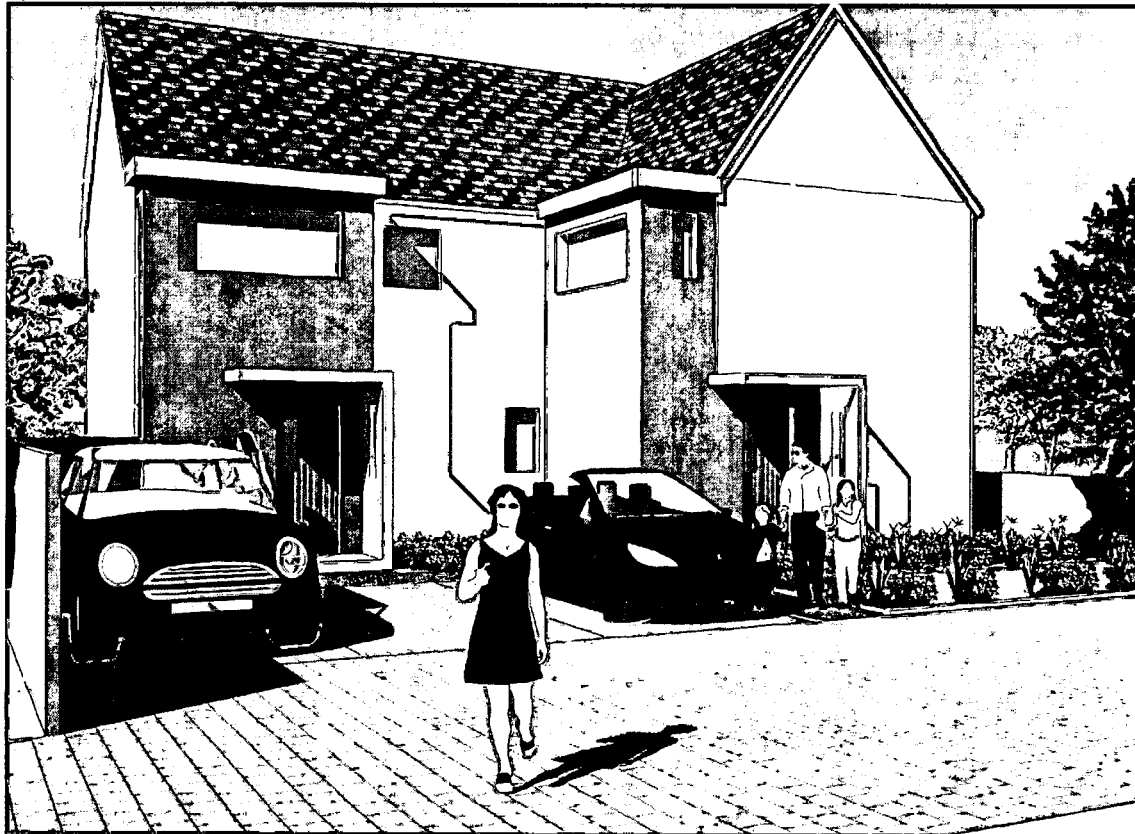


**PROPOSED DEVELOPMENT OF 2 SEMI- DETACHED
HOUSES
60 TACK LEE ROAD, YAPTON
ARUNDEL, WEST SUSSEX**



DESIGN & ACCESS STATEMENT

ARUN DISTRICT COUNCIL				
No.	4	65	07	
RECEIVED 30/7/07				

PREPARED BY MILLER
HUGHES ASSOCIATES LTD
FOR SERVITE HOUSES
JULY 2007


Servite Houses


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MILLER HUGHES
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CONTENTS

1.0 INTRODUCTION

2.0 DESIGN

2.1 CONTEXT

2.1.1. Assessment

2.1.2 Involvement

2.1.3 Evaluation

2.2.1 Use

2.2.2 Amount

2.2.3 Scale and Layout

2.2.4 Landscaping

2.2.5 Appearance

3.0 ACCESS

3.1 Vehicular and Transport Links

3.2 Accessible Environment

4.0 CONCLUSION

1.0 INTRODUCTION

- 1.1 Miller Hughes Associates were appointed by SERVITE HOUSES Housing Association to prepare drawings for the scheme sited adjacent to 60 Tack Lee Road, Yapton.

