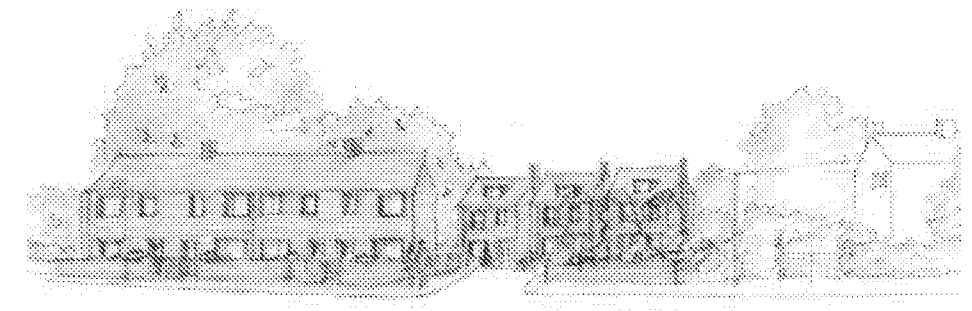


Cover Storey
A r c h i t e c t s

Planning Application
Sunnymead Farm, North End Road, Yapton
Arundel BN18 0DL
18010 September 2018

c o n t e n t s

1.0	introduction
2.0	site analysis
3.0	planning
4.0	amount
5.0	layout
6.0	scale
7.0	materials
8.0	precedents
9.0	local precedents
10.0	landscape
11.0	transport
12.0	sustainability

introduction 1.0



Ordnance survey map
<http://www.bing.com>



Flood Risk Map for Planning
<http://www.flood-map-for-planning.service.gov.uk>

The site is located in the village of Yapton, on the northern boundary with Walberton. Located to the south of the West Coastway Line level crossing (the area falls within Withy Rife), the site is in a setback position to North End Road B2132. Comprising a detached bungalow with an accompanying store, swimming pool and a poly tunnel. The access to the site is provided by a gravel track.

Residential properties are located to the south and west of the plot with substantial screening from North End Road and the railway track, open fields sit to the east and are screened by mature trees and hedging.

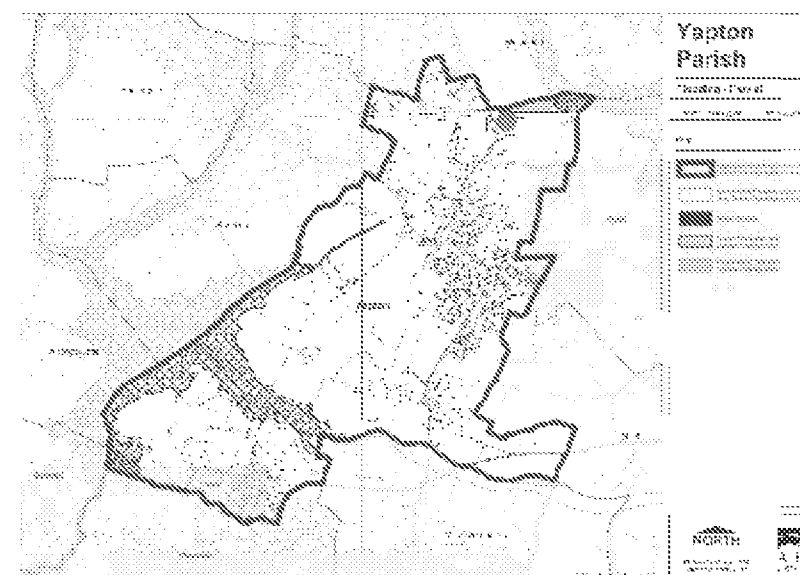
The site falls within:

- Yapton Neighbourhood Area (Parish Boundary)
- Barnham - Yapton Coastal Plain
- The site does not fall within a Flood zone

The village centre is approximately 0.8 miles or a sixteen minute walk with a footpath access for the entire distance.



Street map
<http://www.bing.com>



Flooding - Fluvial Map, Yapton Parish
<http://www.arun.gov.uk>

Proposed Use

We are proposing a mixed residential scheme comprising of two, three and four bed dwellings arranged as a terrace and detached houses, with associated parking and private amenity space.

Cover Storey
Architects

Planning Application
Sunnymead Farm, North End Road, Yapton
Arundel BN18 0DL
18010 September 2018

site analysis 2.0



View looking into the site from North End Road, down existing gravel driveway



View looking into the site, down existing gravel driveway

Current Use

Sunnymead Farm comprises a detached single-storey residential property accessed from North End Road via a gravel driveway. Located adjacent to the bungalow is a single storey store building that has fallen into disrepair, a swimming pool and polytunnel are located within the grounds of the site.

The property is surrounded by garden which is predominantly grassland, shrubs, scrub and varying category A - C rated trees. Various cars and caravans were located on the site.

An existing flint wall sits on the southern boundary to Apple Tree Cottage with remaining boundaries overgrown and inaccessible.



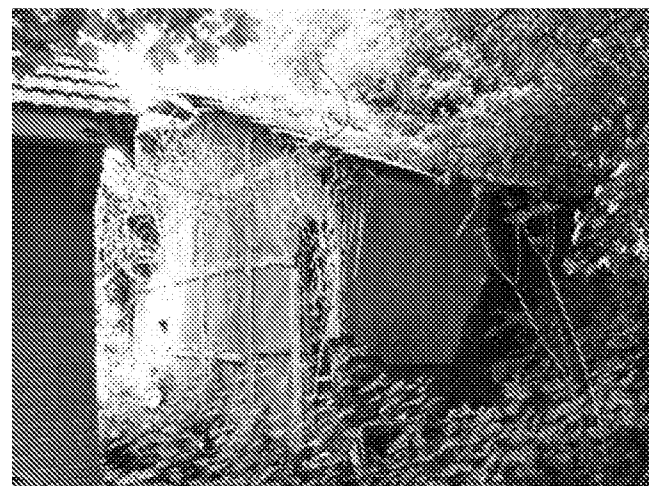
View of site from North End Road

Cover Storey
Architects

Planning Application
Sunnymead Farm, North End Road, Yapton
Arundel BN18 0DL
18010 September 2018



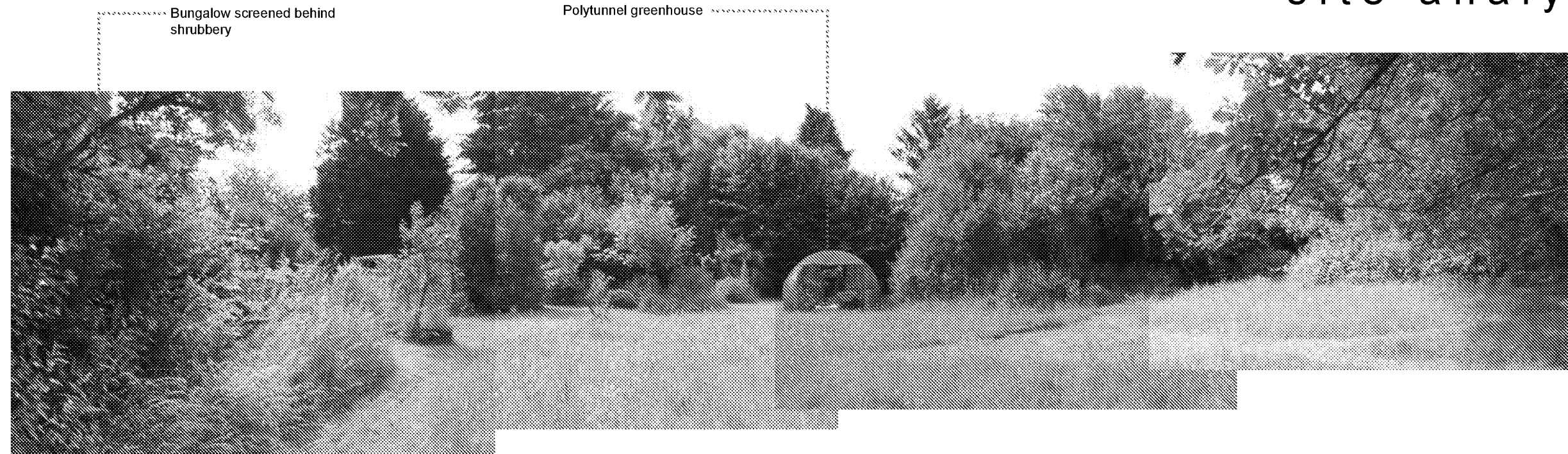
View from infront of bungalow looking west towards North End Road



