



September 2023

15 The Spinney,  
Itchenor

Design and Access Statement

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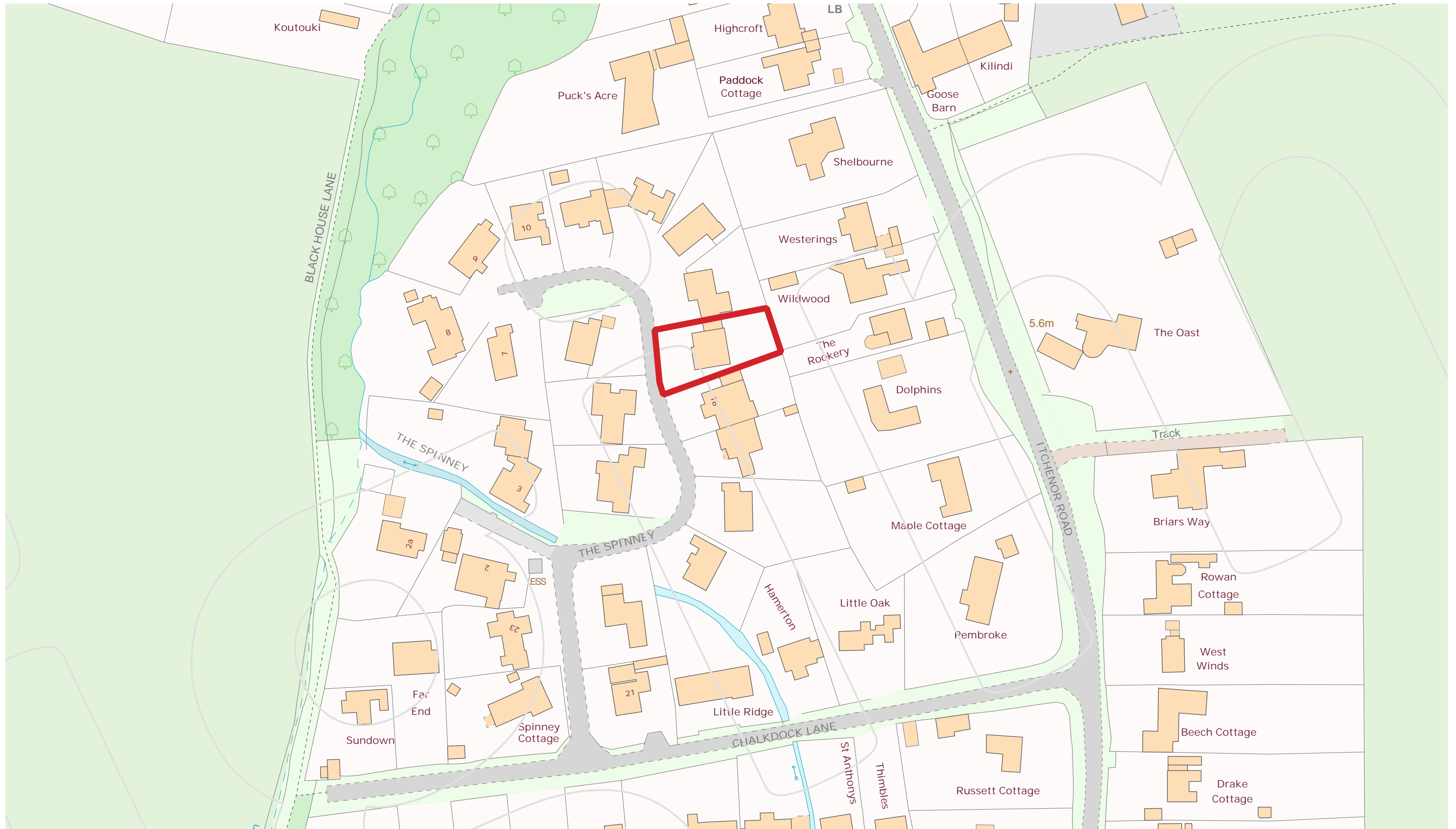
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# Site Location & Existing Building