The scheme proposes a residential development of 2 residential semi-detached houses with frontage on Tack Lee Road, Yapton.

This Design and Access Statement will consider the issues supporting the detailed planning application.

2.0 DESIGN

2.1 CONTEXT

2.1.1 Assessment

The proposed development is located on approximately 480m² of land.

The site lends itself to the provision of affordable housing, offering a form of urban development fully in keeping with the Planning Policy Statements for Sustainable Development.

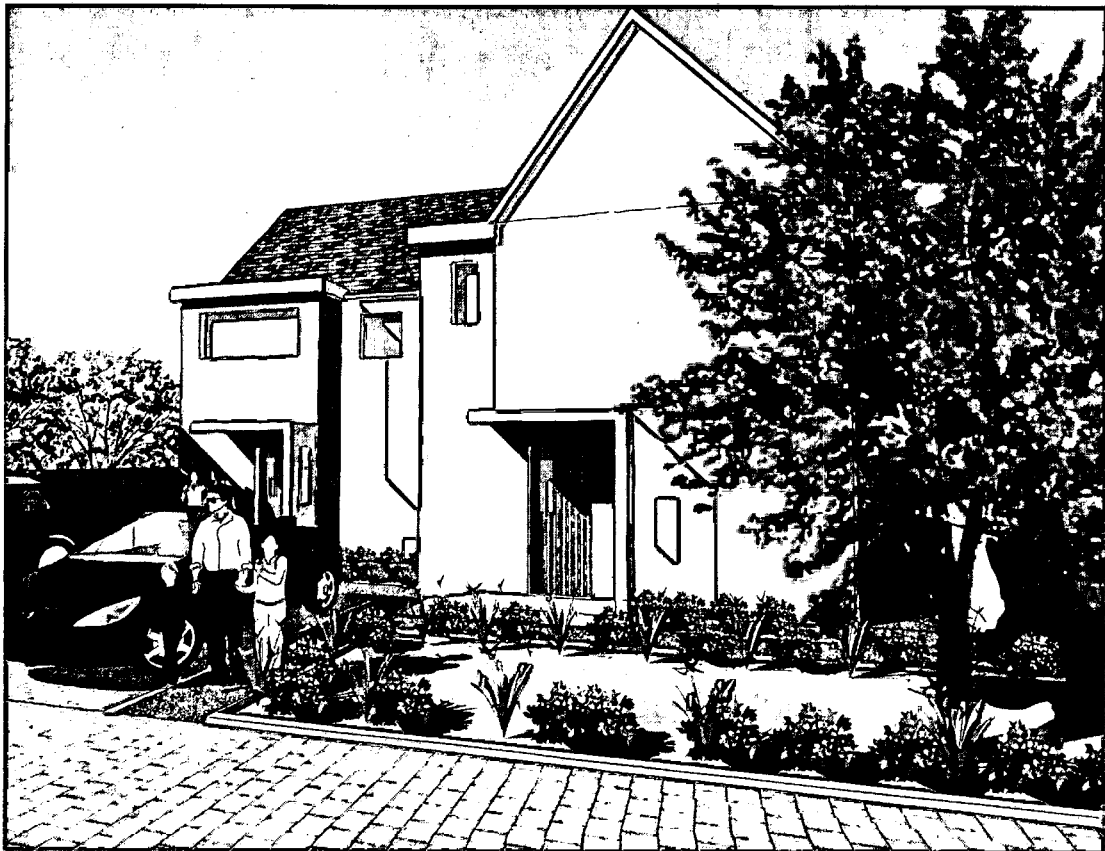
Situated within a predominantly residential area, this corner plot is a redundant parking/storage area.