Store building located to the north of the bungalow



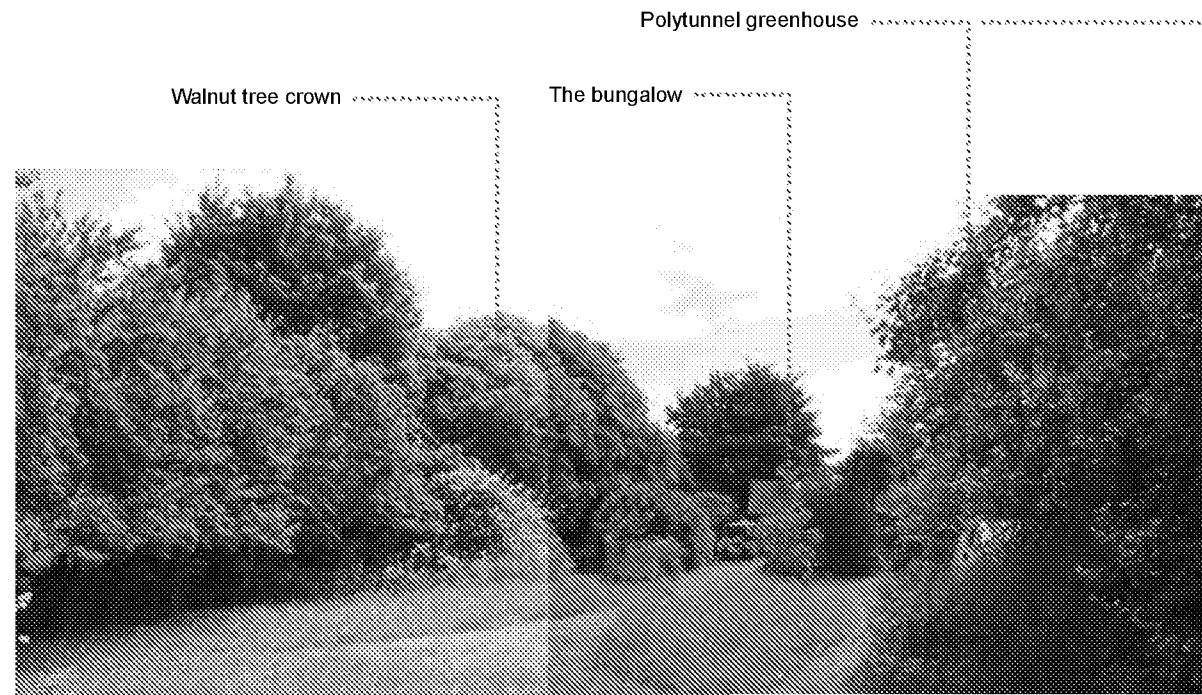
View looking north towards to the railway boundary



View looking south towards the green house and gravel driveway



View from the middle of the site looking west towards North End Road



View looking east towards the bungalow



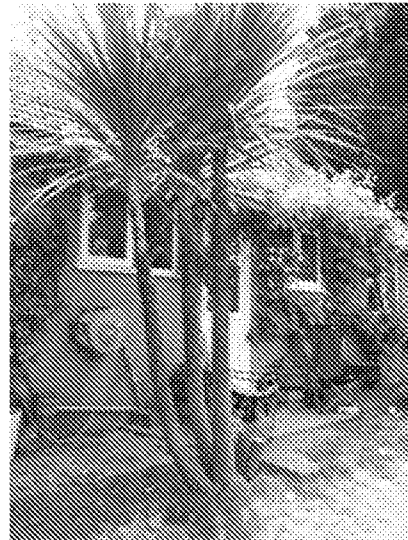
View looking south towards driveway, North End Road located on the right hand side



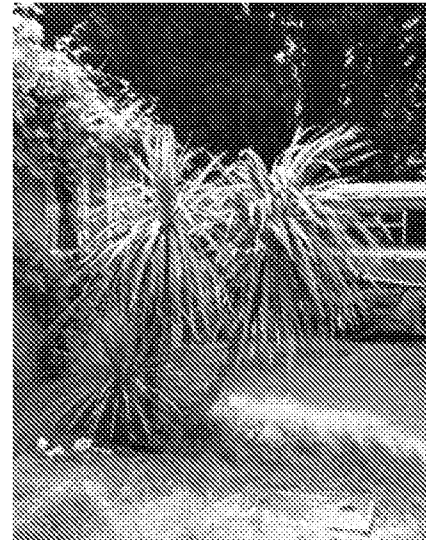
View of northern boundary, adjacent to the railway line

site analysis 2.0

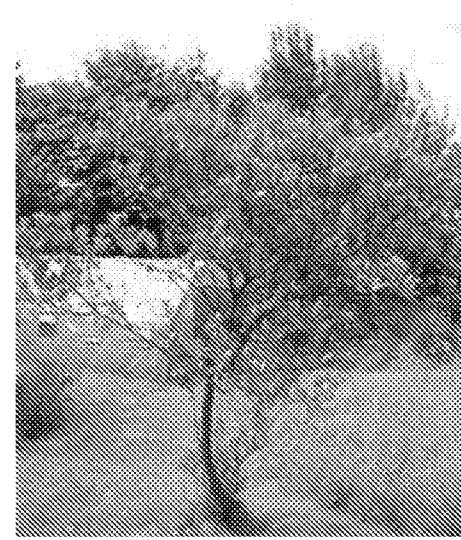
A number of existing palm trees, bamboo planting and saplings are to be carefully removed, retained and replanted within the new landscaping scheme.



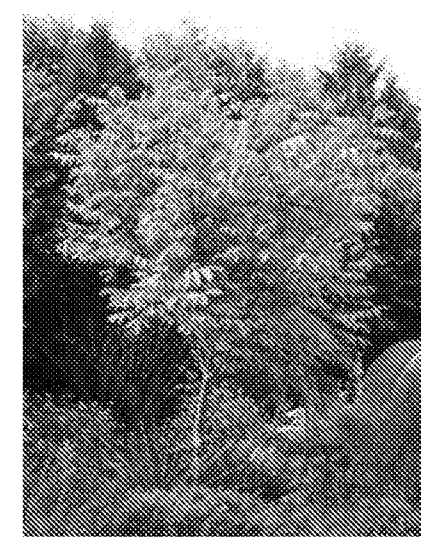
Medium height palm located in front of the bungalow



Palm located in front of the bungalow



Sapling



Young tree, SU



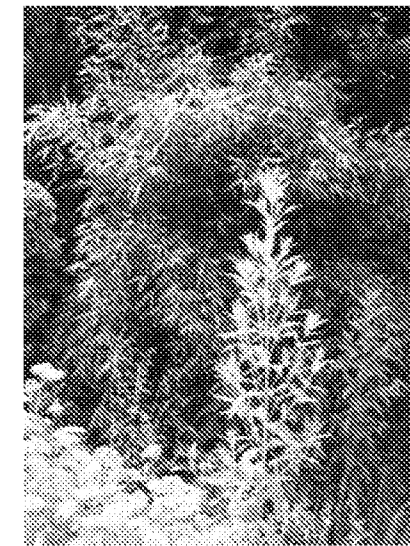
Palm located



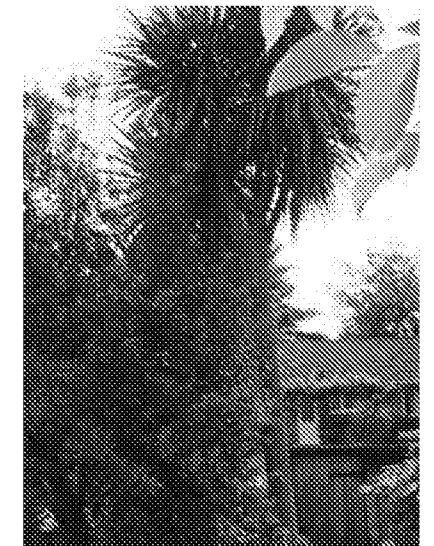
Young tree



Bush



Bamboo



Tall palm

Cover Storey
Architects

Planning Application
Sunnymead Farm, North End Road, Yapton
Arundel BN18 0DL
18010 September 2018

- The site has been included within Arun District Council Housing and Economic Land Availability Assessment (HELAA)
- Grid reference: 498141 - 104364
- Site area: 0.28 hectares
- The site was promoted in the May 2016 Consultation as being available in the next five years
- Suggested Density 35 habitable rooms (h/rms).