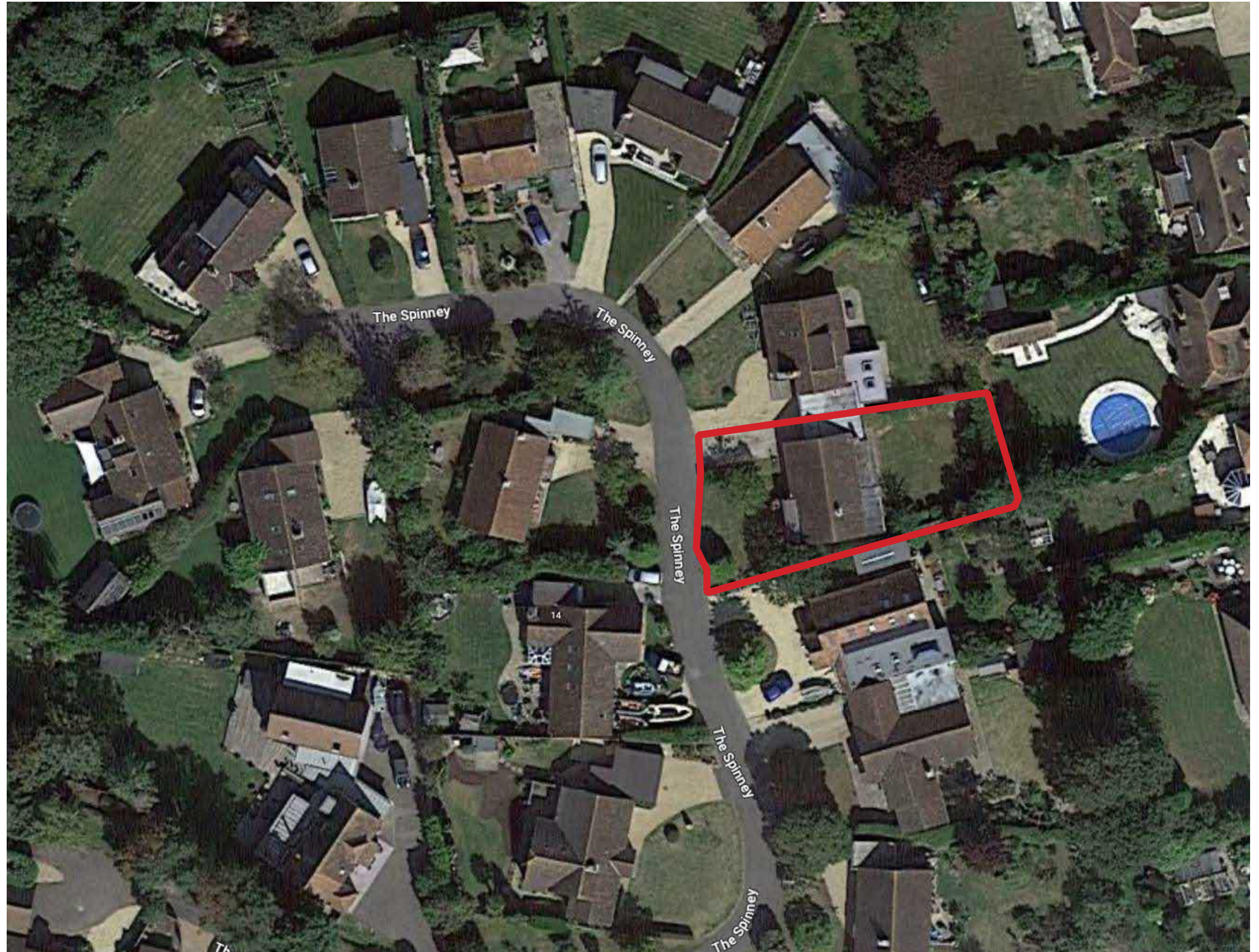
# Site Location & Existing Building

## Site Location Plan



## Site Location & Existing Building Site Context

- Single storey dwelling sited in The Spinney, Itchenor.
- Built as part of the 22 bungalows constructed on The Spinney estate in the 1960's. A number of these bungalows have since been converted into two-storey dwellings.
- Not in the West Itchenor Conservation Area.
- Character Area 6 - Itchenor Village Design Statement (2012); a secluded residential area characterised by the open plan front gardens with no hedges or fences marking the fronts of properties.



