltaic panels located on the south facing roof pitch with batteries for storing excess electricity not returned to the national grid.
- Rainwater harvesting collected from the roof surfaces and drinking water supplied via on-site bore hole.
- Private on-site sewage system located under the front garden.
- Air Source Heat Pump (ASHP) located on the north elevation.
- Underfloor heating system under the extent of the floor plan.
- Heat Recovery Ventilation System (HRVS) throughout the building.
- Waste Water Heat Recovery System (WWHRS) fitted to the outlets of showers and baths.
- Green sedum roof located over the north facing roof slope.
- Surface water drainage system designed in accordance Approved Document Part H (Drainage & Waste Disposal), the recommendations set out within the SuDs manuals produced by the CIRIA, and the below ground soil conditions revealed via winter ground water monitoring and percolation testing.