Iron Blumer Architects Ltd
iron@ironblumerarchitects.com

Arun District Council
Arun Civic Centre
Meltravers Road
Littlehampton
West Sussex, BN17 5LF

Tel: 01903 737500
Fax: 01903 738442
DX: 57408 Littlehampton
Minicom: 01903 732785
email: iron@ironblumerarchitects.com

12th April 2017

Our Ref: HELAA/NEWY24

Dear Sir/Madam,

Re: HELAA Site ref NEWY24
Location: Sunnymead, North End Road
Grid Ref: 498141-104364

Arun District Council is currently preparing its new local plan which will cover the period 2011-2031. This plan is a strategic level document which, amongst other things allocates land for housing and employment. Such a document is complex to prepare and requires an extensive evidence base to support it. The Housing and Economic Land Availability is one such document.

The Council is currently updating its Housing and Economic Land Availability Assessment (HELAA) and require your assistance.

Your land

The above piece of land has been included within the HELAA which was last updated in 2016.

You are being contacted as you appear to have some involvement with the above land, be that as a landowner, site promoter, previous applicant or agent. Please confirm if this is not correct.

Please can you review the attached information and provide an update of any relevant information that could update our records and help us assess whether the site could be considered to be achievable and available (subject to all the necessary planning permissions). In addition, please provide any other information or documents that you see fit to assist the council in their analysis of your site.

We are particularly interested to know if you are planning to develop the land within the next five years or in the longer term (6-10, 11-15 or 16+ years from April 2017).

You are requested to respond to the council by no later than 12th May 2017 so that the council can fully assess your response in time for the next publication of the HELAA.

Please use the www.arundel.gov.uk on the council's website.

What is the HELAA?

The HELAA is a technical and theoretical database of sites which have been identified and assessed for their potential to accommodate future housing or economic development. The

HELAA forms an important part of the council's evidence for the identification of a sufficient supply of housing sites.

It must be emphasised that the HELAA is an important evidence source to inform plan making and a housing trajectory but does not in itself determine whether a site should be allocated for development or should automatically receive planning permission.

Further information regarding the HELAA can be found on the council's website: www.arundel.gov.uk/helaa

Queries

If you have any questions regarding this process, please do not hesitate to contact the Planning Policy and Conservation team via the above email address.

Yours sincerely,

Karl Roberts
Director of Planning & Economic Regeneration

Cover Storey
Architects

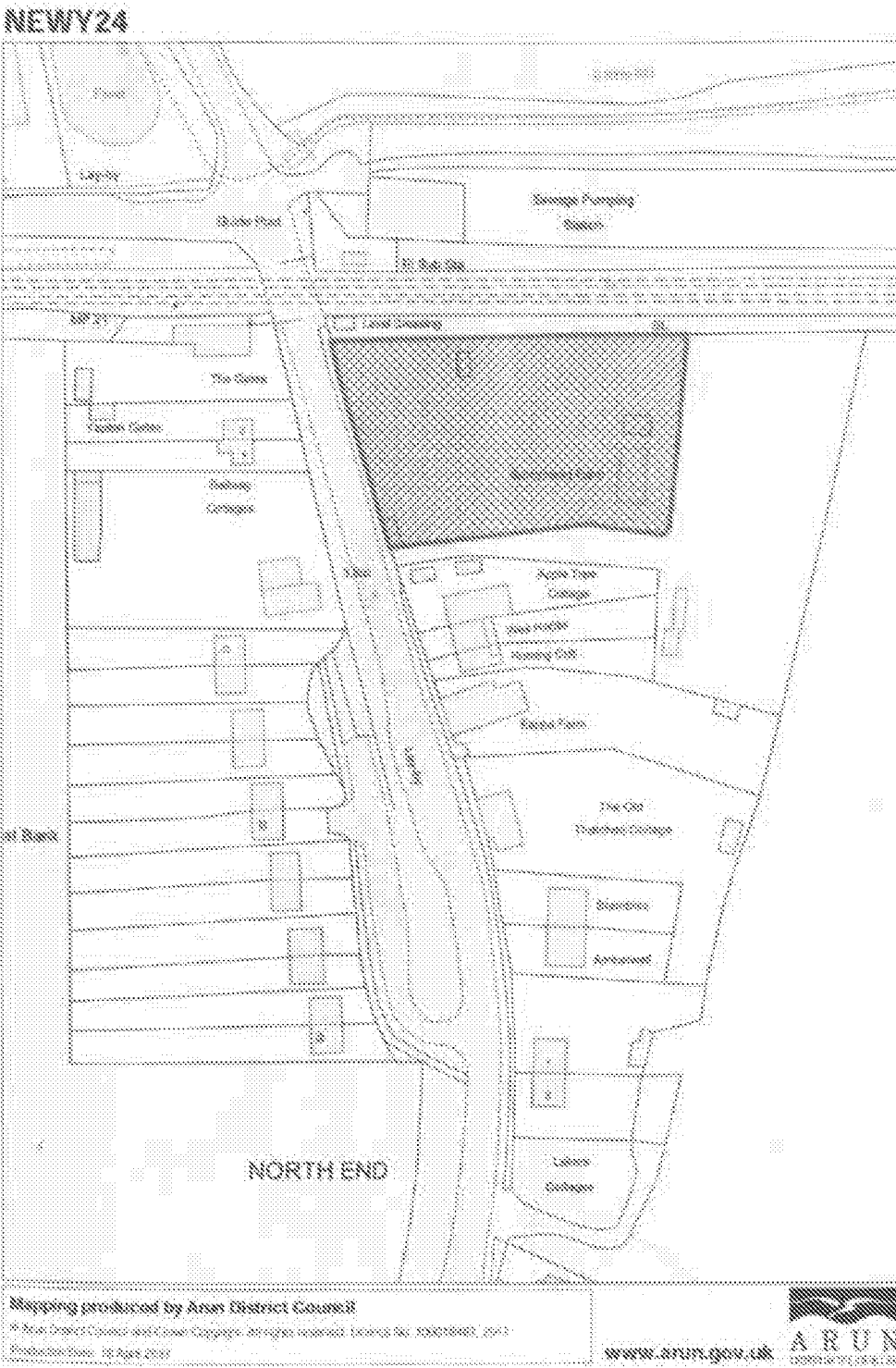
Planning Application
Sunnymead Farm, North End Road, Yapton
Arundel BN18 0DL
18010 September 2018

HELAA Assessment Summary Table - Not Currently Developable Sites

Reference	NEWY24
NLPO	900002715282
Site Address	Sunnymead, North End Road
Grid Reference	488141 - 194354
Parish	Yapton
Site Area	0.28
Not Developable Area	0.28
Viability Typologies	B-SGS
Description of Site and Existing Use	Small area of land adjacent to the railway line, residential
Existing Use	Residential
Potential Use for Evaluation	Housing
Constraints	Lixey treatment catchment, outside built up area
Suitability Summary	Very similar site across the road was dismissed on appeal because the development would not comply with development plan policies and it would not represent sustainable development as its too far from the village centre
Availability Summary	The site was promoted in the May 2018 Consultation as being available in the next 5 years
Current Status	Not Currently Developable

Projected Potential Yields

Suggested Density			Suggested Total Yield			Processed Planning Application suggested total yield	
35			0				
2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
0	0	0	0	0	0	0	0
2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	
0	0	0	0	0	0		



<i>Terrace houses:</i>		
• 1 x 3bed 5person	95.8m2	5 h/rms
• 3 x 2bed 4person	79.7m2	12 h/rms
 <i>Detached houses:</i>		
• 3 x 4bed 7person	148m2	18 h/rms
• Total GIA	778.9m2	
• Total habitable rooms		35 h/rms
• Site area	0.28 hectares 2799m2 approx.	

