DESIGN AND ACCESS STATEMENT

Land adjacent to 3 Mill lane
Runcton
West Sussex
PO20 1LD

February 2018 RevB

MH Architects Ltd
Ground Floor
Bicentennial Building
Southern Gate
Chichester
PO19 8EZ

ARCHITECTS

CONTENTS

1.0 INTRODUCTION

MH Architects Ltd have been commissioned by a private client to prepare and submit a detailed planning application for the land adjacent to 3 Mill lane, Runcton, West Sussex PO20 1LD.

Following an intensive feasibility study process, a submission for Pre-Application advice was submitted to Chichester District Council in July 2017, with a Pre-App planning meeting held on 16th August 2017.

Written advice was received in August 2017.

Following receipt and analysis of the written advice, a scheme for the construction of 1no new home now forms the basis of this planning application.

The application is for the construction of 1no 2 bed two storey dwelling with associated parking and landscaping.

The design team at MHA have carefully considered the scheme with regard to the sensitivity of the location and its potential impact upon the area. This has determined the scale, style, appearance, orientation and amount of development being proposed.

Additional technical studies have been commissioned to accompany this application including:

- Topographical survey
- Ecology survey
- Tree survey
- Flood Risk Assessment

These are submitted in support of the proposals that are outlined in this document.

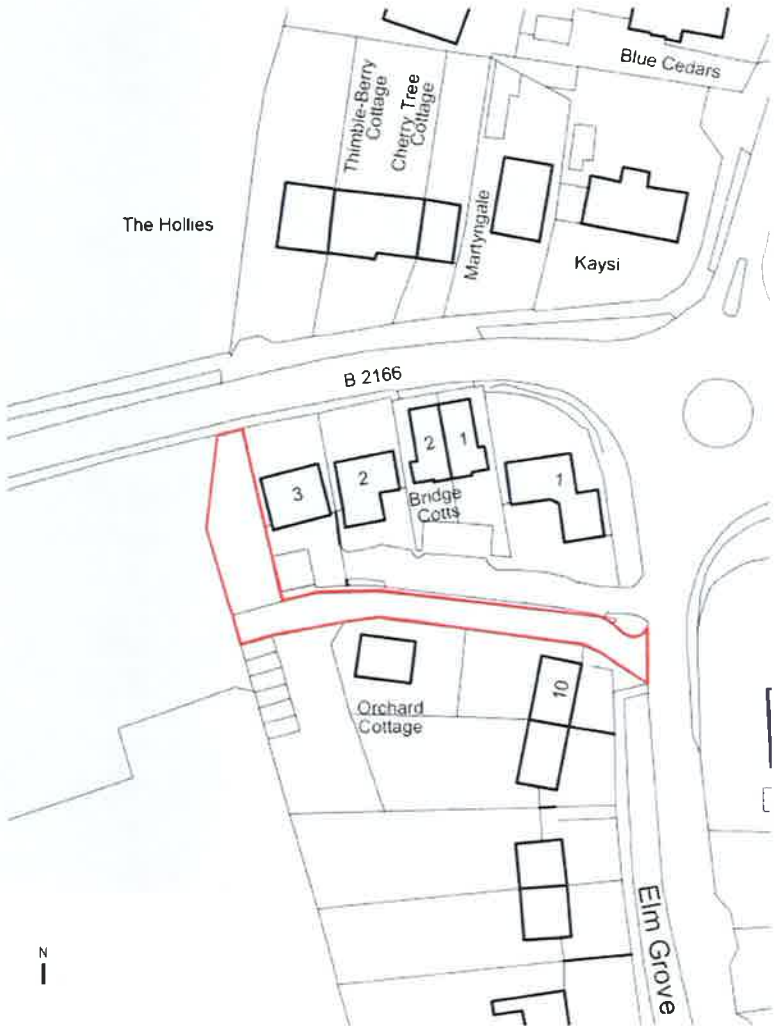

Figure: Site Location Plan

2.0 CONTEXT

The site is located in Runcton, a small village just south of Chichester.

The site is bounded to the east and south-east by properties of a similar scale, to the west an agricultural field and to the north by the main road.