The surrounding context of the proposed new development is rural. This environment will provide both stunning views and privacy for the houses. The north and east boundaries of the site adjoin the developed area, which is at a low density, mainly occupied by detached and semi-detached houses.

Investigations have been undertaken aimed at fully understanding the immediate as well as the broader site contexts. Site visits have been supplemented by a photographic record, and elevational and topographical surveys have been undertaken to establish the parameters relating to accessibility and the enhancement of the site and its environs.

2.1.2 Involvement

Previously, outline planning approval has been granted for 2 No. semi-detached houses under Ref: Y/34/05. Miller Hughes has been invited by Servite Houses to design an enhanced scheme and we have collaborated with and been guided by the client to arrive at the submitted proposal.



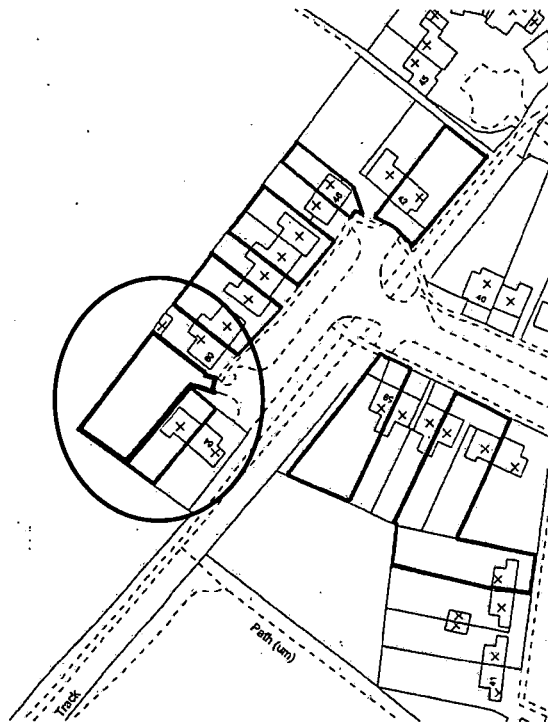
View of front elevation

2.1.3 Evaluation

The site is effectively a level area and the topography and context have been explored using computer models to establish the proposed building's context within its environment.

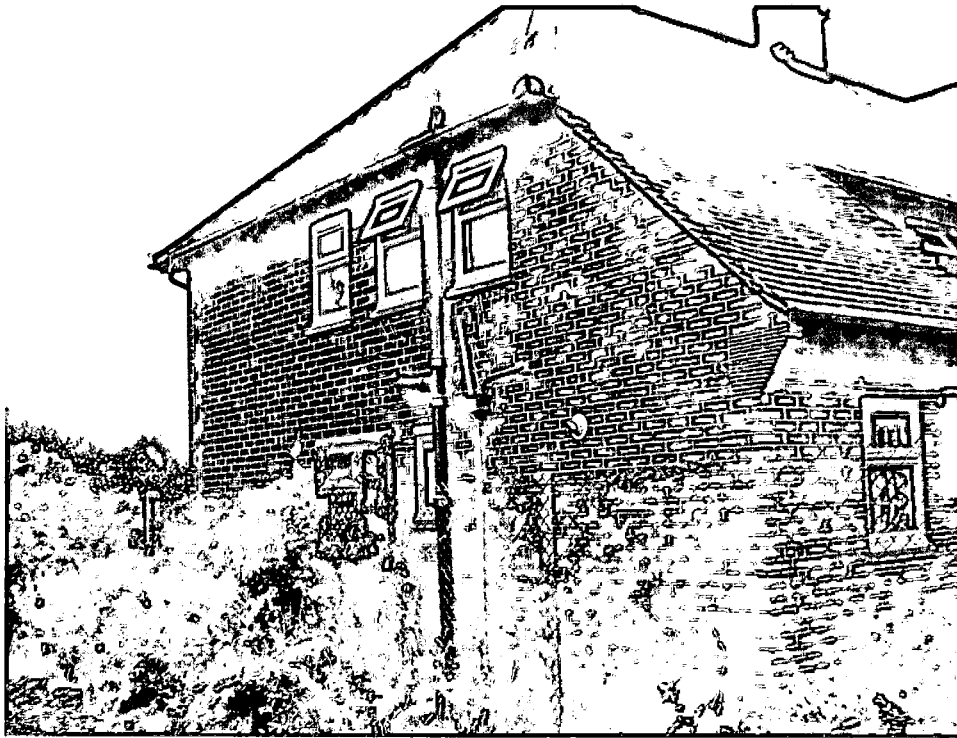
The north-east entrance on to Tack Lee Road is considered preferable as the primary point of access to the new building; situated at the end of the street, it is the natural connection between the site and the village. Parallel to the road, situated between two terrace houses and the unoccupied fields it offers a more open nature (visually), providing both a positive architectural feature and a sense of surveillance and security.