We are proposing a residential scheme comprising of seven dwellings:

- Terrace houses:
- 1 x 3bed 5person
 - 3 x 2bed 4person

- Detached houses:
- 3 x 4bed 7person

- Each dwelling is provided with:
- Minimum depth of gardens 10 metres
 - External rear garden storage and cycle storage
 - External refuse/recycling storage with integrated raised planting
 - Designated car parking spaces including part covered pergola parking
 - Designated visitor parking.

All of the units meet the minimum size requirements of Technical housing standards - nationally described space standard March 2015, Worthing Borough Council Space Standards SPD February 2012 and Lifetime Homes July 2010.

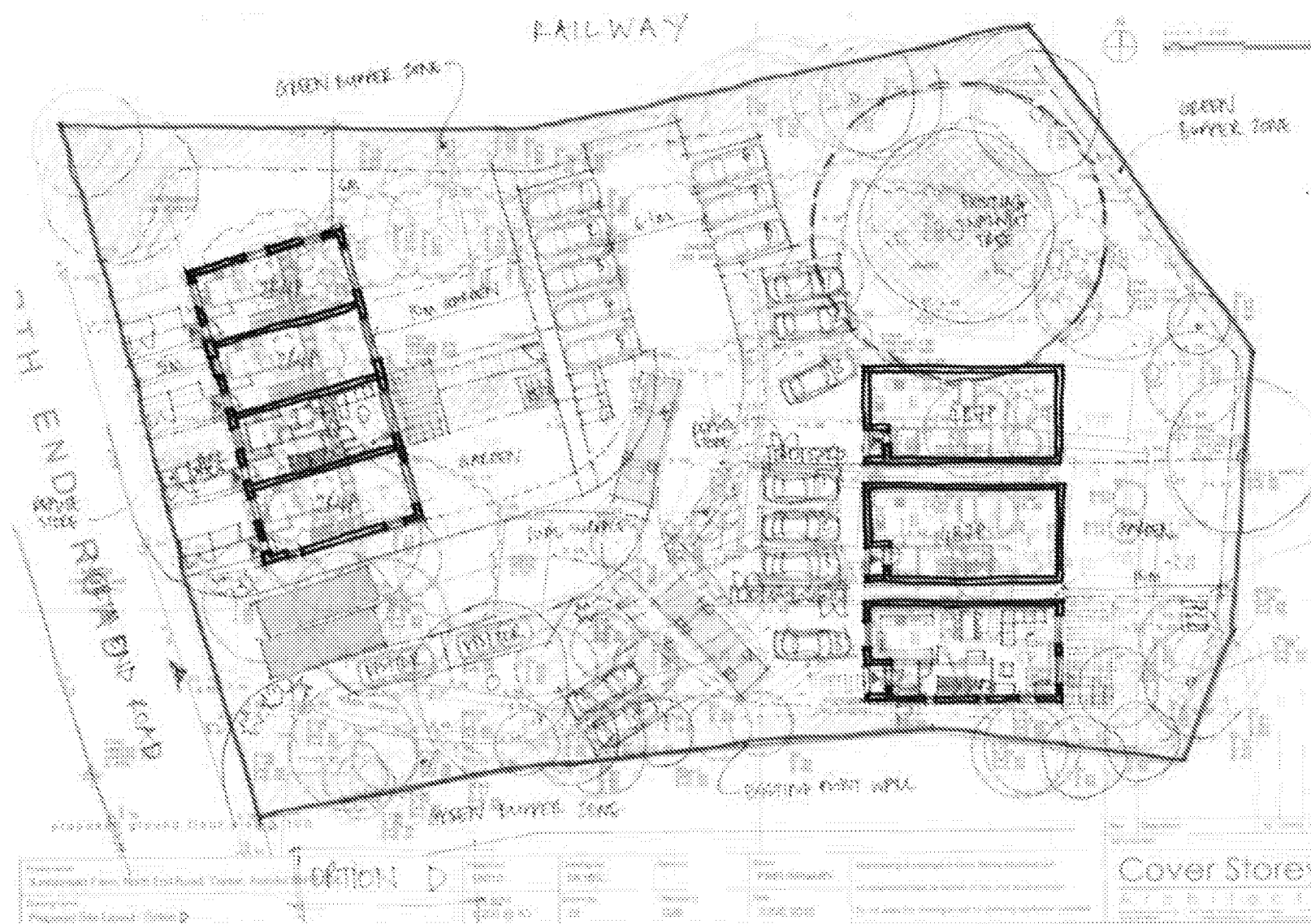
The scheme will meet the principles of Secured by Design HOMES February 2016.

layout 5.0

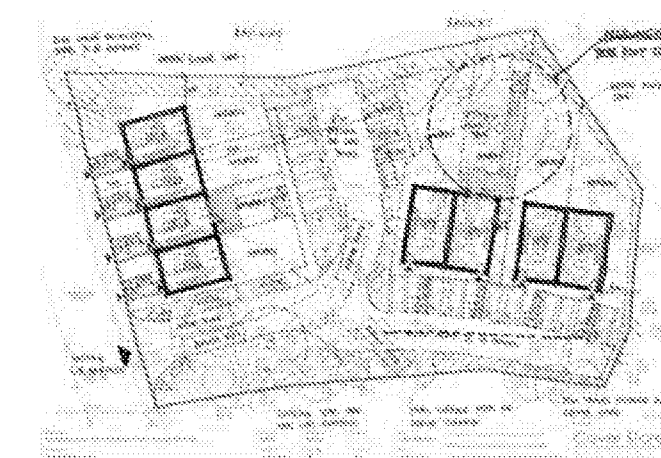
We are proposing a mix of seven dwellings located within a terrace fronting onto North End Road with larger detached units to the rear of the site. The layout of the scheme has been designed to be sympathetic to the existing Class A trees located to the north east of the site and has been generated in response to the specific constraints of the site including the railway tracks/ level crossing, numerous mature trees, Apple Tree Cottage and to ensure the proposal sits comfortably within the surrounding context.

The proposal includes:

- Existing Class A tree cluster located within the north east of the site along with a substantial Walnut Tree are retained to provide visual screening and aid acoustic screening from the railway line
- Existing vehicular access is partially retained; located further to the south to maximise street frontage onto North End Road
- Designated off-site and on site parking including two visitor parking spaces with two pergola structures providing semi-enclosed parking
- Secure and light landscaped access pathways from car parking areas to dwelling entrances
- 2.5 metre planted 'buffer zone' to the north boundary to aid screening to the railway line



