Claire Haigh
Associates Ltd

9 Kenton Road Hove East Sussex BN3 4PG

telephone: 01273 298217

e-mail: info@clairehaigharchitects.co.uk
website: www.clairehaigharchitects.co.uk

Ref. CH 607

28 July 2014

PLANNING STATEMENT –
LAND TO SIDE OF 41 OLD BARN WAY SOUTHWICK

CONSTRUCTION OF NEW BUILD DETACHED THREE BEDROOM HOUSE WITH BIKE STORE AND REPTILE MITIGATION STRATEGY

1.0 USE

The proposed house will be an end of terraced house attached to 41 Old Barn Way and will be in keeping with the existing terraced row of houses which were built in the early 1970's. The existing houses are two storey three bedroom houses with front and back gardens and unmarked parking spaces. The site is the side garden of No.41 and is a similar width to the width of the house with room for a path at the side. The proposed development will meet the need for extra housing in the area whilst making good use of an underused garden. My client had pre-application discussions with Mr Matthew Porter at the planning department in late December and early January and was advised that the proposal was in keeping with current planning policies and should be designed to Code Level 3 of the Code for Sustainable Homes. The house design, materials and proportions will be in keeping with the other houses in the terrace but the standards of the construction will be raised to comply with Code Level 3. The footprint of the house will be the same as the existing terraced houses and will be set back to fit in with the staggered approach of the row. The first application was withdrawn following the discovery of slow worms in the neighbouring land and a reptile mitigation strategy was prepared which is now included with this application and is to be adhered to throughout the new build.



Front of adjacent house



Rear of property

The house will be set back from the adjacent house as other houses on the row. This is because there is a parking space in front of the garden and a path will be required between this and the front of the house. The path will be within the site boundary.

2.0 AMOUNT

The proposed new house is 86m2.

3.0 LAYOUT

The layout will have a hallway with toilet leading to an open plan family living room and kitchen room opening on to the garden. The staircase will be open to this space. Upstairs there will be a family bathroom, a master bedroom with ensuite shower room and two further bedrooms. Outside there will be a path around the side of the house and a bike shed in the garden.

4.0 SCALE

The scale of the new house is in keeping with the rest of the terraced houses and the space available.

5.0 LANDSCAPING

The garden will remain as lawn and the large privet hedge will be removed along with the bank. This is only to be removed by following the recommendations of the Reptile Mitigation Strategy report during suitable weather conditions between April to early October. The hedgerow removal is to be supervised by an experienced ecologist using only hand tools. A hibernacula is to be constructed in the northwest corner of the site to provide a viable habitat for the reptiles. To replace the hedge a retaining wall will be built around the edge of the garden to allow side access to the house with a path at the front. To ensure that reptiles do not enter the site whilst the wall is being built reptile exclusion fencing is to be installed under the advice of a suitably qualified ecologist. Within the site curtilage the back garden will have a rotary drier and a compost area. A bins area and secure cycle storage will also be provided. The bank outside the site adajacent to the parking space will remain as a natural habitat.

6.0 APPEARANCE

The house will be built in masonry construction with rendered finish and concrete roof tiles to match the rest of the terrace. The side of the house will be brickwork to match existing with white upvc windows.





7.0 LIFETIME HOMES

The house has been designed in accordance with the principles set out in Lifetime Homes;

Approach to the dwelling is level and close to the public parking area. Paths between entrance and parking will be at least 900mm with a non-slip surface. Entrances will be illuminated with clear opening widths and adequate weather protection. Doorways and corridors will be at least 900mm wide with clear opening to doors at least 750mm wide. Wheelchair circulation space will allow turning in living room and dining rooms and access to kitchens and wc at entrance level. The main bedroom should have clear access around the bed. An area which could be a bedroom is also provided at entrance level. An accessible bathroom is provided. Glazing and windows comply with

sight and usage guidelines. Location of service controls are all within reach of those with restricted movement.

8.0 ACCESS

There is an existing public parking area for the local residents and we hope that the Council Highways department will increase the parking area to accommodate an extra parking space for the new house. There will be a secure storage area for bicycles as part of the house footprint located at the back of the property.
The house is close to local primary schools and with ¼ mile of Fishersgate railway station with mainline trains to London and Brighton and is in an established residential area with good bus links and nearby shops all within ½ mile of the site. There is also a local sports centre and playing fields.

9.0 SUSTAINABILITY

The new house will be built to exceed the building regulation requirements and will achieve at least level 3 in the Code for sustainable developments. An 'A' rated Worcester Bosch boiler will be used for the heating system with a combination of radiators and wood burning stove will provide additional heating for the coldest days. Water conservation in the form of aerated taps and dual flushing wcs as well as water storage for the garden will be utilised. In addition 'A' rated appliances will be used throughout the development.

10.0 SUMMARY

The house will fulfil a need for family houses in the area and will be built on a large plot presently used as the oversized garden for an end of terrace property. It complies with all the local planning policies and is in keeping with the surrounding vernacular style. The reptile mitigation strategy will ensure that any slow worms living in the surrounding area are protected. As the new house extends the terrace and is visually in keeping with the neighbour's properties we believe the development should be approved.