Locality Plan



The landscaped gardens at the rear of the houses are intended to provide both a pleasing visual aspect and a recreational facility which will be for the sole use of the building's residents. This courtyard with its trees provides a barrier and works as a transition space between the urban developed spaces and the natural fields.

The two storey proposal retains the language of the adjacent property as well as the surrounding area and ensures visual continuity within the streetscape. The proposed footprint follows the shape of the existing buildings along the street frontages and the sectional profile of the two storeys relates directly to the massing of the existing buildings



Context: north east, existing surroundings buildings



Context: north view, existing surroundings buildings


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2.2 BUILDING DESIGN

2.2.1 Use

The proposal provides for a total of 2 semi-detached houses. The development also provides 3 parking spaces at ground floor level, at the entrance to the property.

2.2.2 Amount

The total site area is approximately 480m².

The proposed development has a gross external ground floor area of 100m²

The net internal areas of the residential units are as follows:

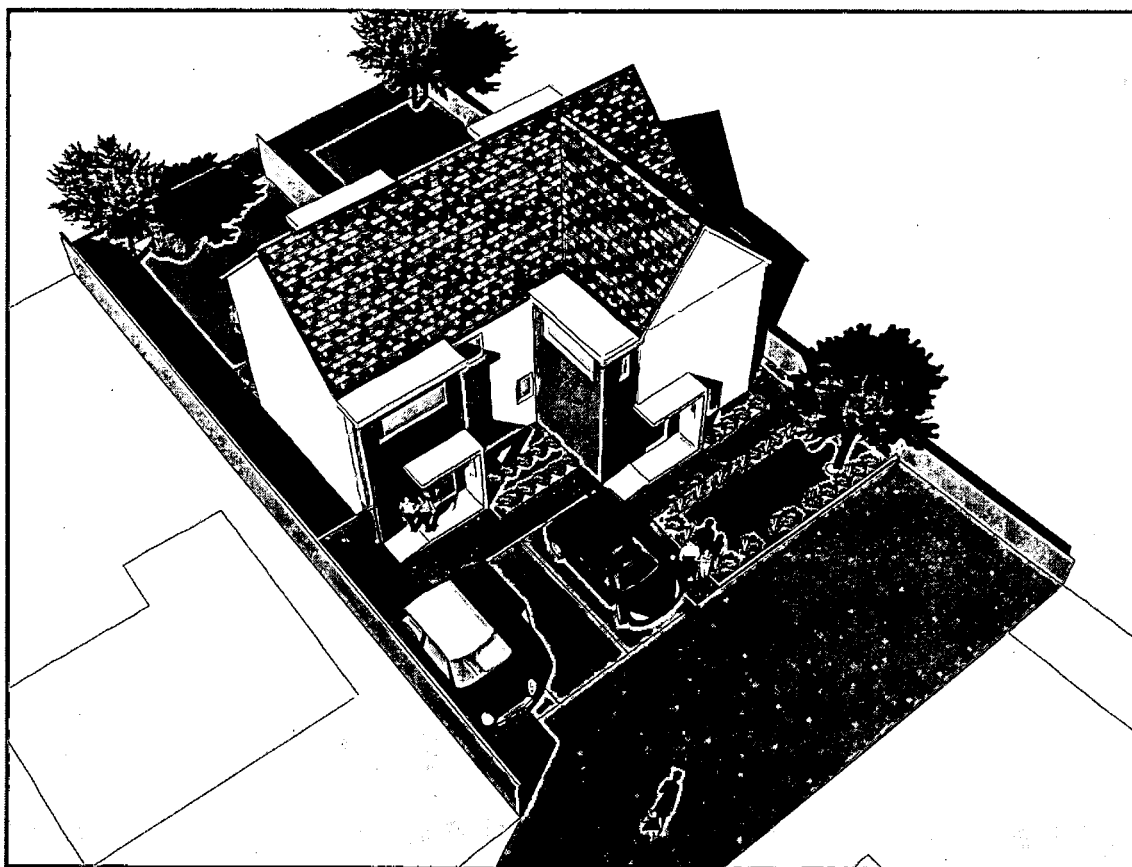
- Unit 1: 3 bed maisonette @ 84,47m²
- Unit 2: 3 bed maisonette @ 84,13m²