proposed ground floor sketch plan - NTS

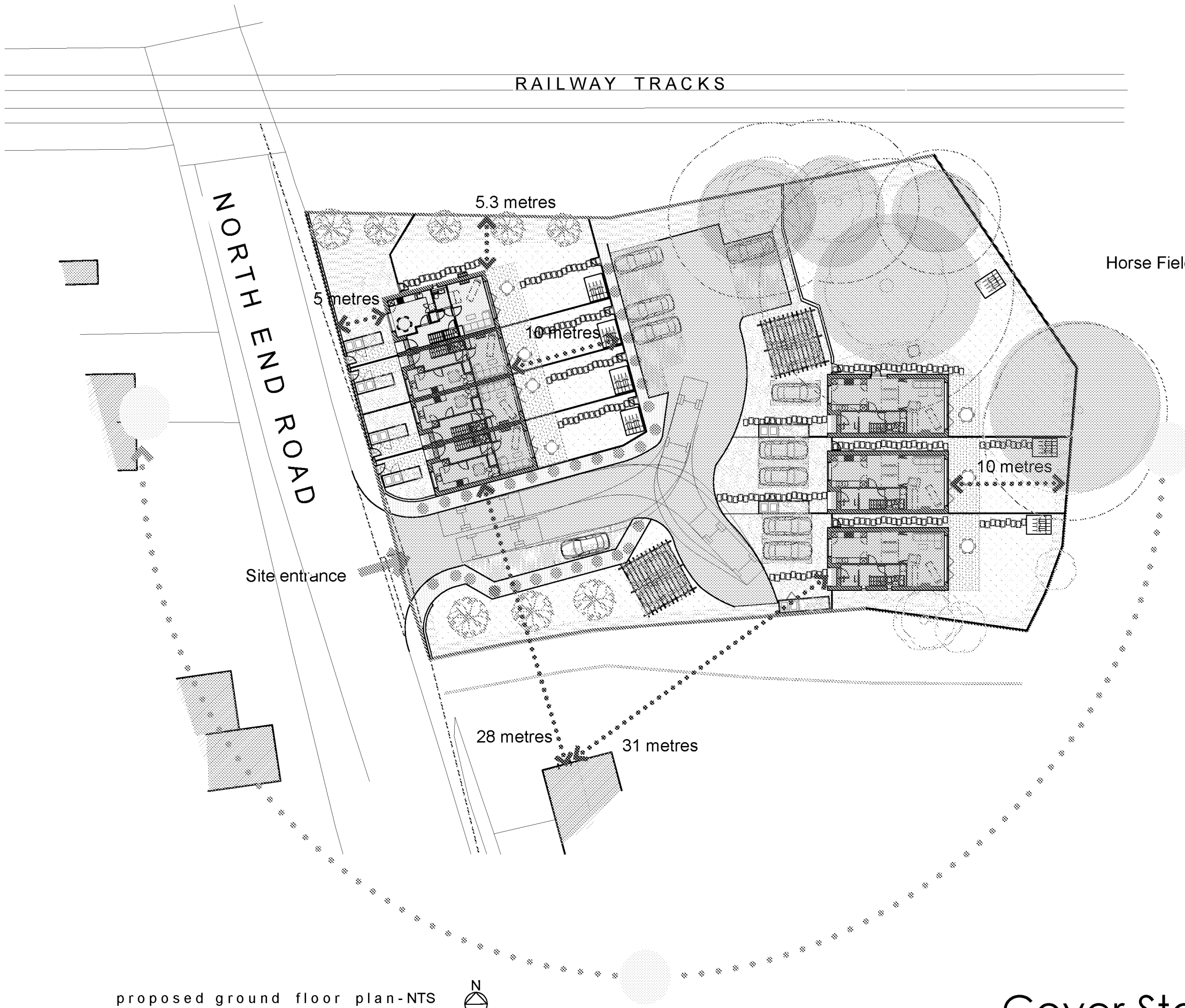


Sketch development layout - 8 units

Cover Storey
Architects

Planning Application
Sunnymead Farm, North End Road, Yapton
Arundel BN18 0DL
18010 September 2018

layout 5.0



- 1 metre planted 'buffer zone' along the east and south boundary to aid screening
- Terrace fronting North End Road is setback 5 metres to create defensible space
- All dwellings to have private rear amenity space, minimum depth 10 metres
- Minimal window openings to side elevations facing the northern boundary / railway tracks
- Designated refuse/ recycling storage with integrated raised planting
- Daylight and natural cross ventilation levels are considered with windows located to the front and rear elevation
- All the dwellings are dual aspect with large window openings with whole house heat recovery system located within the roofspace
- Minimum floor to ceiling height of 2.4 metres.

Key:

- 2B4P house type
- 3B5P house type
- 4B7P house type
- Car parking
- Distance
- Pedestrian access
- Trees retained

proposed ground floor plan-NTS



Cover Storey
Architects

Planning Application
Sunnymead Farm, North End Road, Yapton
Arundel BN18 0DL
18010 September 2018

Scale

The terrace fronting onto North End Road is setback five metres from the back edge of the pavement. The terrace consists of three 2bed dwellings with a 3bed dwelling located at the northern end of the terrace, adjacent to the railway line. Due to the existing levels of the site, each dwelling will have a slight ramped approach from the pavement edge.

The terrace is two storeys with slate pitched roof, recessed entrances and chimneys to break-up the roofline and to follow the precedence along North End Road. One small wc window is located on the north elevation of the terrace at ground floor level, no windows are proposed on the south elevation.

The south elevation is 28 metre distance from Apple Tree Cottage.

The detached four bedroom houses are located to the rear of the site and are less visible from the street, a modern design is proposed, two storeys with the third storey located within the roofspace. The houses are stepped 225mm to accommodate the existing site levels and mature trees to be retained within the north east corner of the site. The building mass has a recessed entrance, large deep recessed window openings and a traditional flat roofed dormer.

Oblique view distance from Apple Tree Cottage to the first floor windows exceed 30 metres.

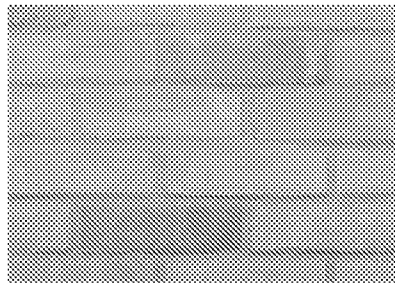




view from North End Road

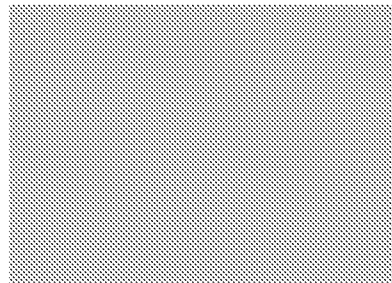
materials 7.0

lightly hand creased
buff brick



'Suffolk Chaucer' brickwork
<http://www.beaclaysolutions.com>

PPC aluminium window
frames



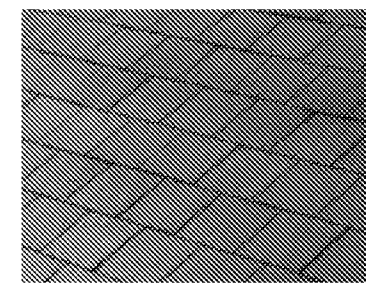
RAL 1014 'Ivory'
<http://www.ecfibreglasssupplies.co.uk>

