Taylor Cox Associates
ARCHITECTURE & DESIGN

**Taylor Cox Associates Ltd**
27A Goring Road – Goring By Sea – West Sussex – BN12 4AR
Tel : 01903 501091 – Email : info@tcalimited.com

# DESIGN & ACCESS STATEMENT FOR

# PART TWO STOREY 3 BEDROOM CONTEMPORARY HOUSE

# AT

# LAND TO THE REAR OF 10 ARUNDEL ROAD, WORTHING, WEST SUSSEX, BN13 3EG

| Author: | Date: | Our Ref: |
|---|---|---|
| Julian Cox | 16th May 2010 | 09-110/D&A |
| Revision - A | 3rd June 2010 | - |



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## 1. Introduction

### 1.1. Purpose of this Statement

This statement has been prepared in support of a full Planning Application for the erection of a three bedroom detached part two storey family dwelling.

The site amounts to approx 0.3 acres of previously developed land (PDL) with a 14m frontage located on the Southern side of Arundel Road and currently comprises a two storey 3 bedroom house which is located at the northern end of the site, near Arundel Road.

This statement will demonstrate that these proposals will be in keeping with the character and appearance of the Local Area and would not materially harm the amenities of local residents. The statement will explain how the proposals accord with the policies of the guidelines of national, regional and local planning policies.

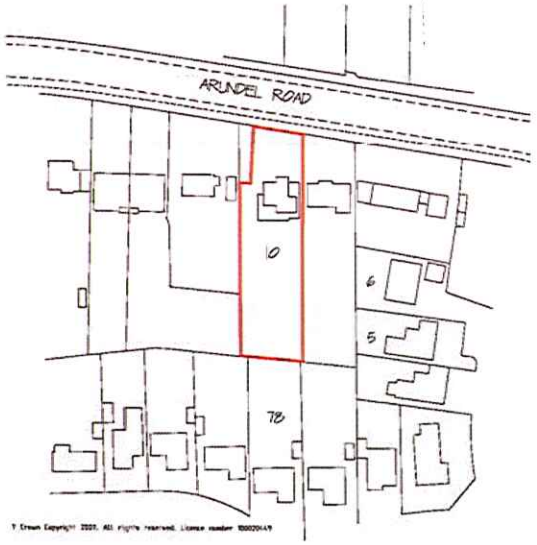
In the following sections a description of the site and surrounding area will be provided, followed by a summary of the site's planning history and relevant planning policy. An examination of the principle planning considerations in this case is followed by a full description of the proposals, along with explanations as to why it is considered that they are appropriate for this site.

This Design & Access Statement should be read in conjunction with the submitted drawings.

### 1.2. Site Location

The site is located on the south side of the A27 which runs from Findon to Arundel. The site is screened with mature planting and the topography is such that the land falls away from the A27 towards the southern end of the site.

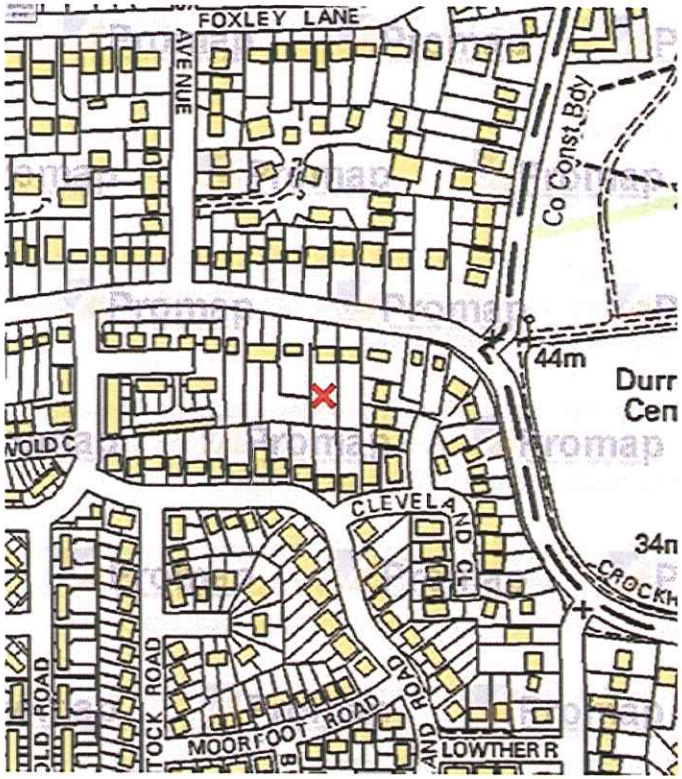
Entrance to the site is via the existing crossover to 10 Arundel Road.