2.2.3 Scale and Layout

The 'L'-shaped form derives from the site's corner location and allows for a secluded area at the rear, suitable for soft landscaping. The proposed building divides the site into two different spaces in terms of privacy. The front of the site on to Tack Lee Road works as the entrance of the property and access for the occupants. Being provided with three parking spaces and a good landscape design it connects very well to the existing environment, linking to the town's image and its urbanism.

The privileged position of the site at the end of the developed area and the "L" shape of the proposed building avoid any kind of overlooking, creating a very private space for the new houses and for the older properties. The rear wall is 1.2m high to maximize the views to the field beyond, enhancing the quality of the property's spaces and softening the fusion between the developed and the rural areas.

The proposed form has evolved from contextual studies relating to the character of the site, and its relationship to the existing surrounding buildings (particularly the adjacent development).



Aerial view of proposed development

The two storey approach creates a functional building with the community areas at ground floor level and the bedrooms at first floor. The layout is very efficient and there are no wasted spaces such as long corridors. Circulation within the building is provided by a single, centrally situated stair with egress at ground floor level to the front of the building, for escape and servicing requirements.

While windows occur on all elevations, the building design acknowledges the requirement for - and affords a measure of privacy to - the existing terraced housing at the rear of the property.

The considerations described above ensure an efficient use of space that maximises the proposed building, while creating a new landscaped courtyard area, responding to the needs of potential residents as well as an overall visual softening of the general area.

The proposal creates a pleasant composition, with a well defined entrance on Tack Lee Road. The use of materials, textures and windows on the various elevations provide a scale which relates well to the surrounding buildings.

2.2.4 Landscaping

The building integrates organically with the site and landscape. It was intended to make the most of the site whilst providing exterior areas for parking spaces, gardens and circulation.

The front of the site has been designed with green areas for the exclusive use of the houses, with paving areas for pedestrian and vehicular circulation.

The proposal allows for the creation of a new courtyard space to the south, opening up a private green space for use by the new proposed building tenants.



Proposed view of rear elevation looking North

The courtyard will be primarily soft landscaping with a good quality paving material and grass between the main structure and ancillary areas. The rendered wall of the proposed building will reflect southern light into this space. The add-on extensions in timber screen will complete the composition, giving interest and variety to the group. The timber surrounding walls will be 1.8m high, the side walls are 1.2m high at the back to integrate the new development with the rural field.

Landscaping proposals will be submitted in due course.

2.2.5 Appearance

Materials have been chosen to complement those occurring within the immediate area. These include timber frame cedar boarding, light-coloured render and slate roof tiles. White render and red bricks represent the predominant materials of the buildings which abut and surround the proposal.

The proposed building is a combination of light coloured render, an artificial slate roof and timber boarding extensions add to the main volume. The dominant building shape has a nominal eaves overhang and the add-on extensions a lead rolled flat roof, ending in a parapet in light render detail. This simple palette of materials gives the building a singular identity when viewed from the various vantage points. This simplicity provides cohesion within a context of traditional buildings of the area.



