

# CORINTHIAN ARCHITECTURAL DESIGN

8 Davys Court, Funtington, West Sussex. PO18 9LG

## **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** - Oct 2013

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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.

### **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.

## **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 1.5m<sup>3</sup> 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 developer discussions with ADC, 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.