

3 Lavant Road
Chichester PO19 5QY

DESIGN & ACCESS STATEMENT

March 2024



Front Elevation (East)

3 Lavant Road

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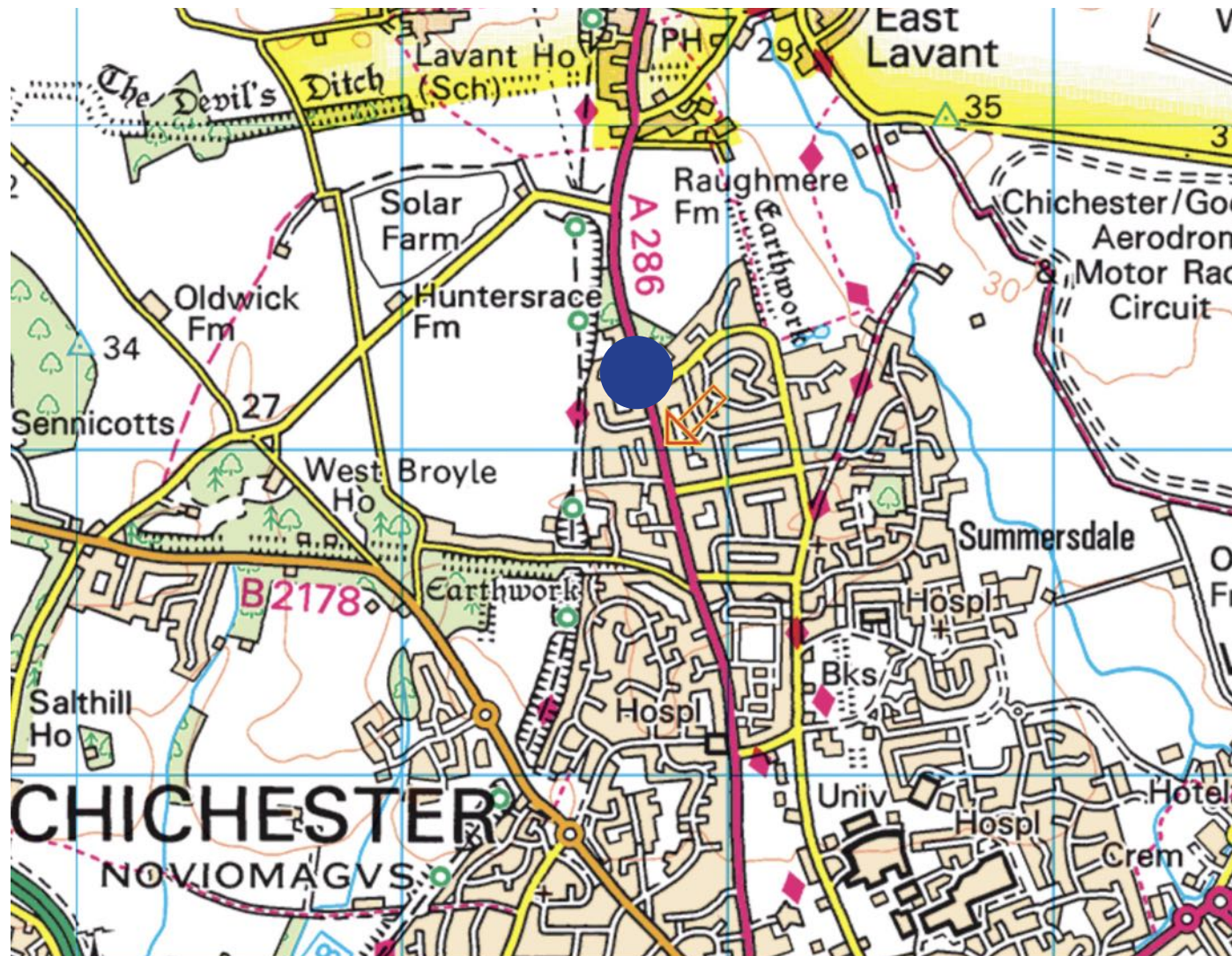
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1. INTRODUCTION:

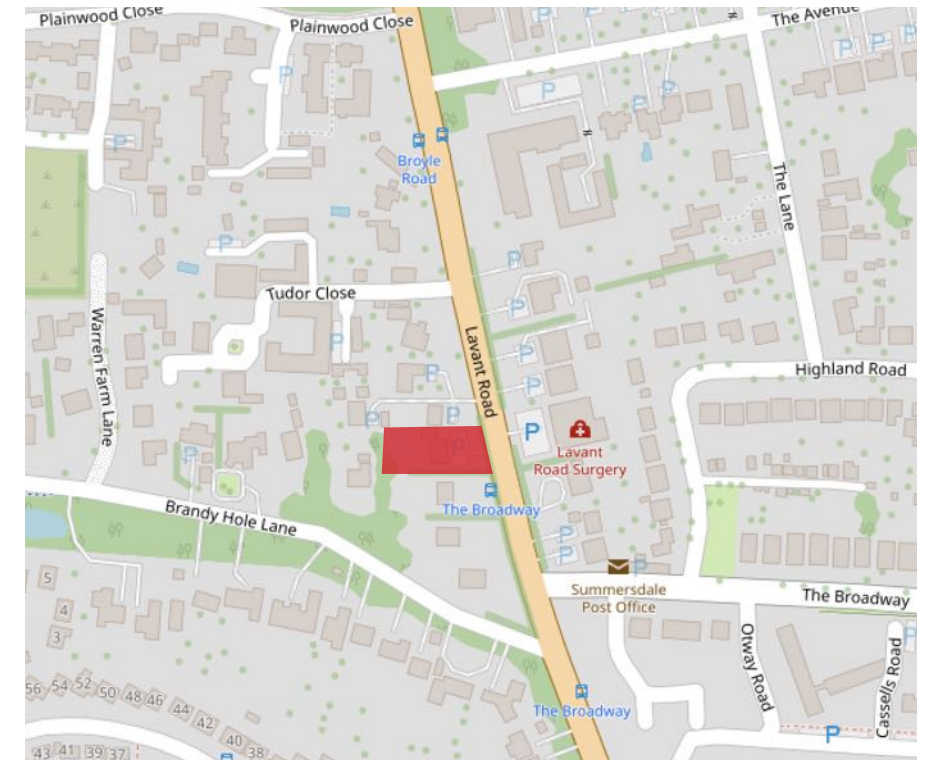
- 1.1 This statement has been prepared by Halo Architects Ltd to accompany a full planning application for the proposed redevelopment at 3 Lavant Road, Chichester PO19 5QY.
- 1.2 The proposal is for the construction of 2-storey block with roof accommodation comprising of 6no. residential apartments with associated parking and landscaping following demolition of the existing, detached, 2-storey house.
- 1.3 This statement covers the following:
- An analysis of the site as existing, the wider context and the immediate surrounding area.
 - An assessment of the site opportunities and considerations.
 - A description of the design process that has been followed to reach the proposed design solution.
 - A description of the proposed scheme, including its use, amount, layout, scale and appearance.
 - Landscaping principles.
 - Review of accessibility within the site, transport links within the surrounding area and the location of pedestrian and vehicular access points to the site.
- 1.4 This statement should be read in conjunction with submitted plans as prepared by Halo Architects Ltd together with supporting documentation produced by other consultants.
- 1.5 This statement should be read in conjunction with Planning Statement produced by Woolf Bond Planning Ltd and all supporting documentation that forms part of the application submission.

