

## Design and Access Statement



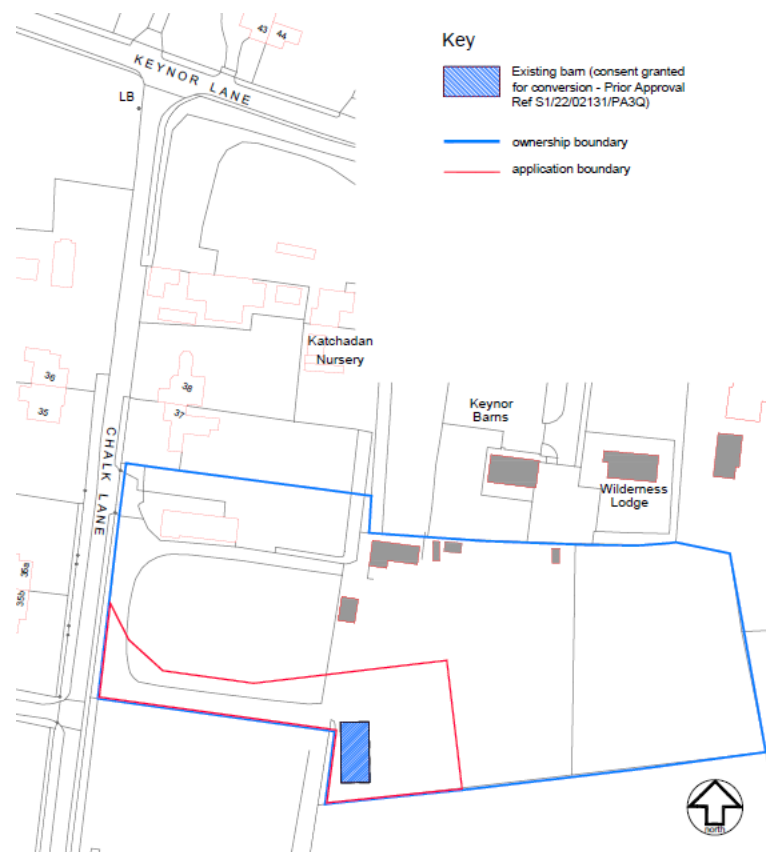
Proposed Semi Detached Dwellings,  
Home Barn Place, 37 Chalk Lane, Sidlesham, Chichester  
PO20 7LW

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## 1.0 Introduction

This Design and Access Statement is in support of the detail planning application and accompanies a full set of as existing and proposed drawings. Our client Mr Glen Howard is the owner of the site and is seeking to achieve consent for a pair of new build semi detached dwellings; on the site of an existing steel barn which achieved consent for 2 No residential units under Prior Approval Ref S1/22/02131/PA3Q.



The brief is as follows:

- to achieve the proposed dwellings as new build units so therefore affording the ability to achieve a high quality architectural solution that is not constrained and compromised by the location, the existing mass, form and construction; of what is by its nature a building typology suited to an agricultural storage use.
- orientate the proposed dwellings to provide south facing private gardens and enable a direct relationship between the ground floor living and outdoor spaces. To then provide a frontage with car parking to the north of each dwelling, accessed from the existing driveway
- provide balanced 3 – 4 bed family accommodation comprising a ground floor entrance hall with storage leading to a large open plan lounge kitchen diner, with direct access to the garden. Separate study/ bed 4. Utility room with rear door directly to the parking area outside. First floor accessed via stairs from entrance hallway accessing master bedroom ensuite with two further double bedrooms, and a shared family bathroom

- To achieve a highly insulated and low energy living environment with plentiful daylight and ventilation
- To create and deliver an appropriate and cohesive design, that realises to a greater extent the potential of the plot; which is appropriate to its context, and complementary to its setting

This document is to read together with supporting drawings and documentation as listed in section 6.