# Site Location & Existing Building

## Site Context - The Spinney Vernacular



# Site Location & Existing Building

## Site Context - The Spinney Vernacular



## Site Location & Existing Building

### Site Context - The Spinney Vernacular





# Site Location & Existing Building

## Existing Building

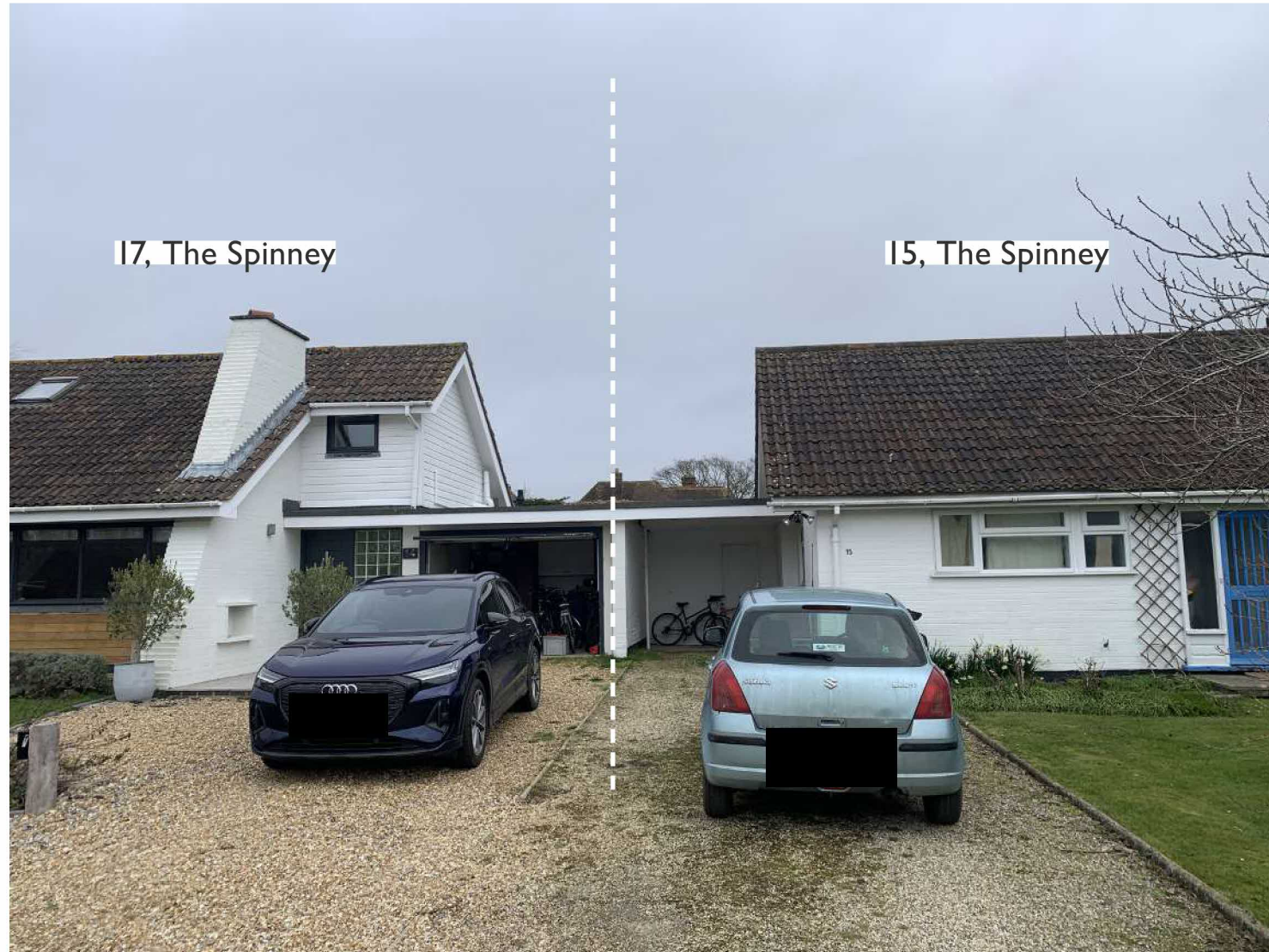


Front



Back

# Site Location & Existing Building Relationship with Neighbours



Relationship with neighbour to the North



Relationship with neighbour to the South

2

# Proposal

# Proposal

## Design Rationale

- Demolition of existing house proposed due to poor quality of build, poor thermal performance, poor internal layout and quality of space.
- Proposal for a new house, visually divided into two halves to reduce mass.
- Southern half (right) remains single storey, while the northern half (left) allows for additional bedrooms at first floor.
- Ridge of the southern half remains below that of the existing roof. Ridge of the northern half is raised slightly to allow for first floor accommodation.
- Re-orientation of roof to allow for solar panels, passive cooling from northern rooflights, and allow first floor views onto the street and garden (rather than neighbours).
- Existing footprint = 142sqm. Proposed Footprint = 166sqm. (17% increase)
- Ridge line to southern volume as per existing ridge height.
- Ridge height to northern volume increased.
- Responding to local vernacular:
  - Reference the roof direction of neighbouring properties
  - Utilise local materials: clay tile, light washed brickwork, timber at high level
  - Retain front garden quality (no boundaries)
- Reducing light pollution:
  - Rooflights to have integrated blinds to ensure minimal light pollution.
  - Modest number and size of new windows.