Site Location Plan

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Site Location Plan

1.3. Context

Arundel Road is a main arterial route running parallel with the coast and as such has many differing forms of development, ranging from large single plots with large rear gardens and houses set back from the road to smaller plots with houses set much closer to the road.

The site is located to the south of Arundel Road and is surrounded by houses to the east, south and west.

While there are a variety of architectural styles within the immediate surroundings there is no predominant style and recent developments in the locality are characterised by a mixture of styles and periods and are particularly uninspiring.

The site is on a gradient which slopes away from Arundel Road and the existing house is set back approx 15m from the road, separated by a driveway and a front garden.

The application site has established planting, the side boundaries are well screened in many locations with shrubs and bushes which help to give the site a mature setting, whilst also providing natural screening to surrounding dwellings

## 2. Planning History

The Local Planning Authority's planning records show the following planning history for 10 Arundel Road:

| | |
|---|---|
| 05/0704/FULL | Residential development of ten new three and four bedroom homes. NOT PROCEEDED WITH. |
| 06/1279/OUT | Outline application for the construction of two No. 3 bedroom chalet style dwellings and garages with new access onto Arundel Road. WITHDRAWN. |
| 07/0249/OUT | Outline application for the construction of two No. 3 bedroom chalet style dwellings and garages with new access onto Arundel Road. (Re-submission of previously |

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withdrawn application WB/06/1279/OUT). APPROVED.

08/0329/FULL Construction of part single and part two storey extensions. WITHDRAWN.

08/0937/FULL Removal of garage and conservatory and erection of two storey and single storey side and rear extensions and front porch (re-submission of WB/08/0329/FULL) APPROVED.

09/0003/FULL Proposed detached dwelling and garage with access onto Arundel Road. WITHDRAWN.

10/0235/OUT Application for a new planning permission to replace extant planning permission WB/07/0249/OUT for the construction of two No. 3 bedroom chalet style dwellings and garages with new access onto Arundel Road. PENDING DECISION.

In addition to the above there have also been a number of approved planning applications for single dwelling's in either backland of frontland development in recent years:

74 Arundel Road (07/0409/OUT)
Outline application for the demolition of existing garage and construction of detached dwelling.

46 Arundel Road (02/01002/FULL)
Further revised proposals for the erection of two detached chalet bungalows with access onto Arundel Road showing amendments to the roofs.

44 Arundel Road (02/00550/FULL)
Construction of one detached dwelling in rear garden with access onto Arundel Road

## 3. Planning Policy Context

### 3.1. Planning Policy and Guidance

Government guidance set out in PPS 3 'Housing' recognises that everyone should have the opportunity to live in a decent home which they can afford, in a community where they want to live.

Urban land and buildings can be significantly under-used and therefore promotes the re-use of previously developed sites within urban areas and at densities which make maximum use of the land available.

Government guidance also requires that Local Planning Authorities create places and spaces with the needs of people in mind, which are attractive, have their own distinct identity but respect and enhance local character.

In achieving good design it is recognised that the character of the existing built environment is an important consideration. Paragraph 49 of PPG3 sets out that "in Conservation Areas and other local areas of special character where if proper attention is paid to achieving good design, new development opportunities can be taken without an adverse impact on their character and appearance". Paragraph 50 goes on to say "If done well, imaginative design and layout of new development can lead to a more efficient use of land without compromising the quality of the local environment".

New housing development if whatever scale should not be viewed in isolation. Considerations of design and layout must be informed by the

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wider context, having regard not just to any immediate buildings but the townscape and landscape of the wider locality.

3.2. Worthing Local Plan Saved Policies September 2007

The UDP seeks to ensure that new residential development safeguards residential amenities in terms of noise and disturbance, privacy and safety and outlook. New residential development should make the best use of urban land without damaging the character and amenity of established residential areas and in particular should respect the established character in terms of the prevailing density of the locality; the scale of the buildings and the sitting of the buildings and the space around them. All new developments should accord with sound principles on design, appearance and siting and should not cause unacceptable harm to the visual quality and character of the locality.