## 2.0 Context

### 2.1 Surrounding Built context

The immediate context relative to the application site is as follows:

- To the west is Chalk lane, a semi rural lane fronted by dwellings interspersed by areas of open land and paddock. Contrasting this is the former nurse, with its large set back commercial scale buildings; and a single storey carpentry workshop located tight to the lane near the junction with Keynor Lane. Chalk lane is narrow and informal in character with soft verges, with built form typically set back and screened by a mix of informal screen planting, stock fencing and more formal hedging, and walling.



**Chalk Lane looking south towards the site access on LHS**

Development along Chalk Lane is typified by semi-detached dwellings spaced out along the lane, set in generous plots and set back from the lane each with driveway and parking to the side and/ or frontage. The existing 1930's/ 40's dwellings were conceived by The Land Settlement Association (LSA) as smallholdings as part of an initiative to resettle workers from depressed industrial areas.



**LSA homes fronting Chalk Lane**

The dwellings are modest in scale with traditional clay tile roofs, the first floor accommodation partly within the roof, with hipped gables, dropped eaves and dormer windows, with window cills springing from the buff brick or painted render walls below.

The dormers sit forward flush with the wall face, with narrow cheeks and there is a variety and mix of flat, pitched and hipped roof types above these dormers. In all other respects the dwellings are purposeful, with simple detailing, their character a function of the roof and building form, and the use of clay tile, render and brick.

- To the north is Keynor lane and a number of sites used for storage and commercial uses, the most recent being an estate of commercial units comprising retail and B1 office units, and a single residential unit. The buildings are well spaced apart with substantial areas of parking. The units are single storey, with upper storey accommodation within the roof. The architecture has a rustic rural character with rectangular volumes under pitched slate finish roofs, simple window and door apertures constructed of slate, brick and rough sawn boarding

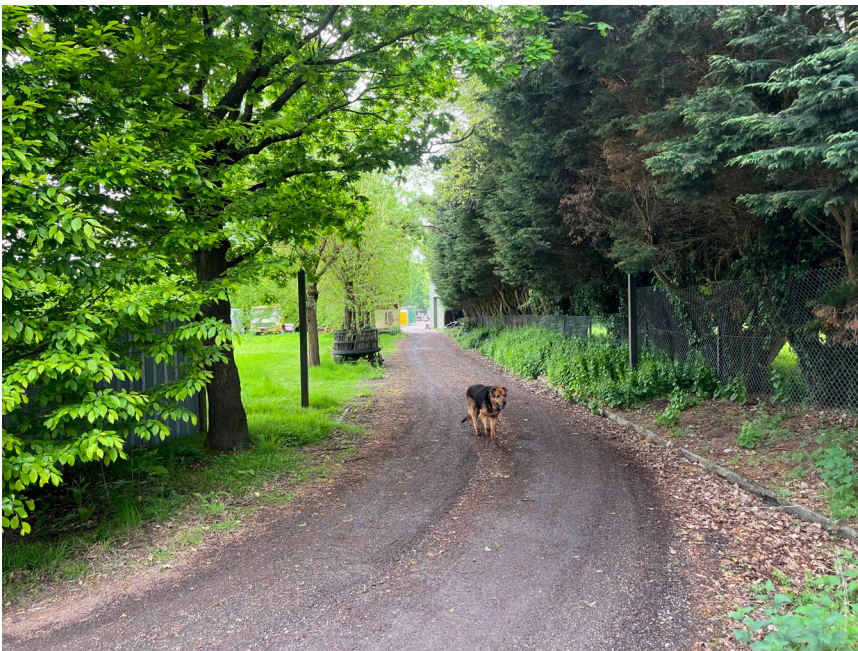


**Adjoining commercial development to the north**

- To the east is an area of open grassland backing onto an area of mature woodland
- To the south is an area of paddock and fields with a ribbon of LSA smallholdings spread out along the lane

## 2.2 The Site

The topography is flat and the site stretches along a length of the southern boundary of our clients land. The application site benefits from an existing access onto Chalk Lane, together with a driveway serving the existing barn. There are multi stemmed trees providing screening to the field to the south and to the northern edge of the driveway there is a row of Hornbeams, planted a few years ago by our client to define the edge of the drive and to screen the adjoining open area of grassland.