Runcton is a small hamlet in the district of Chichester, West Sussex. It lies on the B2166 road which connects Runcton to neighbouring villages of Hunston and Pagham.

The site measures 0.0185 hectares and is currently disused. The applicant is the current owner.

The site is located within the designated Runcton Settlement Policy Area (SPA) and is located within the Settlement Boundary of Runcton.

The village of Runcton is principally residential in character. Lagness Road, Elm Grove and Mill Lane are characterised by a mix of residential properties comprising of detached and semi-detached houses and bungalows. These range in age and style and reflect the gradual development of the area.

Access to the site is proposed via the existing access which lies on the northern side of 10 Elm Grove. This road leads to the garages at the back of no's 9 and 10 Elm Grove and provides safe access to the site for vehicles and pedestrians.

The site boundaries benefit from mature landscaping with the road boundary in particular providing attractive tree screening, effectively screening the site from the highway.

Figure: Aerial maps of the site location courtesy of Google Maps

3.0 SITE ASSESSMENT

Existing site photographs

View of access point from the existing garages

View of entry point from the access road

View from Lagness road toward the back of the site

4.0 SURROUNDING CONTEXT

Surrounding context

View of 1 Lagness Road

View of 3 Mill Lane

View of 1 Mill Lane

Distant view of 2 Lagness Road

Distant view of Cherry Tree Cottage, Lagness Road

Distant view of Cherry The Spinney, Lagness Road

4.0 SURROUNDING CONTEXT

Distant and approach views

Distant view on to Mill Lane

View of application access road from Mill Lane

Distant view (west) of application site boundary from Lagness

Distant view (east) of application site boundary from Lagness

5.0 PRE APPLICATION CONSULTATION

It is to be noted that a pre application submission was made in July 2017. Following the meeting and written advice the summary of the advice is as follows –

The proposal should pay careful attention to landscape screening – in particular to the northern boundary onto the main road, maintaining an extension to the planting in front of the adjacent properties to the east and also to the western boundary to soften views from these directions.

The proposal should be sensitive to the existing building line. In respect of the adjacent properties to the east, using the rear line as guidance. These do step in and out and are not regular, but attention is to be paid to treatment of the new dwelling in terms of a 'bookend' development here.

The car port to the south of the site should have open spaces, thereby creating less built form on the land parcel.

The site is indeed within the Settlement Boundary, and the development of 1no dwelling here was supported in principle.

Elevational treatment of the unit is to be in keeping with the area, although it is recognised that the immediate properties to the east are of mixed styles. The rural style presented was not deemed out of keeping,

Windows are not to be inserted into the eastern elevation given the proximity to the neighbouring property.

Highways issues were discussed as negligible for this development and parking provision of 2no spaces is deemed acceptable.

In addition, it was also agreed that the site is located within the settlement boundary and is therefore deemed to be acceptable in principle.

3no properties on the land to the east and west of Bridge Cottages were permitted in 2001 and have since been constructed. These perform a function in terms of reinforcing the building line along Lagness Rd, and stamping the principle of development on this location.

6.0 DESIGN PRECEDENTS

House on Mill Lane

House on Mill Lane

House at Willowmead close

Houses on Lagness Road

7.0 LAYOUT & PARKING

Access into the site is to be via the service road which runs from Runcton Lane, past 10 Elm Grove. Thereby negating any potential hazards formed by new access via Lagness Road. The applicant enjoys a right of way access across this highway.

The proposed site layout has been influenced by the position of the mature landscaping to ensure established planting is retained, to preserve the character of the site and its contribution within the street scene.

The proposed dwelling follows the existing linear pattern of development, informed by their situation in relation to the highway. The siting of the proposed new dwelling has been modelled in order to maintain a setback position from Lagness road.

The layout has also been designed to maintain the existing in and out access via Elm Grove arrangement with the introduction of parking to the front of the site.

Parking for the new dwellings is wholly provided within the site. Parking requirement numbers have been provided in accordance with local policy requirements.

This layout provides good levels of natural surveillance to the public areas, yet has a private rear garden that meets the existing boundary of the neighbours and allows good levels of privacy. Placing the proposed structures away from the boundaries allows for existing trees and foliage to remain untouched by the development.