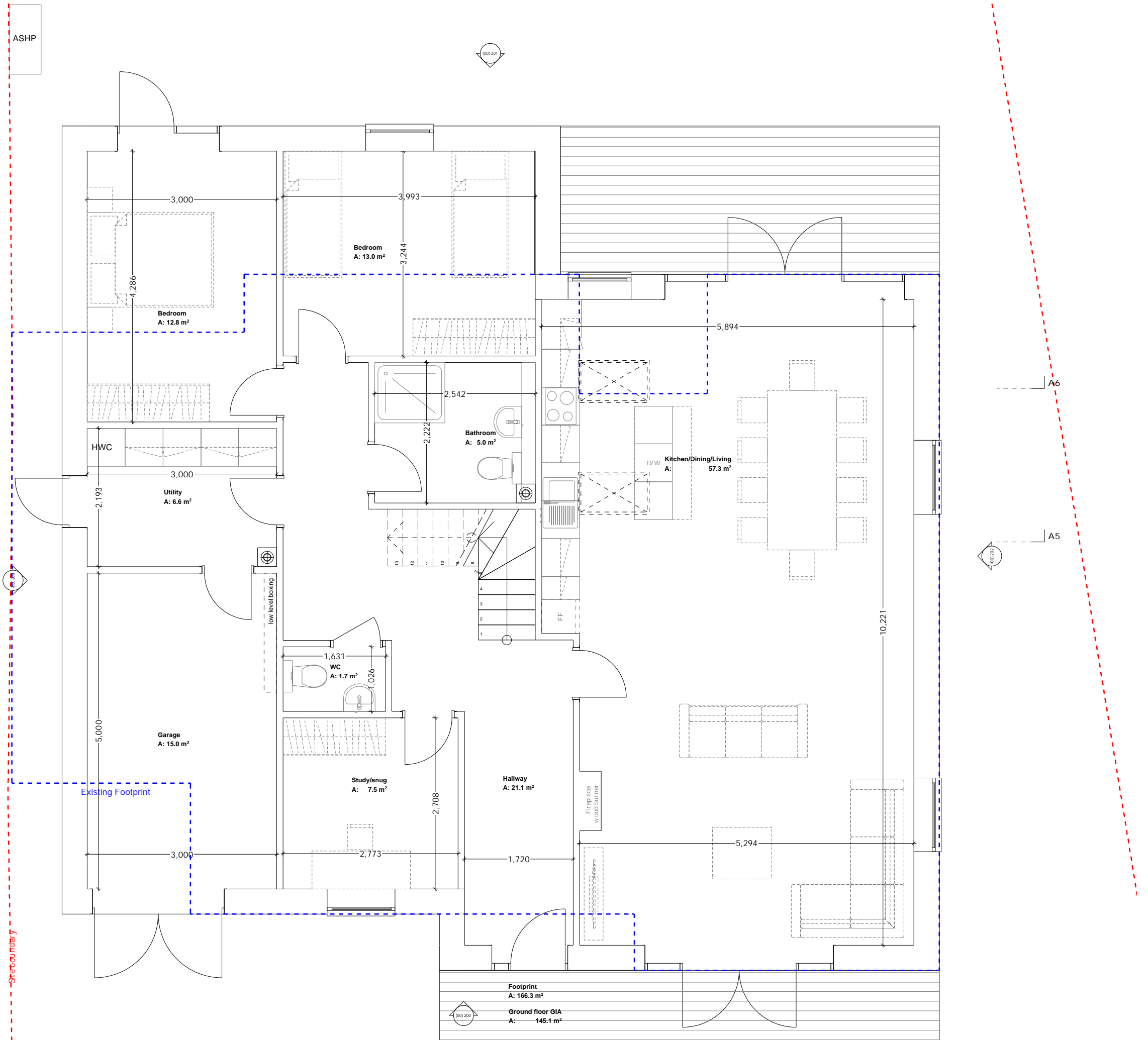


# Proposal Ground Floor Plan

- Central entrance hallway
- Two sides to the house; one for living/dining/entertaining, the other for accommodation.
- Cross ventilation of kitchen/living/dining for good thermal performance.
- Open plan kitchen/dining room, opening out onto a south-facing terrace for summer dining.
- Two double bedrooms with potential for doors onto the garden if desired.

## Schedule of accommodation:

- 2 double bedrooms
- 1 study
- 1 bathroom
- 1 guest WC
- Open plan kitchen/dining/living
- Garage

