



ILLUSTRATIVE VIEW OF PROPOSAL - from north west

design and access statement

Prepared on behalf of the applicant:

PRIME SECURITIES LIMITED.

In respect of:

AN APPLICATION FOR THE ERECTION OF 2NO. 3-BEDROOM SEMI-DETACHED, TWO STOREY DWELLINGS, CAR PARKING AND ASSOCIATED LANDSCAPING AND ACCESS TO MAIN ROAD.

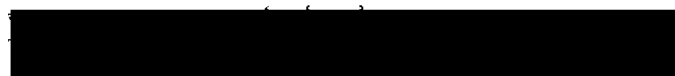
Location:

LAND NORTH OF KINGSWOOD AND KINGSCLARE – KINGS CLOSE - YAPTON.

Prepared by:

CRESCENT DESIGNS (SUSSEX) LTD

Date: 17 SEPTEMBER 2020



LAND NORTH OF KINGSWOOD AND KINGSCLARE
KINGS CLOSE - YAPTON

creoent designs
architecture

1.0 Introduction and background

The site lies on the east side of Kings Close some 30m south of the junction with Main Road and comprises a vacant plot of land previously part of the garden areas of the existing dwellings Kingswood and Kingsclare.

The existing site is bounded to the north, east and south by an 1800mm high timber fence separating the site from the neighbouring residential properties and an 1800mm high timber fence and field gate with crossover fronting Kings Close.

The applicant Prime Securities Limited are the owners of the proposed plot and wish to promote the development of the site with two family dwellings.

2



Approaching existing site frontage from the north.



Approaching existing site frontage from the south.



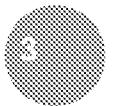
View of existing site frontage from west.

2.0 Character and Physical Context of the Site

The site is within a residential area characterised by a mixture of dwelling types and varying heights up to 2.5 storey. The appearance of the area is characterised with pitched roofs of plain tiles and slate over stock brick walls with feature boarding, render and tile hanging at first floor level.

The site:

- Is a vacant area of land with a Garden Room Type Log Cabin towards the northern boundary and a few small trees / shrubs dotted around the boundaries. The site measures some 16m in width and some 31m in depth providing a site area of approx. 0.049 Ha. The site's existing topography is generally level.
- The northern boundary is formed by a 1800mm high timber fence separating the site from the adjacent detached dwellings April Cottage and The Lilacs.
- The eastern boundary is formed by a 1800mm high timber fence separating the site from the end of Beverley Close and the rear gardens of the terraced dwellings 9 and 10 Victoria Villas.
- The southern boundary is formed by a 1.8m high close boarded fence separating the site from the northern of dual garden areas associated with detached dwellings Kingswood and Kingsclare.
- The western boundary is formed by a 1.8m high timber fence and field gate with an existing crossover fronting Kings Close and the opposing semi-detached dwellings 5 and 6 Kings Close.



4.0 Site Evaluation

The following features, constraints and opportunities have been identified in shaping the current proposal:

- The site offers the opportunity to provide additional family dwellings, within the built-up area of Yapton.
- The impact of the proposed development on both the North and South boundaries of the site requires careful consideration with respect of the adjacent dwellings in context and as can be observed from the site.
 - To the north
 - April Cottage due to its orientation presents a side elevation incorporating a single storey addition to its southern boundary with garden amenity space to the north and east.
 - The Lilacs incorporating a single storey addition on its southern side is positioned on its plot particularly close to its southern boundary with garden amenity space to the north.

- To the south
 - Both Kingswood and Kingsclare present a garden amenity space to their northern boundaries and appear to also benefit from a garden amenity space to the south.
- The width, depth, and area of the site, whilst also considering the character of the surrounding area would suggest the site can accommodate 2 dwellings, promoting the efficient use of land.
- The generally level topography of the site should promote and facilitate safe and inclusive access to the proposed development.

5.0 Use

As a residential proposal the scheme is in keeping with its surroundings as it is within a residential area. The proposed use is therefore considered acceptable.

6.0 Amount

The proposed scheme provides for 2 x three-bedroom dwellings in a semi-detached format with car parking and bicycle storage. The provision of 2 dwellings on a net site area of 0.049 Ha provides a housing density of approximately 41 dwellings per Hectare comparable with that of the surrounding area.

7.0 Layout

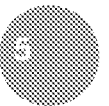
The siting of the proposed dwellings, together with the internal and external plan arrangements have been considered within the clients brief and constraints of the site to respond positively to the site and its surrounds as follows:

- The footprint of the proposed dwellings has been arranged on site:
 - Set back from Kings Close to facilitate frontage parking and to provide an offset from a more direct alignment of the flank elevations with April Cottage and Kingswood.
 - To be centrally located North / South for optimum spacing from both the north and south boundaries and to facilitate an equitable division of the rear garden space.
 - To provide bin and bicycle storage at the sides of the properties towards the frontage for ease of access.
- The dwelling floor plans have been arranged:
 - To take advantage of the west to east orientation with a living room facing west to the frontage and a Kitchen / Dining Room facing east to the rear garden.
 - So that the main fenestration faces west and east.

8.0 Scale and Massing

The scale and massing of the proposed dwellings has been carefully considered in context with the character of the location and resulting relationship to the surrounding properties.

- The general form of the proposal is presented as a two-storey semi-detached arrangement with a pitched roof and is considered to be in scale with the surrounding area.
- To further respect the forms and depths of April Cottage and Kingswood the proposed roof has been modelled to reduce its scale by incorporating transverse pitched roofs and a valley detail over the rear of the dwellings effectively reducing the appearance of depth and lowering the ridge height.
- Towards the rear of the proposed dwellings lowered eaves and hipped ends have also been incorporated in consideration of the adjacent properties The Lilacs to the north and Kingsclare to the south.