**The access driveway looking east as viewed on entering the site, with barn on RHS beyond the tree screening**

The existing barn is set back from the driveway and has natural screening to its immediate boundaries. It is a structure with a footprint of 18.6m x 8.7m with a height to the ridge of 6.0m approx. It is of a contemporary design of steel frame and insulated metal cladding.

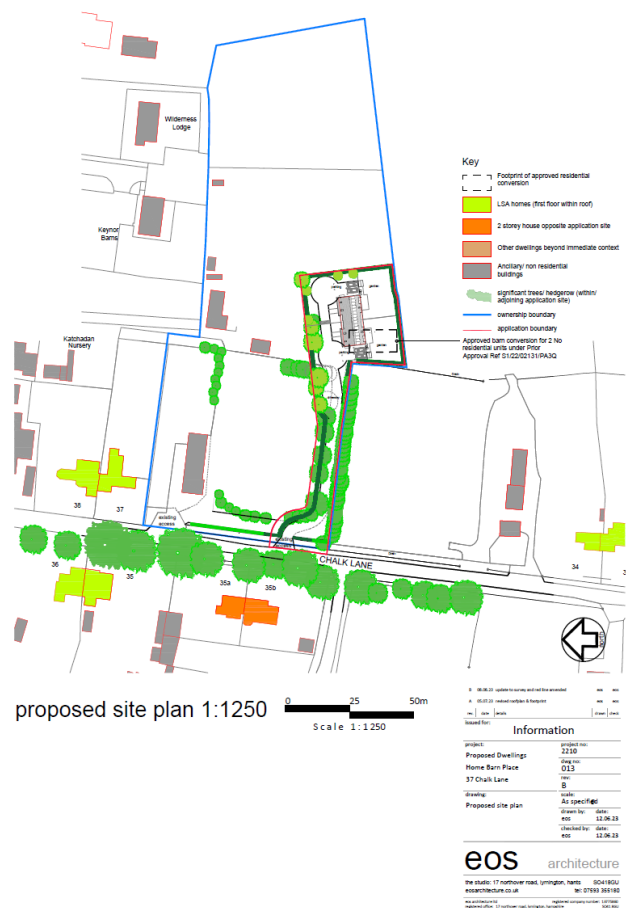


**The existing barn which achieved consent for 2 No residential units under Prior Approval Ref S1/22/02131/PA3Q**



**4.3 Layout** – The siting of the proposed dwellings has been informed by

- the location of the existing barn which achieved consent for 2 No residential units under Prior Approval Ref S1/22/02131/PA3Q
- the opportunity to provide better orientation and zoning of semi private and private spaces to create a scheme of enhanced quality; and to overcome the compromises involved with the barns location, orientation and proximity to the boundary and associated trees/ mature planting
- mitigation of visual impact, intervisibility and preservation of the character of the lane and adjoining properties through careful positioning, massing and use of landscape
- the desire to provide the dwellings with a setting typical and in keeping with the locality and reflective of the architecture of the existing LSA homes



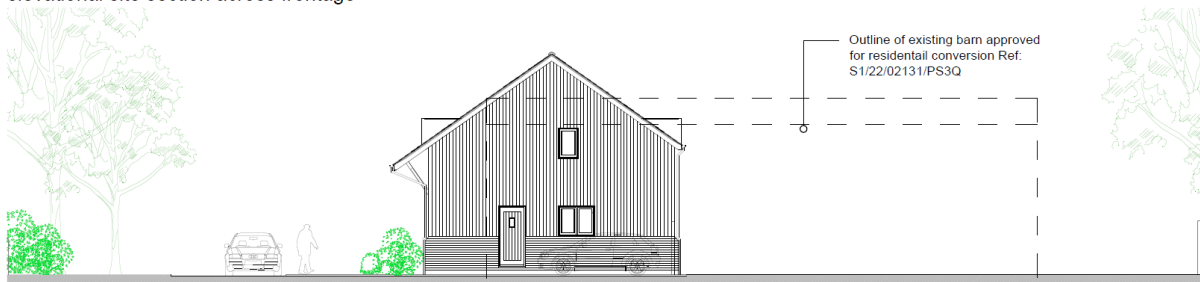


**4.4 Scale** – the design approach has sought to ensure that the proposed is in keeping and complementary to the existing built context through:

- Adoption of a simple rectangular building footprint elevated with an upper storey partly within the roof, with dropped eaves and eyebrow dormers to the first floor habitable space
- Careful consideration of the proposed massing ,roof geometry, ridge and eaves height relative to immediate adjoining context to achieve an appropriate built solution. Whilst the ridge height is taller at circa 7.5m than the barn at 6.0m, the eaves line is substantially lower at 3.5 – 4.4m compared to the current 5.0m.
- The desire to reflect the character of the LSA homes of the area reflecting the modest form and scale, with similarly dropped eaves at first floor, steep pitched roof and eyebrow dormer windows.



elevational site section across frontage

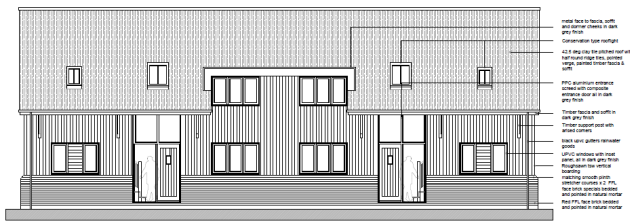


elevational site section north/ south through frontage to rear garden

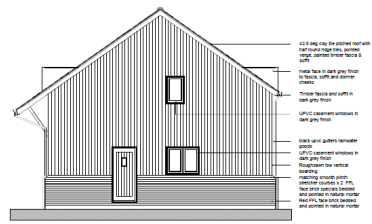
**4.5 Appearance and Materials** –The appearance and materials of the proposed dwellings are informed and are respectful of the character of the area and surrounding built environment. The proposed commits to the local vernacular and materiality, whilst utilising more contemporary detailing and a simple elevational palette, that has an attractive contrast of materials, textures and colours via:

- brick plinth with stretchers coursing with FL quality red brick, in natural colour mortar to base of...
- natural finish rough sawn vertical timber board finish above the plinth, giving a softer more rustic appearance, as adopted by simple timber buildings within the commercial/ residential development to the north
- clay tile finish to the roof with matching ridge tiles
- PPC aluminium facias to dormers
- simple well-proportioned glazed openings in dark finish UPVC and aluminium
- use of low profiled rooflights, dark in colour, that sit into the proposed roof

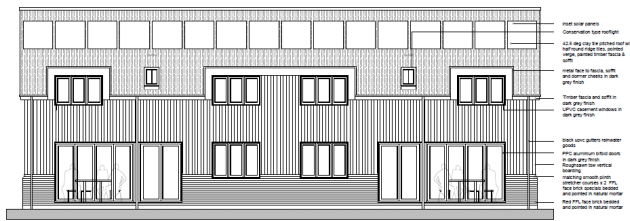
Note: Refer to accompanying elevation drawings for full details of elevational treatments and materials.



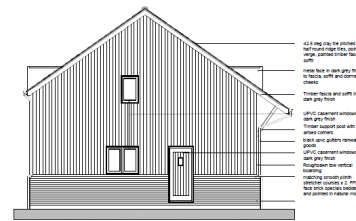
north elevation



east elevation



south elevation



west elevation

Information	
1	As built
2	Proposed
3	Existing
4	Demolition

**Proposed elevations**



**Example of semi rural development utilising rustic rough sawn timber over brick plinth: Buckland Granaries**

**4.6 Landscape** - The proposed addresses the existing context and seeks to deliver the optimum design solution through:

- The careful re-alignment of the driveway, including passing places to ensure that the proposed was screened from Chalk lane and that the semi rural character of the lane is maintained
- The retention of the Hornbeams will substantially maintain the screening and character of the lane. New tree planting will be provided to both the realigned sections of the driveway but also to the frontage of the units to continue this visual screening and definition of the residential curtilage
- Relative to the proposed dwellings, zoning private garden to the south with the driveway to the north serving parking spaces set to the sides of the dwellings to reduce the visual impact of the car parking

Landscape



**4.7 Access and Parking** - The dwellings will be served by the existing driveway and access onto Chalk Lane amended and in part re-aligned to complement the proposed dwellings

- Parking for up to four cars will be provided within the curtilage to the side of each dwelling with additional space for visitor parking within their driveway curtilage. Electric vehicle charge point to be provided
- Cycle storage will be provided within a storage shed, to each dwelling located to the south of the parking with gate access to the driveway
- Refuse storage is within wheeled bins with separate recycling bin. Refuse to be wheeled down to the lane frontage on the prescribed day for local authority refuse collection

**4.8 Sustainability and Air Quality Statement** - The following mitigation measures have been incorporated into the design:

- Provision of a vehicle electric charge point located to the flank walls of the properties adjoining the parking spaces
- Provision of solar panels on the south facing roof slope , low profile and integrated into the roof finish.
- Provision of an air source heat pump, to the side of the properties, serving underfloor heating to the ground floor and wet rads to the first floor accommodation
- Low energy lighting throughout
- No provision of any solid fuel burners such as log burners or open fires

## 4.0 Summary

The proposals present an opportunity to locate this residential development in a similar but reorientated location, in a form that is purpose designed for modern living but without the constraints that the conversion of the existing barn presents through:

- optimised orientation and zoning of access, parking and private south facing space
- the proposed being complementary to, and has no greater visual impact on neighbouring properties or significant impact on the character of the lane, by virtue of its siting and maintenance of existing landscape and tree screening
- the modest scale of the proposed and by regard of the existing LSA homes in terms of form, scale, character and materials used in the design
- Creation of a quality living environment, one that overcomes the shortcomings of the barn conversion (specifically the reliance of rooflights for daylighting & no aspect/ views to bedrooms first floor), through the design of modern and optimised purpose built family housing.

The proposed homes, both appropriate and cohesive, realise to a greater extent the potential of this substantial plot, are sympathetic to the context and its architecture, character and materiality ; whilst also delivering homes that will provide spacious, highly energy efficient, modern and practical living accommodation.

## 5.0 Accompanying Drawings

2210/010 – Location Existing Site Plan Rev B

2210/011 – Existing Floorplans Elevations and Section Rev A

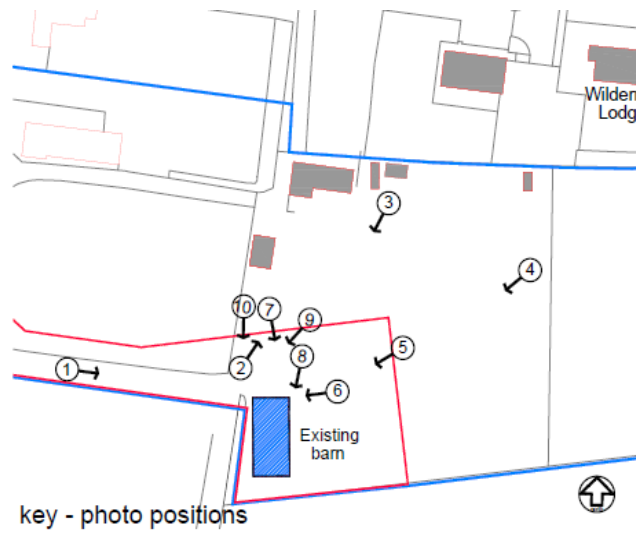
2210/013 –Proposed Site Plan Rev B

2210/014 – Proposed Floorplans and section AA Rev A

2210/015 – Proposed Elevations Rev B

2210/016 – Proposed Elevational Site Section Rev B

## 7.0 Site Photos



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View 1



View 2



View 3



View 4



View 5



View 6



View 7



View 8





View 9



View 10