white brick feature to
window surrounds

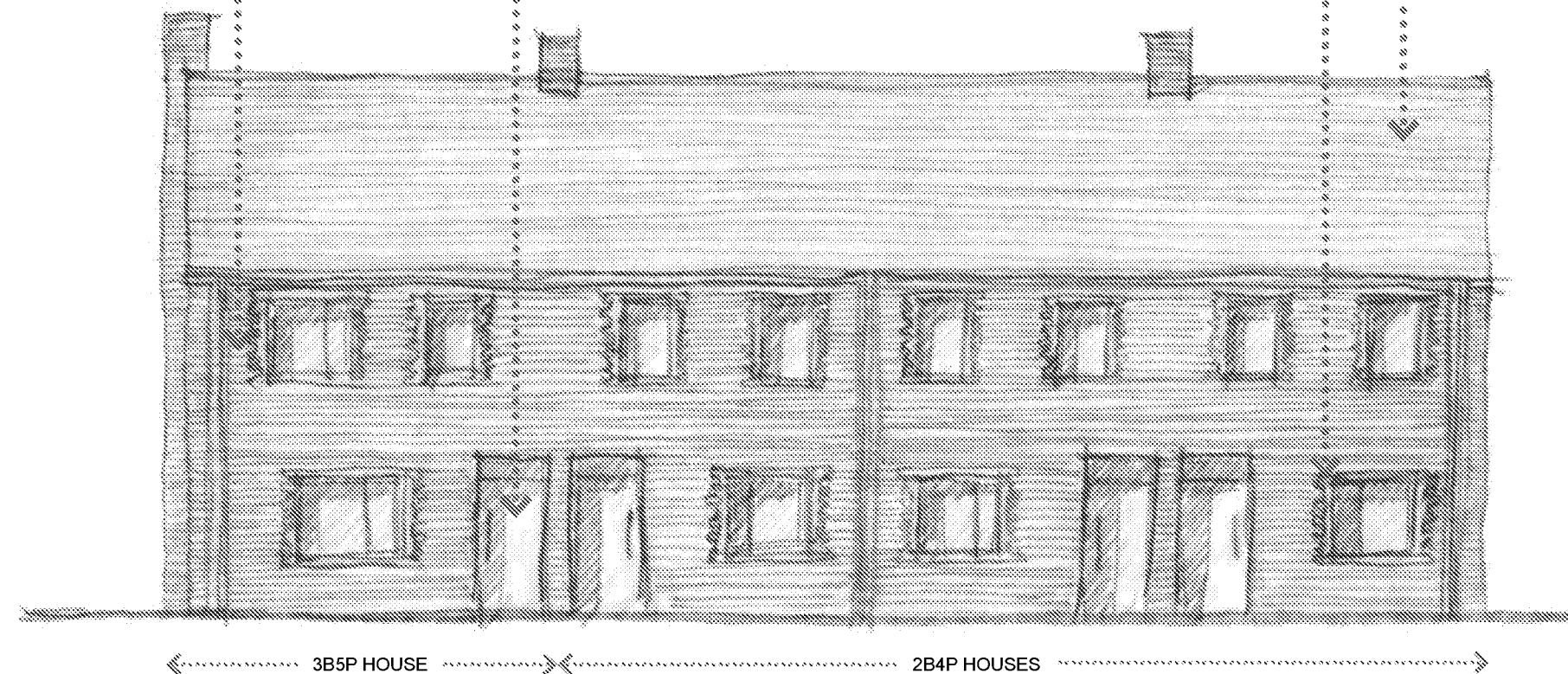


Evolution South, Edgware, London; Mac-
creanor Lavington Architects
<http://www.maccleanorlavington.com>

natural slate tile



Domiz slate - bold texture and rich blue/ grey
overtones
<http://www.ssggroup.com>



3B5P HOUSE

2B4P HOUSES

terrace houses front elevation sketch - nts

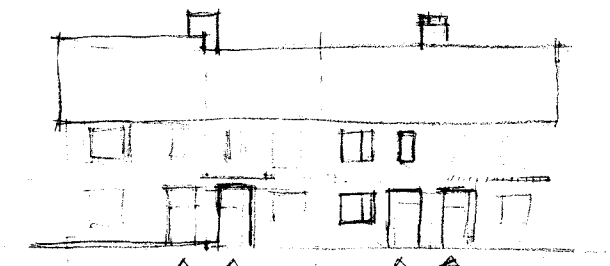
Materials

The context around the site is a mixture of red and brown brickwork, white painted brickwork, white and cream render, flint knapped random and coursed walls with slate, plain clay roof tiles or thatch.

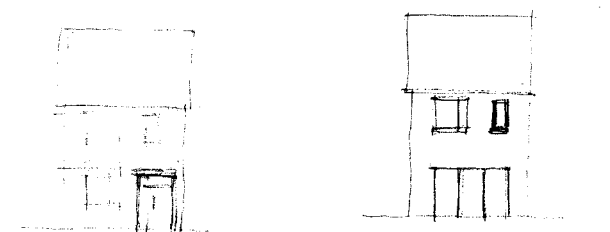
Boundary treatments include cobbles coursed, flint knapped coursed, timber fences, hedging and timber picket gates.

Proposed use of materials to include:

- Brickwork for durability and robustness
- PPC aluminium coloured entrance doors with fanlights
- Large timber PPC aluminium double and/ or triple glazed windows
- Stone door thresholds and window surrounds
- Natural slate roof tiles and PV slate 'lookalike' tiles
- Velux top hung rooflights
- Aluminium rainwater goods
- Brick boundary wall treatment with hedging.



Sketch development elevations



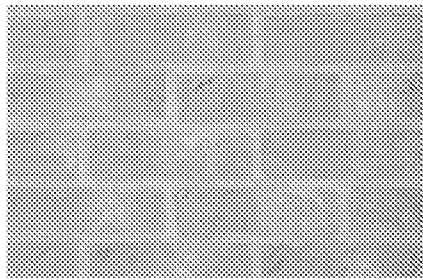
Sketch development elevations

Cover Storey
Architects

Planning Application
Sunnymead Farm, North End Road, Yapton
Arundel BN18 0DL
18010 September 2018

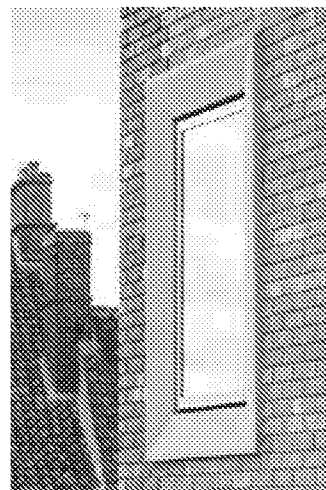
materials 7.0

buff multi stock brick



'Oakington Buff' brickwork
<http://www.wienerberger.co.uk>

stone window surround



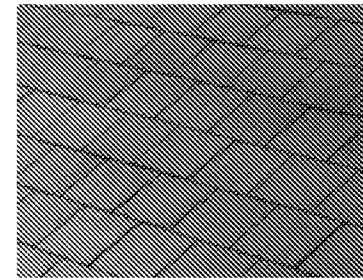
Temple Gardens, Bristol, residential
development; Archio Architects
<http://www.archio.co.uk>

white feature to window
surrounds



<http://www.pinterest.co.uk>

natural slate tile

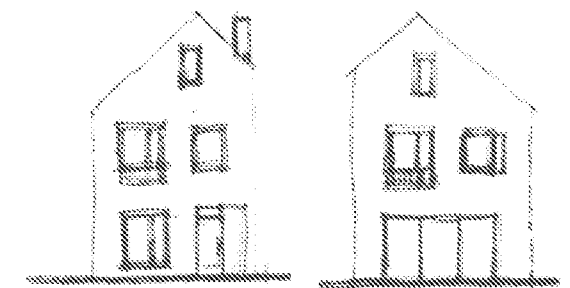


Domiz slate - bold texture and rich blue/
grey overtones
<http://www.ssqgroup.com>

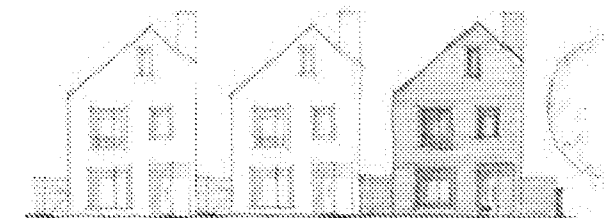
Materials

Buff stock coloured brickwork is proposed for the terrace houses with a paler brick proposed for the detached houses. Natural slate roofs are proposed with integrated photovoltaic tiles and velux rooflights. Stone window surrounds emphasize the openings and provide depth and relief to the elevations.