2. SITE LOCATION

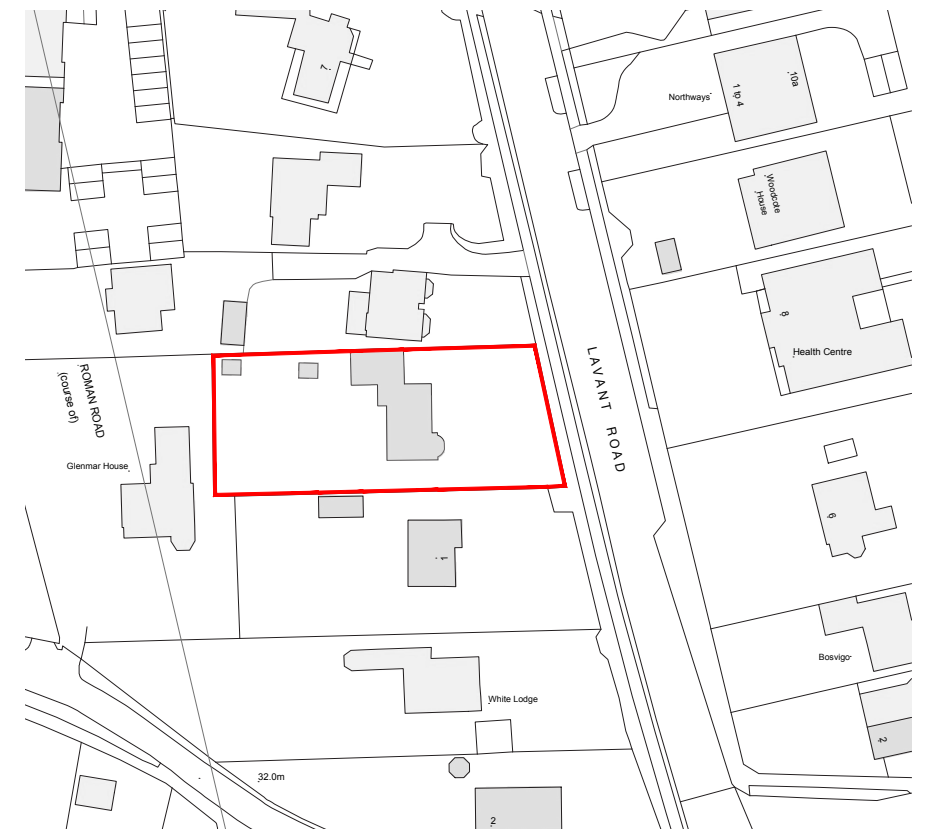
- 2.1 The site with an area of 0.133 Hectares lies to the north of central Chichester, West Sussex, on the west side of the A286 (Lavant Road), a main road which connects Chichester to Lavant, Midhurst and beyond.
- 2.2 This section of Lavant Road is predominantly characterised by detached dwellings and large apartment buildings, and is interspersed with large trees which are arranged along a grass verge and pedestrian footway on both sides of the road. Private driveways frequently break the footway giving access to the dwellings.



MAP Plan (not to scale)



Streetmap Plan (not to scale)