View of front elevation

The proposal is essentially traditionally derived and in keeping with the language of the immediate environment. Gables at the ends of the "L" shape give form and visual expression, being a readily identifiable part of the surrounding architectural language. Fascias, flashings and rainwater goods will be in pre-finished pressed metal.

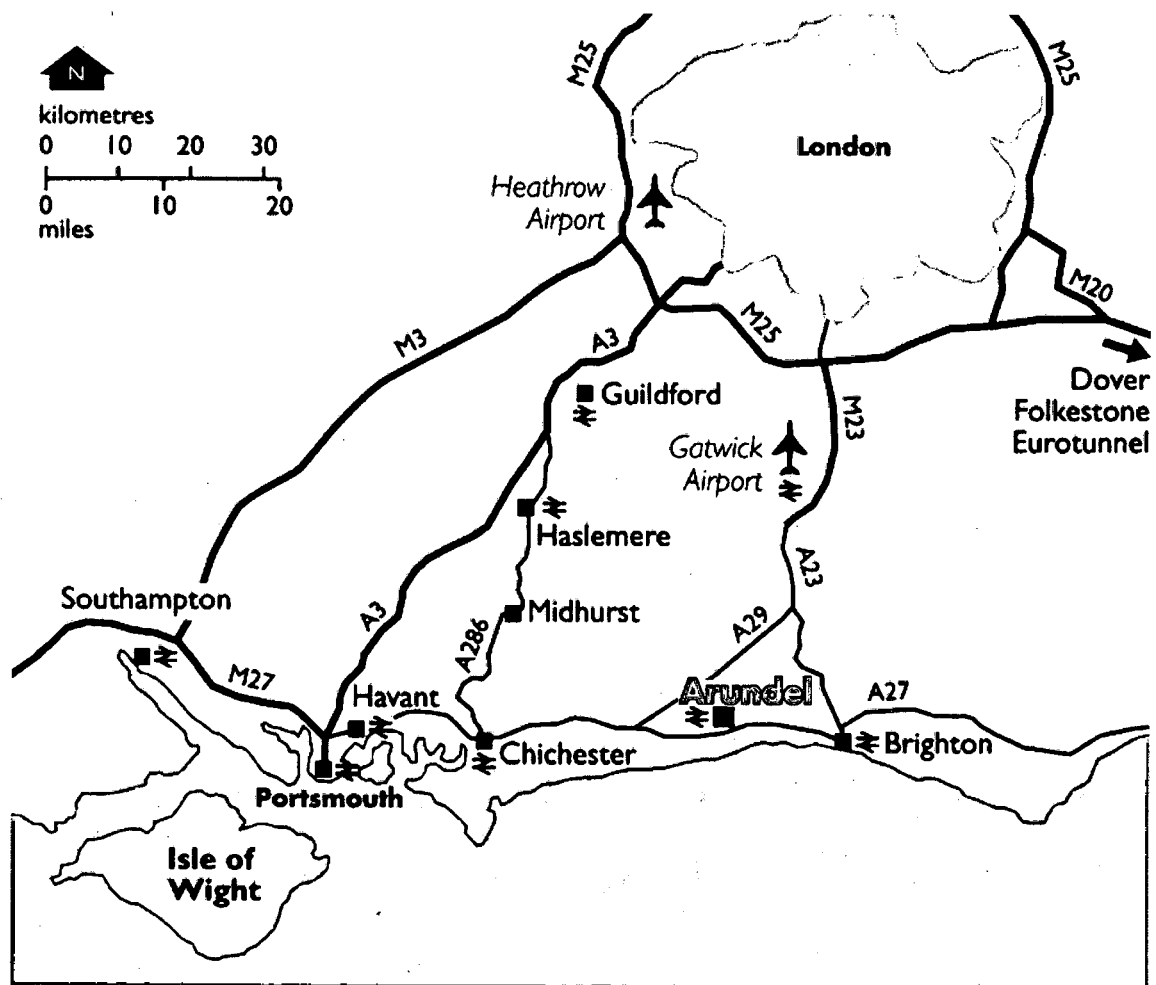
Materials samples will be provided as necessary, upon request.