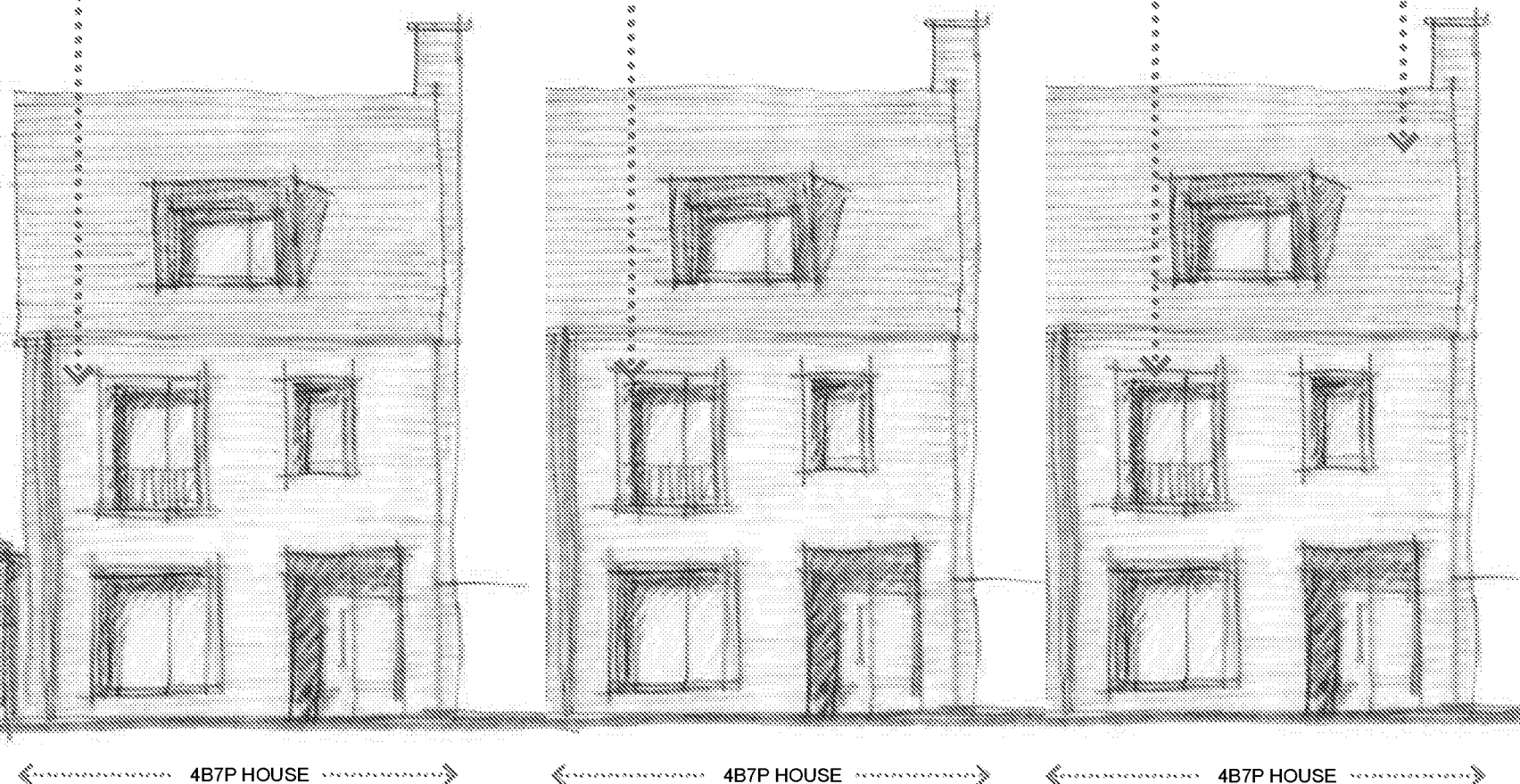
- All entrances are recessed into the facade providing privacy and shelter, especially from North End Road
- Concealed gutters keep the roofline streamline with recessed RWP's
- Fireplaces / wood burners to each dwelling provide a focal point to the living rooms with chimneys to the roof line
- Boundary treatments include brick and timber enclosures for refuse/ recycle and planting, timber picket gates, hedging and venetian timber fencing.



Sketch development elevations



Sketch development elevations



4B7P houses front elevation - nts

Cover Storey
Architects

Planning Application
Sunnymead Farm, North End Road, Yapton
Arundel BN18 0DL
18010 September 2018

two storey / habitable
roofspace / gable roof / stone
window surrounds



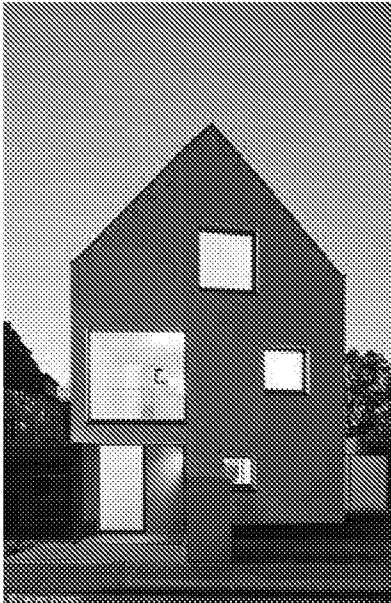
Temple Gardens, Bristol, residential development;
Archio Architects
<http://www.archio.co.uk>

two storey / habitable
roofspace / gable roof /
rooflights / recessed entrance



Great Kneighton, Cambridge, residential development;
Proctor Matthews Architects
<http://www.dezeen.com>

two storey / habitable
roofspace / gable roof



House at Ruhrgebiet, Germany;
Dreibund Architekten
<http://www.cube-magazin.de>

white brick feature to
window surrounds



Evolution South, Edgware, London; Maccreanor
Lavington Architects
<http://www.maccreanorlavington.com>

vaulted bedroom ceiling / rooflights



Temple Gardens, Bristol, residential development;
Archio Architects
<http://www.archio.co.uk>

recessed entrance / stone surrounds



Anne Mews, Barking, London; Maccreanor Lavington Architects
<http://www.maccreanorlavington.com>

recessed front entrances



East Bank, North End Road, Yapton
<http://www.google.com>

white render and stone detail /
slate roof / chimney/ hedge
boundary



Railway Cottages, North End Road, Yapton
<http://www.google.com>

brick window surround feature/
coursed cobble boundary wall



The Old Thatched Cottage, North End Road, Yapton
<http://www.google.com>

low level boundary wall / painted
render / slate roof / chimney



North End Road, Yapton
<http://www.google.com>

low level boundary wall / timber picket
gate / painted render / slate roof /
chimney



Apple Tree Cottage, Wee Hoose, Homing Cottage, North End Road, Yapton
<http://www.google.com>

brick feature to walls and
window surrounds



The Gates, North End Road, Yapton
<http://www.google.com>

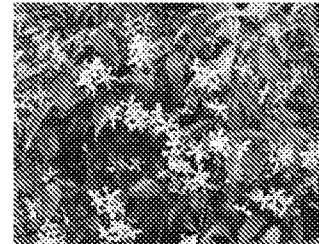
landscape 10.0

hedge planting



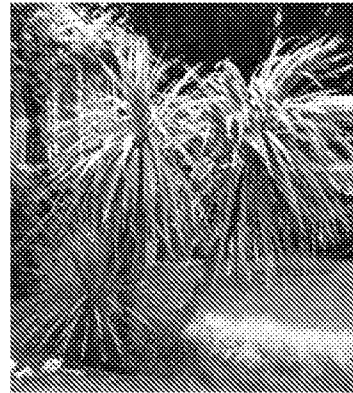
Variegated evergreen shrubs
Euonymus-fortunei-Emerald Surprise
<http://www.rhs.org.uk>

fragrant climbers



Jasmine
<http://www.rhs.org.uk>

existing palm
trees to be
relocated on site



Palm trees

evergreen
perennials



Carex-oshimensis - Evergold
<http://www.rhs.org.uk>

The existing site has numerous category A trees to be retained, these are mainly located within the north east corner. Various palm trees and evergreen perennials located on the site are to be carefully removed and retained for future planting within the development.

We will provide the following:

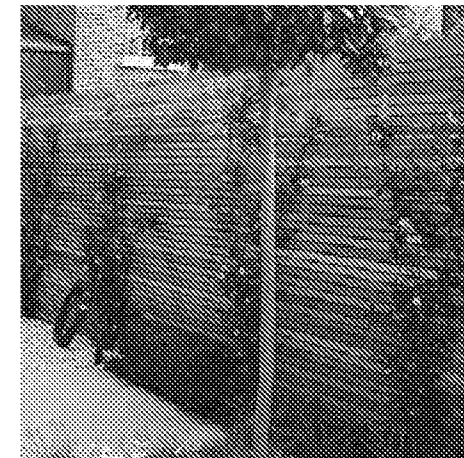
- Existing mature trees within the north east corner of the site to be retained
- Micro-pile and beam solution to new build 4bed house within root protection area (RPA)
- A one metre 'buffer zone' to act as defensible space and to aid screening along the north, east and south boundary
- Dense planted zone along northern boundary to the railway line to assist in acoustic and visual screening
- 1.8 metre high horizontal timber fence between properties, rear amenity space
- Brick and timber refuse/ recycle stores with integral raised planter bed to front of dwellings
- Timber pergolas to car ports with climber planting
- Structural geocell with permeable block paving and/ or compacted shingle within root protection areas (RPA)
- Re-planted palm trees and saplings from existing site
- A brick wall with new hedge planting along North End Road
- Existing cobble flint wall along the southern boundary is retained with new planting proposed to aid oblique screening from Apple Tree Cottage.

timber car pergola



Timber car port with planting
<http://www.tuin.co.uk>

horizontal timber slatted
fence with climbers



<http://www.pinterest.co.uk>

timber refuse/ recycle
storage



<http://www.thebikeshedcompany.com>



Climber planting to car port
<http://www.rhs.co.uk>

For further information please refer to Lizard Landscape Design and Ecology reports.