9.0 Secured by Design

The layout has been designed to reflect the principles of “Secured by Design” as far as possible.

- The proposed car parking spaces and low-level soft landscaping fronting the road provide a defensible space at the front of the dwellings whilst also maintaining road frontage visibility.
- It is proposed that a change of materials at the points of access from Kings Close will present a transition and boundary, to a more defensible space leading to the front doors.
- It is proposed that the dwellings themselves will be designed to resist unauthorised access in accordance with part Q of the building regulations.

10.0 Landscaping

The proposed site layout illustrates limited landscaping opportunities.

It is anticipated that any detailed landscaping proposals that are required will be submitted to the LPA for approval by way of planning condition.

11.0 Appearance

The appearance of the scheme has been designed in a traditional style in keeping with the surroundings.

The proposed materials include:

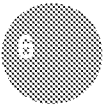
- Blue Black Fibre Cement Slates for the roof.
- Stock facing bricks and fibre cement cladding board for the walls.
- White UPVC windows (with zinc cladding to the oriel windows).
- Hardwood / steel security front entrance doors.
- Permeable concrete pavements for hard standings and paths.

12.0 Access

For the purposes of access, an extended crossover, the paths from Kings Close and the parking spaces form the approach route and can be regarded as level or gently sloping for entry to the dwellings via level front door thresholds all to be compliant with Part M of the Building regulations.

NB. The dwellings have been designed in line with the requirements of the building regulations 2010 M4(1) category 1: visitable dwellings only.

In the wider context the site is located adjacent local shops and facilities with nearby bus services providing access to surrounding villages and Barnham Railway Station



PARKING

Based on the above 2 car parking spaces are included on curtilage for each of the dwellings proposed, together with provision of secure bicycle storage for 2 bicycles per dwelling promoting the use of alternative forms of transport.

13.0 Energy Statement & Sustainable Construction

It is proposed that the scheme and its detailed technical design will seek to reduce its environmental impact using sustainable construction as appropriate to a housing development in this location and the use of low carbon technologies with emphasis on “lean” to reduce energy demand including the selection of individual building heating to achieve as or better standards than that required to comply with the building regulations Part L.

It is proposed that the scheme as presented in the planning application will include and promote the use of:

- Efficient low carbon energy sources
- Low energy lighting quantified in number of fittings as or more than that required by the building regulations.
- Appliances rated A+ or A for energy and water consumption.
- A high level of air tightness quantified as or better than building regulation requirements to ensure space heating load is reduced.
- Thermal insulation values and air changes quantified as or better than building regulation requirements.
- Natural lighting and ventilation via opening windows and doors to all rooms for health and wellbeing.
- The use of water efficient goods and fittings such as aerated taps and low flow showers quantified as limiting water use to 110litres/person /day.
- Rainwater butts fitted to rear garden downpipes.
- Modern Methods of Construction minimising waste.
- Sustainable Surface Water Drainage Systems as is practicable and appropriate to the site.
- Cycling as a form of transport through inclusion of secure cycle storage on site.

14.0 Foul and Surface Water Drainage Statement

Referring to the Planning Validation Interactive Map the site lies within the Lidsey Foul Water Treatment Catchment Area.

FOUL DRAINAGE

A Foul Water Sewer appears to be available adjacent the site in Kings Close it is therefore anticipated that the proposals will be connecting to the mains drainage system.

FLOOD AVOIDANCE

Referring to the Environment Agencies Flood map for Planning the site defined by the red line planning boundary is within flood zone 1, an area with low probability of flooding.

SURFACE WATER DRAINAGE STATEMENT

An indicative surface water drainage strategy for the site is proposed as follows subject to detailed technical design:

- Roof water is to be disposed of via linear cellular trench soakaways in the rear garden areas.
- Paths and hard standings are to be drained via a permeable paving surface to a sub-base material acting as a soakaway / storage medium.

It is anticipated that any detailed surface water drainage strategy, monitoring of ground water levels and percolation testing that may be required to support the proposals will be submitted to the LPA for discharge by way of a planning condition.

15.0 Refuse and Recycling

Storage space for domestic wheelie refuse and recycling bins is identified within the scheme for placement, at the roadside, by residents on collection days.

16.0 Land Contamination Assessment.

The previous use of the land comprising the site was domestic gardens and appears to date back to circa 1937. A desktop study previously commissioned by the same applicant in 2013 in connection with the site to the west of Kings Close, now developed, identified several potential contamination sources on that site.

The historical land use data in the above report appears to also identify an area east of Kings Close including the site the subject of this application as follows:

- Potentially Contaminative Industrial Use (Past Land Use)
- Potentially Infilled Land (Non-Water)

It is anticipated that any detailed investigation or actions that may be required in connection with potential contamination on the application site will be secured in this instance by way of planning condition.

17.0 Conclusion

The proposal provides the opportunity for:

- Two three-bedroom family dwellings in a sustainable location within the built-up area in line with national and local planning policy objectives.
- A design that makes efficient use of the site responding to the topography and character of the locality.
- A design incorporating low carbon technologies and promoting low energy use.
- A design in scale with its surroundings that enhances the character and quality of the area.
- A sustainable hard and soft landscape environment integrated with the development.
- A scheme incorporating traditional materials and detailing complimenting its surroundings.
- Inclusive and sustainable access with public transport links within walking distance.
- A car parking and bicycle storage provision equitable with the site's location, and dwelling type.
- A scheme complimenting the character of the area enhancing the street scene and sense of place.

END.

REVA 14.09.20 – Updated for planning application