The Following saved policies are considered appropriate to this application:

BE1 Building Design
TR9 On-site parking provision
H18 Reduction of amenity for local residents

**4. Design**

4.1. Design Considerations

Careful consideration was given to National and Local planning policies together with the general site constraints and topography when designing the dwelling.

4.2. Design Response

The scheme design as indicated on the application drawings is a result of the considerations discussed above; consultation with the Local Planning Authority and neighbours; recent local planning consents and the desire to provide a dwelling of stature befitting its location that respects the neighbouring properties and contributes to the general environment of Arundel Road.

4.3. Siting and Relationship with Adjoining Properties

The proposed dwelling has been positioned to take advantage of the topography of the site and the proposed finished floor level is set minimum 200mm into the ground to ensure the dwelling has the lowest amount of visual impact to the surrounding properties.

The existing frontage has a brick wall and piers, along with mature planting to both side and rear boundaries which will be retained and enhanced as part of these proposals and so continue to maintain a mature setting.

The two storey element of the proposed house does not extend over the whole of the ground floor and has been designed so as to ensure there is no loss of light or privacy into the adjacent dwellings or gardens. The application drawings clearly demonstrate that there will be no loss of light to any principle windows of any habitable rooms of the adjoining properties.

The dwelling has been positioned so that it is 2.3m from the eastern boundary and 1.8m from the west boundary. In addition the rear boundary is 11.5m from the proposed first floor.

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To ensure that the potential for overlooking of adjoining properties or amenity space is kept to a minimum there are no windows proposed on the side elevations.

4.4. Design and Appearance

The main character of Arundel Road is of detached two storey houses with individual driveways, set back from the road in a spacious and sylvan setting. These characteristics are reflected in the proposed scheme. The scale and quality of the detached house accords with the general landscape of the local areas and is in-keeping with recently approved developments.

When designing the house, consideration was given to the site's location, the general feel of the local architecture and any recent developments. There exists a wide variety of different styles in the general locality and following discussions with the Local Planning Authority, a contemporary style of architecture is proposed and has been encouraged by those discussions. The contemporary architectural style of this proposal allows the front elevation to be 'staggered', and partly set back, thereby reducing its visual impact. In addition, careful choice of materials will break-up the elevations into smaller elements and cedar cladding will ensure the proposal sits comfortably in its setting, complementing the mature existing landscaping.

External materials have been chosen to reflect the contemporary nature of the architecture as well as the mature landscaping. Cedar cladding reflects the landscaping and will be allowed to naturally turn silver. Elements of through-coloured render which are (virtually) maintenance free materials which also break-up the elevations and help the building to complement its surroundings rather than work against them.

The proposed roof line has been stepped with the first floor set in at the sides. This has the effect of breaking up the roof line which minimises the visual impact of the proposed dwelling.

4.5. Levels and Heights

The level at which the house has been set has been determined by the neighbouring properties and existing topography of the site. The site slopes away from Arundel Road and this has been fully utilised in the final design.

The contemporary architectural style enables the overall height of the dwelling to be greatly reduced particularly in comparison with the recently approved outline planning consent and the proposed indicative elevations. The highest part of the proposal will be 6.3m above ground level and the lower level roofs will be 2.85m above ground level.

4.6. Massing and Bulk

The proposed dwelling has been designed to sit within and respect its locality. Its overall size reflects the shape, size and topography of the site.

Single storey elements have been provided to the sides and rear to ensure the dwelling sits comfortably on the site in relation to the side and rear boundaries.

The front elevation has been split horizontally by the careful use of materials which have been chosen specifically to also ensure the building sits comfortably within its setting thus reducing its visual impact. The

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careful use of additional planting of trees and shrubs to the front garden and side boundary will help to mitigate its visual impact.

## 5. Amount

The proposal is for a single dwelling to the rear of 10 Arundel Road.

## 6. Landscaping & Access

There are a number of trees on the site which will be retained and will be fully protected in accordance with BS 5837 during construction. No trees are to be removed.

Additional planting is proposed to the rear boundary of No.78 Cleveland Road together with a new fence already discussed with the owners of No.78 Cleveland Road.