3.0 ACCESS

3.1 Vehicular and Transport Links

Yapton is on the route of the No. 700 buses which serve the larger Littlehampton area, as well as the coastal areas beyond between Portsmouth and Brighton, providing an excellent level of connectivity between the site and its outer environs by public transport. There are train stations at both Ford and Arundel and both places are well connected with the rest of the country.

Vehicular access (for emergency services, refuse collection, etc.) will be as currently provided for the existing adjacent sites.



Main roads map

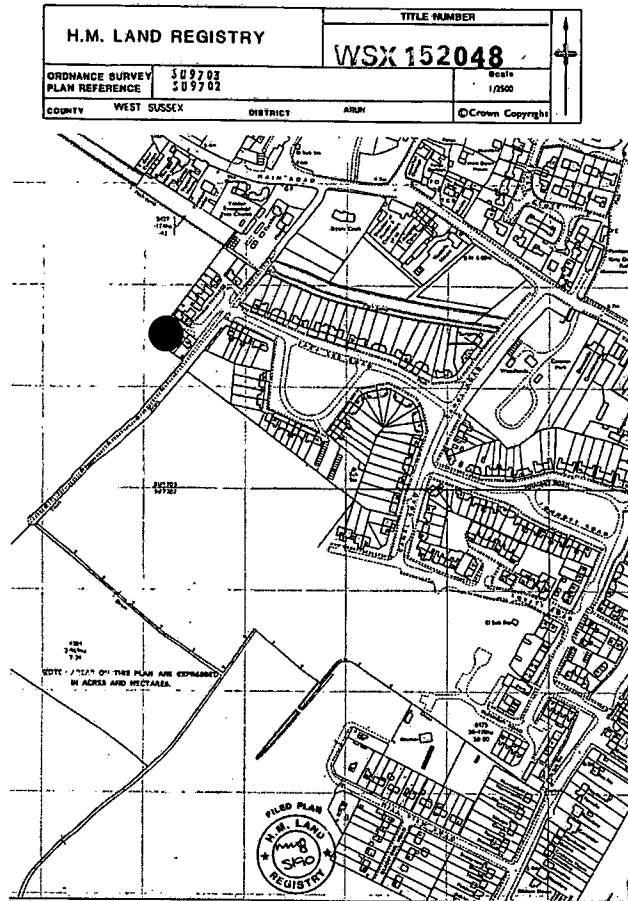
3.2 Inclusive Access

Our contextual studies have identified the excellent amenities afforded in the immediate locality of the site. These include:

- retail
- churches
- post office
- banks
- food stores
- open spaces.

Within a 5 mile radius, walking / cycling or public transport provides access to:

- seafront
- town centre resources
- local employment opportunities



Site Location (marked by red dot)

3.3 Accessible Environment

The principal entrance to the proposed building on Tack Lee Road provides a readily identifiable approach, visually enhanced by a canopy, clearly signalling the entrance.

Access is provided by a level approach in accordance with The Approved Document to Part M of the Building Regulations. The design will incorporate external lighting in accordance with the good practice recommendations of the Centre for Accessible Environments and BS 8300:2001 (Amendment No. 1).

The main entrance door will provide level access and an effective clear width of at least 775mm. The stairs will be designed to AD to Part M: 2004.



Context: existing streetscape, entrance from Tack Lee Road.

4.0 CONCLUSION

The redevelopment of this site will create an attractive, secure, accessible and sustainable environment which, with the introduction of the enclosed landscaped area at the rear of the property, will offer a set of comfortable spaces well suited to the needs of those living within the urban environment.

The development will serve to enhance the visual aspect of the existing built environment, whilst collaborating with the local urban area.

We would therefore ask that Arun District Council view this application favourably and, in due course, grant the requisite planning approval.