Cover Storey
Architects

Planning Application
Sunnymead Farm, North End Road, Yapton
Arundel BN18 0DL
18010 September 2018

Public transport

The site is located one mile from Yapton Village Centre, approximately a twenty minute walk or a three minute car journey. The site is located centrally between Barnham and Ford train stations both of which are approximately a five minute car journey, with regular train services into London Victoria via Gatwick Airport, Brighton, Portsmouth, Southampton and Littlehampton.

Access to the site is located on North End Road, to the south of the level crossing (West Coast Line between Brighton and Southampton). The new proposed site access is located approximately one metre further south of the existing site access.

Parking

We are providing:

- Two car parking spaces per 2bed and 3bed dwelling, provided within a designated area to the rear of the properties
- Three off-road car parking spaces are provided to each 4bed dwelling, typically two car spaces are located on site with the third space located off site under a car port
- Two visitor car spaces are located on the southern side of the site access road.

Cycles

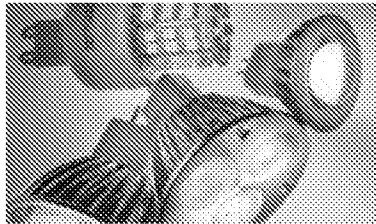
Each residential unit is provided with an external garden storage shed within the rear amenity space to accommodate secure cycle storage.

For further information please refer to Transport Planning and Infrastructure Design Consultants (rgp) reports.

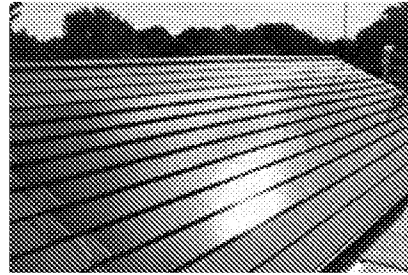


visibility splays and vehicle swept path analysis-NTS

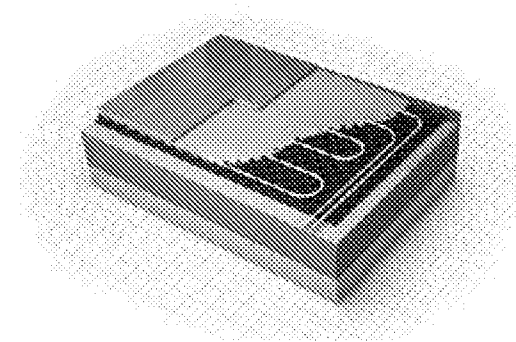
sustainability 12.0



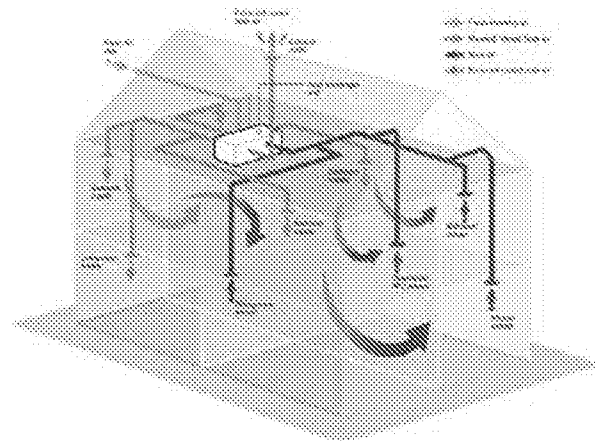
Low energy LED bulbs
<http://www.thegreenage.co.uk>



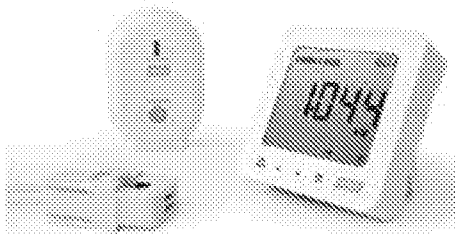
Solar photovoltaic tiles
<http://www.thegreenhome.co.uk>



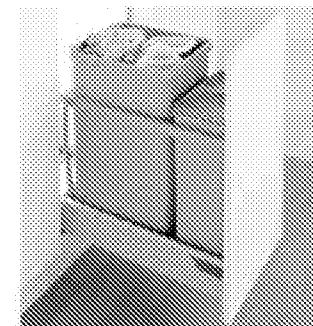
Underfloor heating system
<http://www.nu-heat.co.uk>



Balanced heat recovery ventilation system (MVHR)
<http://www.adsystems.co.uk>



Energy Monitors
<http://www.thegreenage.co.uk>



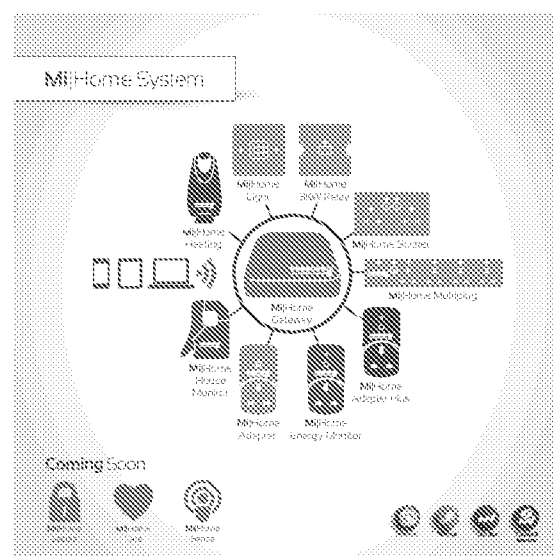
Wesco household recycling bins
<http://www.binopolis.com>

An holistic approach to sustainability has been taken and will encompass urban design, architecture, energy, transport, materials and water, and may include such measures as:

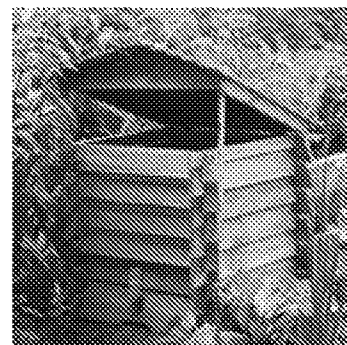
- Improved u-values and a fabric first approach
- Excellent acoustic and thermal insulation
- MVHR whole house ventilation to all dwellings maximising fresh ventilation, heat energy saving and humidity control
- Underfloor heating to distribute heat evenly and consistently and provide flexibility in room temperatures
- Energy efficient combination boilers
- Low impact and low-toxicity materials and finishes will be specified wherever possible
- Photovoltaic tiles to extract the energy from the sun to generate electricity
- Water conserving devices dual/ short flush toilets to reduce water flow and provide instant savings on water
- Rainwater harvesting collected from the roof for reduced utility bills and environmental implications
- Monitoring of energy usage and project energy costs
- Energy efficient light bulbs and energy rated appliances.



Allotments
<http://www.facultyofscience.shef.co.uk>



Home automation app for energy saving products
<http://www.energenie4u.co.uk>



Compost
<http://www.composteverything.com>



Rainwater butt
<http://www.straight.co.uk>

Recycling

Designated refuse/ recycling store to be provided to each dwelling. Collection day and frequency to be agreed with the local authority.

Cover Storey
Architects

Planning Application
Sunnymead Farm, North End Road, Yapton
Arundel BN18 0DL
18010 September 2018