Driveways have been specified with permeable brick pavers that retain a hard and durable surface which is user friendly for vehicles, pedestrians and wheelchair users alike but also allow surface water to drain through and into the ground.

All approaches to entrances have a gradient in accordance with the topography of the site. In order to allow wheelchair access to the dwelling the front door will be specifically designed to have a level threshold.

The design of the proposal ensures that there is generous space for additional planting and landscaping. The final landscaping scheme will be carefully considered to allow for maximum security whilst ensuring ease of use for those with a disability.

**A tree report and survey has been undertaken and is included within this application.**

## 7. Sustainability

### 7.1. Energy Efficiency

The intention is to provide a well-designed low maintenance dwelling which will be insulated to exceed the requirements of Part L1 of the current Building Regulations. The building will fully comply with DEFRA standards limiting thermal bridging and air leakage.

The house incorporates large full height windows where appropriate to ensure that all spaces will benefit from good quality natural light.

Domestic heating will be via ground or air source heat pumps and high efficiency underfloor heating throughout with individual room thermostats. Low energy electrical equipment and apparatus will be installed where practical, including low-energy lighting.

Photovoltaic solar panels will be installed on the flat roof to provide power for heating domestic hot water.

Ventilation will be via natural means i.e. opening windows and a whole house mechanical ventilation system incorporating an efficient heat exchanger in order to re-use heat generated within the building.

Selection of building materials throughout the construction process will ensure where possible the use of sustainable materials from managed sources. All timber used within the construction of the house will be FSC

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certified. The choice of materials also reflects future requirements in terms of maintenance, redecoration and replacement.

The flat roof will be a green sedum roof and the east elevation will be a 'green wall' (see below).



7.2. Construction and Demolition Waste

Topsoil excavated during construction will be reused on site to level the rear garden on No.10 and reduce waste and vehicle movements to and from the site.

7.3. Water Conservation

The proposed dwelling will use low flush appliances and supply restrictor valves, low flow showerheads, spray taps and dual flush toilets. This can potentially provide up to 40% saving in water usage when combined with 'A' rated appliances.

Rainwater run-off will be collected in water butts with any surplus running to a rain water recycling system. Grey water will also be collected and recycled.

Permeable paving will be used for the driveway.

7.4. Refuse and Recycling

A refuse and recycling zone will be located at the start of the new drive. Composting areas will be formed in suitable locations within the rear garden to reduce and minimise waste removal from the dwelling.

7.5. Transportation

The property is within walking distance of public transport, including regular bus services to the town centre and train station.

In addition to provision of an office space within the proposed dwelling enables the occupants to work from home thereby reducing traffic movements and carbon emissions accordingly.

Secure cycle storage will be located in a shed within the cartilage of the proposed dwelling.

## 5. Accessibility Statement

The proposals will provide the following:

- A driveway with ample space for turning and manoeuvring of wheelchairs. The entire driveway will be hard landscaped and would adequately allow a 900mm path to one side.
- Short and easy access distances to the main entrance.
- Parking immediately adjacent to the main entrance.
- The principle access points into the dwelling will be level.

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- The front entrance will be illuminated and have a covered porch.
- All main ground floor rooms will have manoeuvring space for wheelchairs. All doors and hallways will conform to Part M of the current Building Regulations.
- Wall construction will be of masonry throughout to enable handrails to be fixed in the future if necessary.
- Provision can be made for a future stair lift to the staircase.
- The main bedroom provides a direct route to the ensuite and provides for the possible provision of a hoist.

## 8. Conclusion

The principle of the redevelopment of the site accords with the relevant planning policies.

The unique nature of the site has presented a distinctive design solution but one which complements and enhances the character of the locality.

In scale, massing and height, the proposal is in keeping with similar houses in the locality and will be constructed of high quality materials, carefully detailed to produce a family house that will complement and enhance its surroundings and aims to reduce its potential impact on the environment.

The design makes the best use of the overlying topography of the site and is in keeping with other consented schemes in the area. It pays respect to the existing landscape setting; retaining and enhancing the existing trees and boundary screening.

All aspects of accessibility, security and the nature of varied users of the proposed house have been considered and the design of the proposal reflects this.

The proposed dwelling truly represents good quality design that aspires to be a highly sustainable building whilst embracing modern methods of construction.