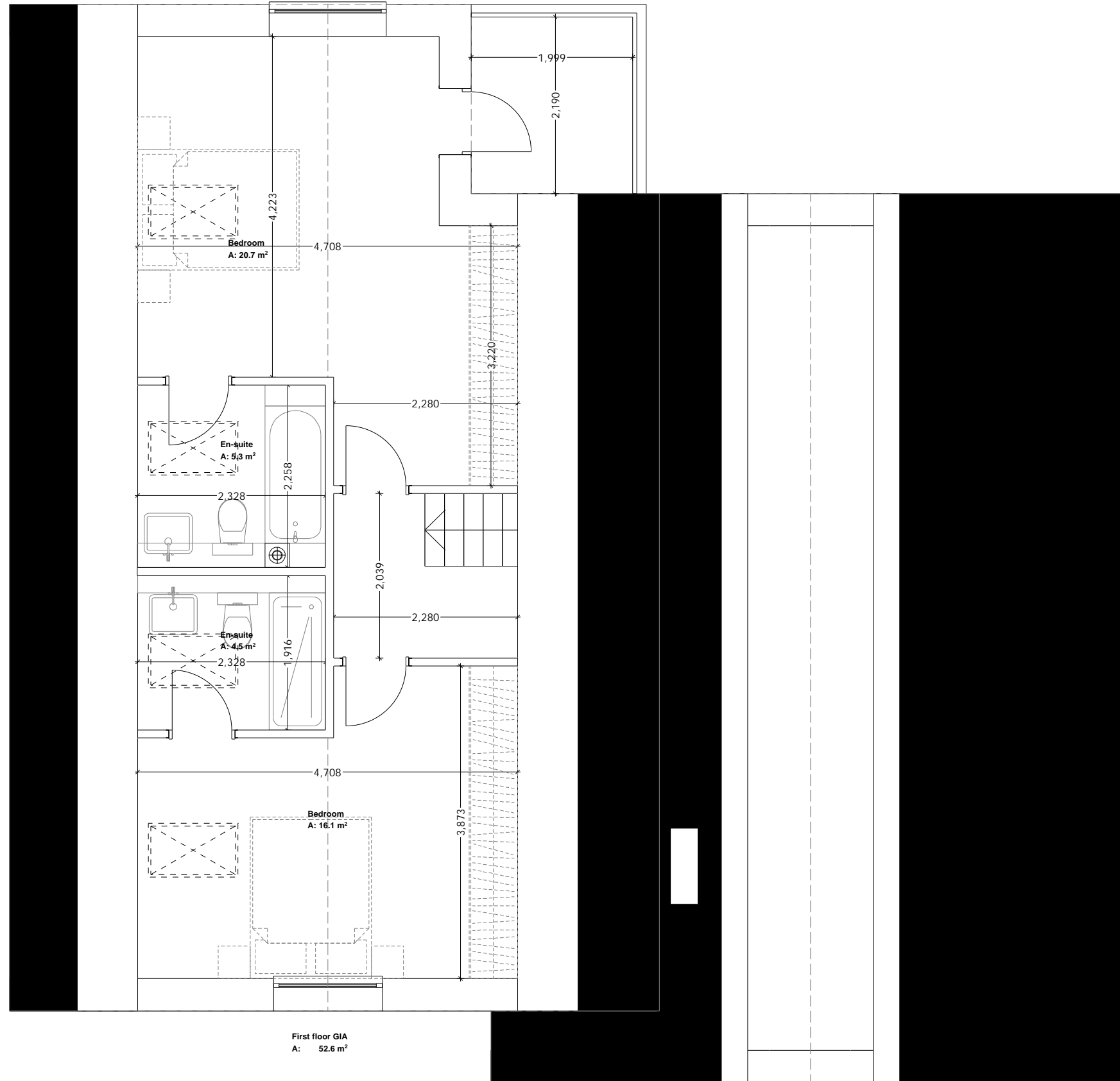


# Proposal

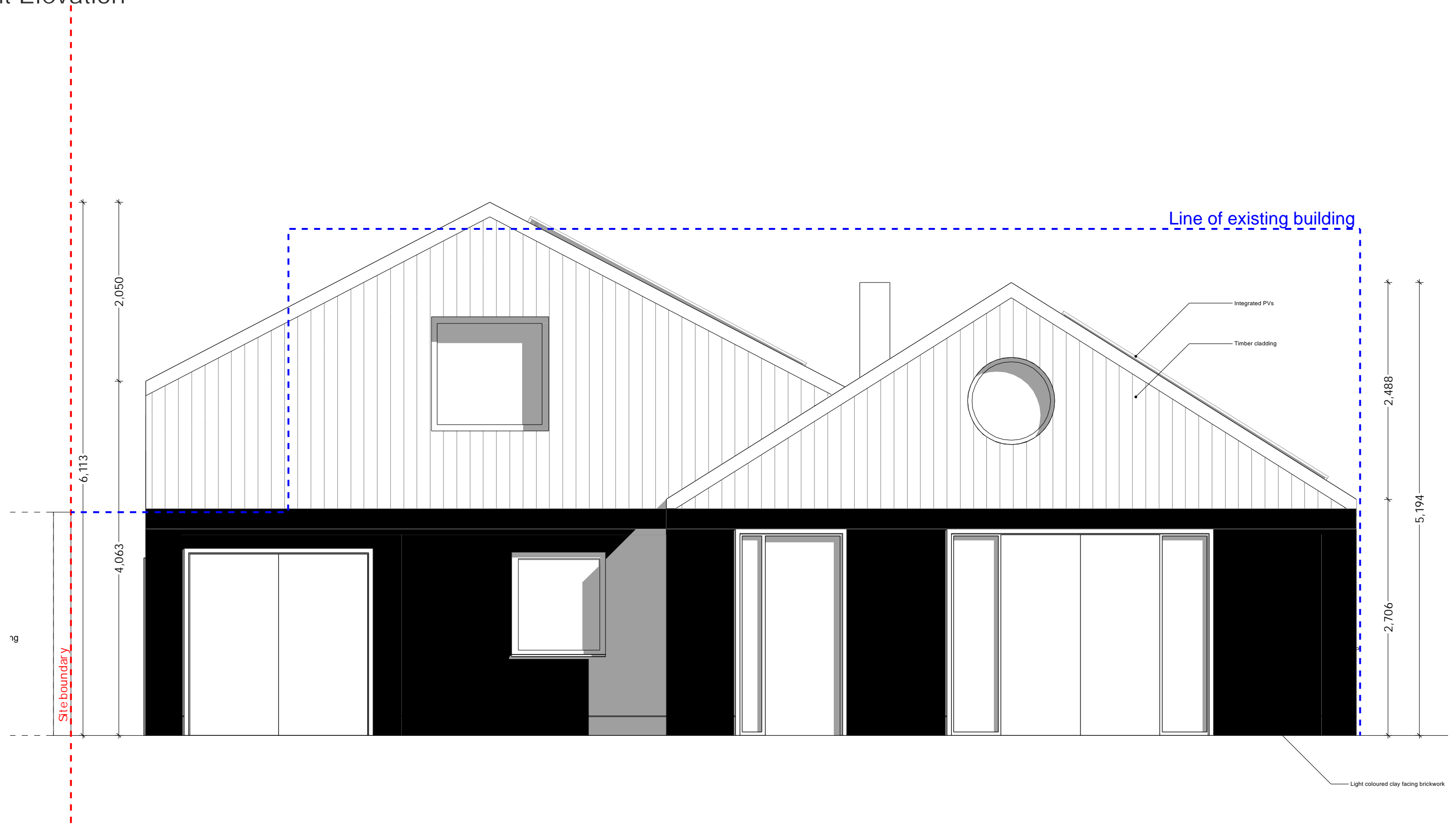
## First Floor Plan

Schedule of accommodation:

- Master bedroom with views over the garden.
- Second bedroom with views over the street.
- 2 en-suite bathrooms with rooflight windows for ventilation and privacy.



# Proposal Front Elevation



# Proposal Rear Elevation





Proposal  
Key Views - Aerial View



Existing



Proposed

# Proposal

## Key Views - Front



Existing



Proposed

# Proposal

## Key Views - Front



Existing



Proposed

# Proposal

## Key Views - Rear



Existing



Proposed

# Proposal

## Key Views - Street Views



View from the north



View from the south

# Proposal

## Material Palette and Precedents



Brick base with timber cladding at high level, asymmetrical windows



Light coloured brickwork with timber cladding at high level



Integrated solar panels with clay roof tiles

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# Heritage, Access and Planning Policy

## 3.1 Heritage

15, The Spinney is a non-listed building outside the West Itchenor Conservation Area.

The proposed new building is of an appropriate scale and style for The Spinney, a street of one and two storey houses.

The Spinney is characterised by open front gardens with no fences or boundaries between properties. This character is maintained by the new proposal on the site, and the size of the front garden is unchanged due to the front line of the proposal matching the existing building line.

Materials used will be natural and local where possible; light wash brickwork at ground floor has been chosen to fit in with the local vernacular. Higher up, timber cladding has been chosen to reduce embodied carbon where possible.