The location of the bin store will comply with current standards regarding distance for bin collection and occupant use, as denoted by Building Regulations and Local Authority guidance.

Figure: Proposed Site Plan

8.0 AMOUNT

The proposed scheme has a gross internal area of 80.42 sqm.

The amount of development proposed on the application site is considered to be in keeping with the surrounding residential areas.

The proposed dwelling is to a scale that is in keeping and respectful of the adjacent properties of Mill Lane.

The dwelling has access to 2 parking spaces within a car port and also storage in the form of a garden shed.

This level of accommodation is deemed appropriate for the location and will complement the established residential community of Runcton and serves as an established housing need.

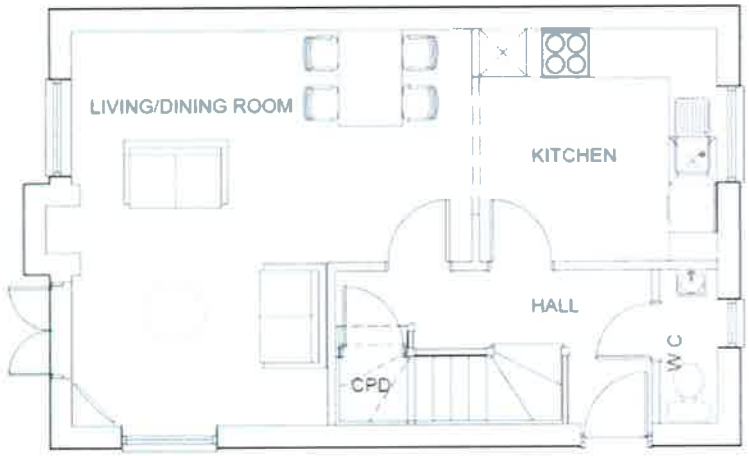

Figure: Ground floor plan of proposed dwelling

Figure: First floor plan of proposed dwelling

9.0 SCALE & APPEARANCE

As with the site layout, the scale of the proposed dwelling has been appropriately designed to create a scheme which takes into account the constraints on the site, views into the site from Mill Lane, Lagness Road and neighbouring properties.

The form, style and materiality of the scheme is sensitive and in keeping to surrounding and neighbouring buildings maintaining a traditional rural look. This enhances the overall character of the area making for a positive contribution to the built landscape within Runcton.

Figure: Front Elevation (West Elevation)

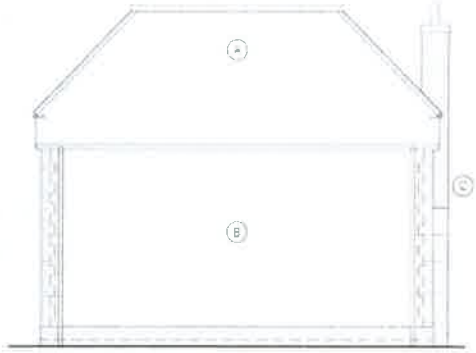

Figure: Rear Elevation (East Elevation)

Figure: Side Elevation (North Elevation)

Figure: Side Elevation (South Elevation)

9.0 SCALE & APPEARANCE

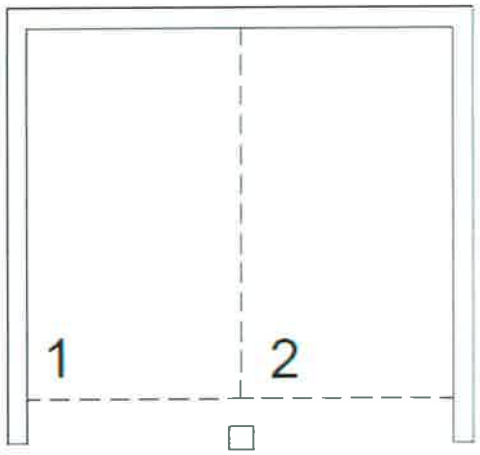

Figure: Car Port Ground Floor Plan

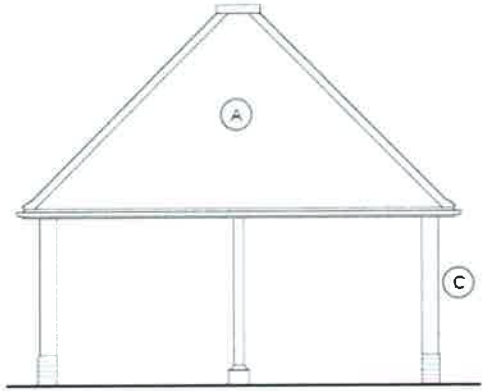

Figure: Front (South) Elevation of Car Port

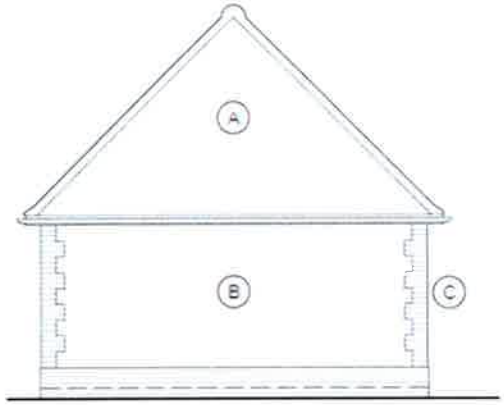

Figure: Side (West) Elevation of Car Port

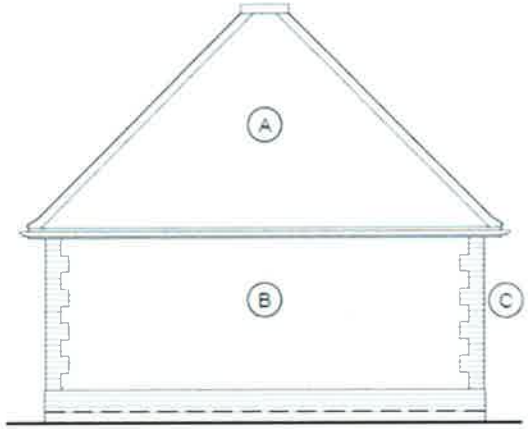

Figure: Rear (North) Elevation of Car Port

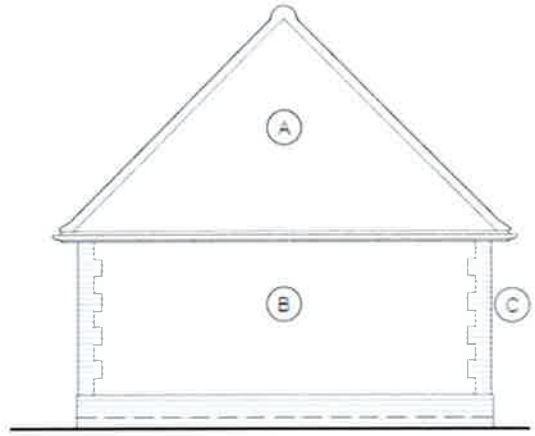

Figure: Side (East) Elevation of Car Port

9.0 SCALE & APPEARANCE

Figure: Street Scene 1, view from access road

Figure: Street Scene 2, view from Lagness Road

10.0 MATERIALS

The proposed materials are as follows:

Walls Red Multi Brick
Red Stock Brick to Include:

- Quoins, plinths and banding detail
- Window and door header and sills
- Chimneys

Roofs Red Concrete roof tiles

Windows White uPVC Casement windows
Doors White composite front door

RWP's Black uPVC half-round profile

The proposed dwelling has been designed to be sympathetic to its surroundings and has been detailed using contextual materials that are familiar, robust and of high quality.

11.0 LANDSCAPE STATEMENT

Detailed soft and hard landscape proposals accompany this application.

The external landscaping has been designed as easily maintainable and easily accessible for all users.

All hard landscaping will be firm of ground, with no loose gravel which has the potential to make access difficult for wheelchair and cane users.

Soft landscaping will include as much greenery and planting as possible to encourage biodiversity and wildlife.

Private realm landscape

Residents will have access to a generous private garden. Site boundaries will be appropriately landscaped with new timber fencing and enhancement of existing hedgerows with new native hedging where required.