The proposed new house would not have a detrimental impact on the character of the Conservation Area or any surrounding properties.



## 3.2 Access Statement

The proposals do not change any access to the existing dwelling. No changes to highways or parking are proposed. The existing car-port has been replaced by an internal garage. The existing driveway is unaffected by the proposal.

## 3.3 Planning Policy

### The National Planning Policy Framework (NPPF)

The NPPF was revised in February 2019. Paragraph 127 requires that planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Section 16 relates to Conserving and Enhancing the Historic Environment. Paragraph 192 states: In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

### The Chichester Local Plan

Key Policies 2014-2029 was adopted in July 2015 and the key policies relevant to the application proposal are:

- Policy 33 (New Residential Development)
- Policy 43 (Chichester Harbour Area of Outstanding Natural Beauty)
- Policy 44 (Development around the Coast)
- Policy 45 (Development in the Countryside)
- Policy 47 (Heritage & Design).
- Policy 33 is a general housing policy requiring the following:
  - Proposals meet the highest standards of design;
  - Adequate infrastructure and provision for its future maintenance is provided;
  - Proposals provide for high quality linkage direct from the development to the broadband network;
  - The proposal provides high quality living environment in keeping with the character of the surrounding area and its setting in the landscape;
  - The scheme provides an appropriate density of development. This will be determined by its immediate context, on-site constraints, the type of development proposed and the need to provide an appropriate mix of dwellings;
  - The proposal respects and where possible enhances the character of the surrounding area and site, its setting in terms of its proportion, form, massing, siting, layout, density, height, size, scale, neighbouring and public amenity and detailed design; and
  - The proposal has taken into account the need to promote public safety and deter crime and disorder through careful layout, design and the use of Secured by Design principles and standards.

It is considered that the proposals comply with the seven tests of Policy 33 in terms of new residential development. The proposal is ambitious in its design, promoting the highest quality of design and use of materials. The mass, scale and layout of the extension has been designed to enhance the character of the surrounding area and minimise impact on the conservation area and nearby notable buildings.

Planning permission will be granted where it can be demonstrated that all the following criteria have been met:

- The natural beauty and locally distinctive features of

the AONB are conserved and enhanced;

- Proposals reinforce and respond to, rather than detract from, the distinctive character and special qualities of the AONB;
- Either individually or cumulatively, development does not lead to actual or perceived coalescence of settlements or undermine the integrity or predominantly open and undeveloped, rural character of the AONB and its setting;
- Is appropriate to the economic, social and environmental well-being of the area or is desirable for the understanding and enjoyment of the area (where this is consistent with the primary purpose of conserving and enhancing natural beauty);
- The policy aims of the Chichester Harbour AONB Management Plan.

Policy 45 relating to Development in the Countryside is also relevant and states:

- Within the countryside, outside Settlement Boundaries, development will be granted where it requires a countryside location and meets the essential, small scale, and local need which cannot be met within or immediately adjacent to existing settlements.

The application relates to residential development involving an existing dwelling within the countryside and as such is compliant with Policy 45.

Policy 47 Heritage & Design states that new development which recognises, respects and enhances the local distinctiveness and character of the area, landscape and heritage assets will be supported. Planning permission will be granted where it can be demonstrated that all the following criteria have been met:

- The proposal conserves and enhances the special interest and settings of designated and non-designated heritage assets including:
  - Monuments and sites and areas of archaeological potential or importance and their setting;
  - Listed buildings;
  - Buildings of local importance including locally listed and positive buildings;
  - Historic buildings or structures/features of local distinctiveness and character;
  - Buildings within a Conservation Area; and
  - Historic Parks or Gardens, both registered or of

local importance and historic landscapes.

The proposal at 15, The Spinney complies with policy by conserving the character of 'Character Area 6' as stated in the Village Design Statement (2012) by retaining the open plan front gardens and low rise housing of the Spinney.