Public realm landscaping

The existing site access has been retained and parking spaces within the site have been orientated so as to minimise the amount of hard landscaping required to access them.

Existing neighbours amenity spaces have been respected by keeping proposed first floor windows to a minimum and orientating them away from main areas.

The proposed scheme provides an appropriate use for the underused site. Careful consideration has been paid to orientation and siting of the proposed building ensuring a soft visual imprint on the landscape and ensuring that existing landscape buffers are to be retained around the edge of the development.

12.0 SUSTAINABILITY & INCLUSIVE ACCESS

Location

The site is within a well-established residential neighbourhood with excellent access to a broad range of amenities and services necessary to respond to key government criteria for well-being.

Dwellings

A sustainable home is one that is built to meet the needs of people today, but with due consideration for the needs of future generations. The dwellings will be constructed to high levels of thermal insulation and will meet current building regulations as a minimum.

Specific environmental / sustainability features of the development could include the following:

- Low levels of heat loss through the fabric of the building as a result of high insulation levels and air tightness performance.
- All glazing to have low heat loss and be designed where possible to maximise natural daylight and reduce summer solar gain (high performance windows would form part of solution/ energy strategy).
- Low energy heating and hot water systems.
- Low energy lighting installations internally and externally throughout with appropriate controls.
- Good access to public transport and amenities.
- Provision of secure and weather tight cycle storage.
- Insulation materials to be low polluting.
- Use of durable materials of low environmental impact and long life.
- Reduction / attenuation of surface water runoff to hard surfaces to reduce surcharging of sewer systems.
- Encourage biodiversity throughout the site with new planting.

The proposals have been designed to meet part M of the Building Regulations.

Finished floor levels have been set at 5.70m AOD to minimise risk of flooding (refer to FRA report).

All finished floor levels have been made to enable level thresholds throughout with easily identifiable paths leading to entrances/ exits at a gradient of no greater than 1:20 in accordance with good practice and Part M of the Building Regulations.

All entrance doors, internal staircases, hallway widths and internal doors are designed to Part M of the Building Regulations.

13.0 FLOOD RISK ASSESSMENT

The image adjacent, taken from the Environment Agency website, displays the application site is located within close proximity to flood zone 2, therefore a site specific flood risk assessment has been carried out and accompanies this submission.

Following the FRA (Flood Risk Assessment) it is proposed that to minimise flood risk to the development the ground floor level will be set at 5.70m AOD to provide a minimum predicted free board of 300mm to the out of bank flood waters from the Pagham Rife. The proposal also makes sure that during extreme wet weather events the flood waters would be routed away from buildings, and not cause a nuisance elsewhere.

Figure: Flood risk map

14.0 APPLICATION SUBMISSION

The proposed scheme, which has been submitted for detailed planning permission has been carefully considered in relation to the surrounding context and the needs of the applicant.

The design team as a whole have worked in conjunction with the Chichester District Council (through pre application consultation) and design consultants to create a proposal that responds respectfully and appropriately to its surrounding context.

The architectural language responds positively to the setting, the immediate neighbours and both close and distant views.

The dwelling will be highly sustainable incorporating high levels of insulation on a fabric first approach with interior spaces that accommodate family activities and serve private external amenity spaces.

The tree survey and report which accompanies this application demonstrates that the development does not have a negative impact on the existing trees. Suggested root protection areas and measures are described in the report and drawing.

The scheme is supported by a measured topographical survey which establishes the form of land, and the existing ground levels which have been considered as part of the scheme development.

An ecology survey and assessment has been undertaken, and accompanies this submission. It establishes the potential for ecology within the site and to its periphery. The guidance and advice provided within the report will be adhered to as part of the development.

The FRA conducted for the scheme indicates that the development—which is in close proximity to Flood Zone 2— is "at low flood risk." however the proposal sensitively adopts the method of further minimising risk "by setting ground floor levels to no lower than 5.70m AOD". Making sure any risks are mitigated and considered within the proposal.

It is respectfully requested that the Chichester District Council Authority Officers and Members of the district council look favourably on this proposal and grant full planning permission.