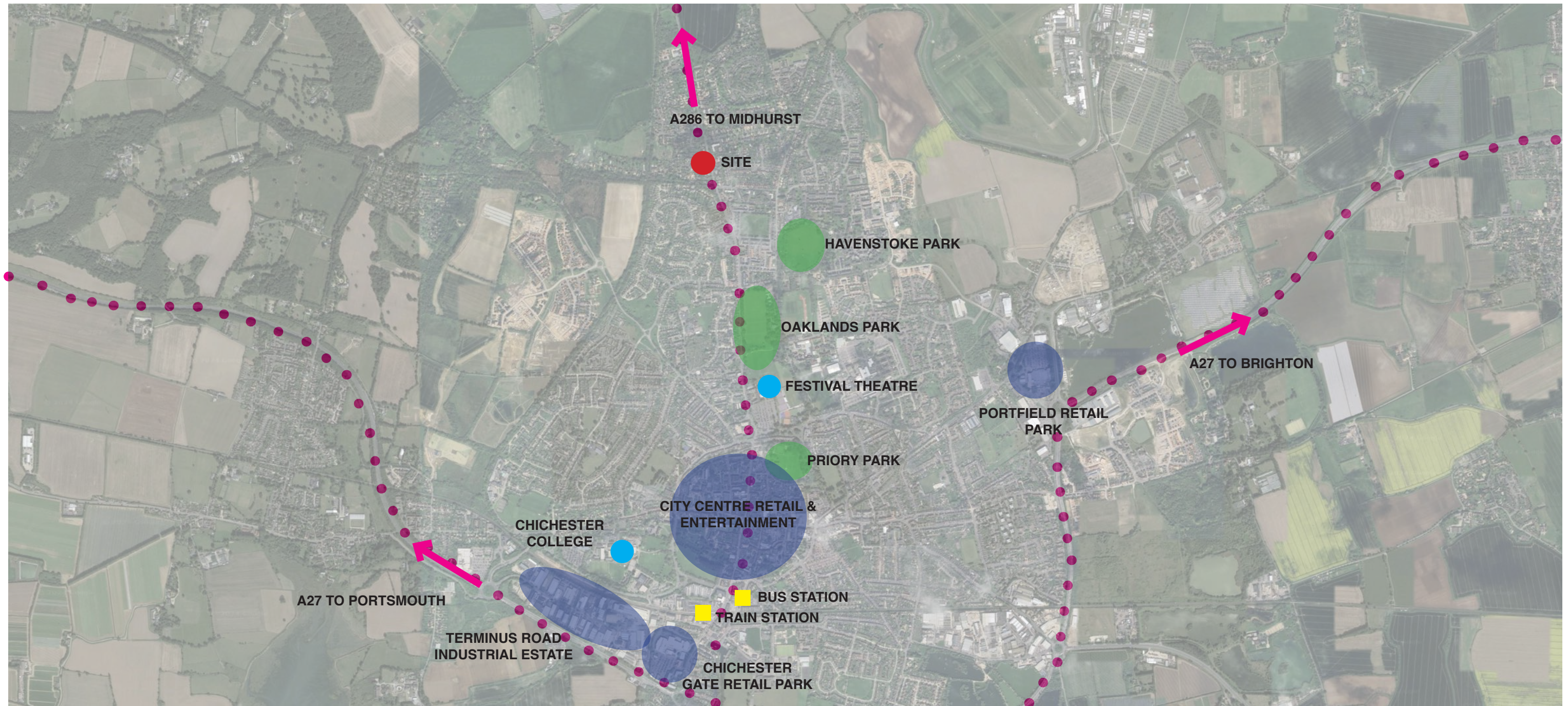
Location Plan (not to scale)

3. CONTEXT ANALYSIS - WIDER CONTEXT

3.1 Chichester train station is found 1.8 miles to the south west providing a regular service into London's Victoria Station with a journey time of a little over 90 minutes. There are regular buses along Lavant Road linking the site to Chichester City Centre, St Richard's Hospital and to the wider community. The site is well connected to amenities and transport within and out of the city.

3.2 The Site is within the defined settlement boundary of Chichester. An extensive range of shops and recreational facilities are available within Chichester city centre, a short walk or drive south from the site, and a local convenience store and doctor's surgery are a few minutes walk away.

3.3 The public open spaces of the South Downs National Park and Chichester Harbour AONB are a short drive from the site, as are several golf courses and both Goodwood Motor Circuit and Racecourse.



Aerial View (not to scale) - Google Maps

4. CONTEXT ANALYSIS - IMMEDIATE CONTEXT

- 4.1 The site has a mostly residential context, however there are retail and medical uses in close proximity to the site. The site is bordered on all sides by residential development of a mix of types from large detached houses to purpose built flats.
- 4.2 The surrounding area can be defined by substantial variation in age, character and appearance. The built form in close proximity to the site is primarily traditional or traditional modern with some limited examples of more contemporary architecture.
- 4.3 The existing dwellings are set well back from the highway and are respectful of the building line (and in line with the neighbouring dwellings and beyond). The treatment and nature of the front space to any new development is key to a coherent design and one which will enhance the new homes themselves as well as the setting within which they sit.



1



2



3



4



Aerial View (not to scale) - Google Maps



Googlemaps

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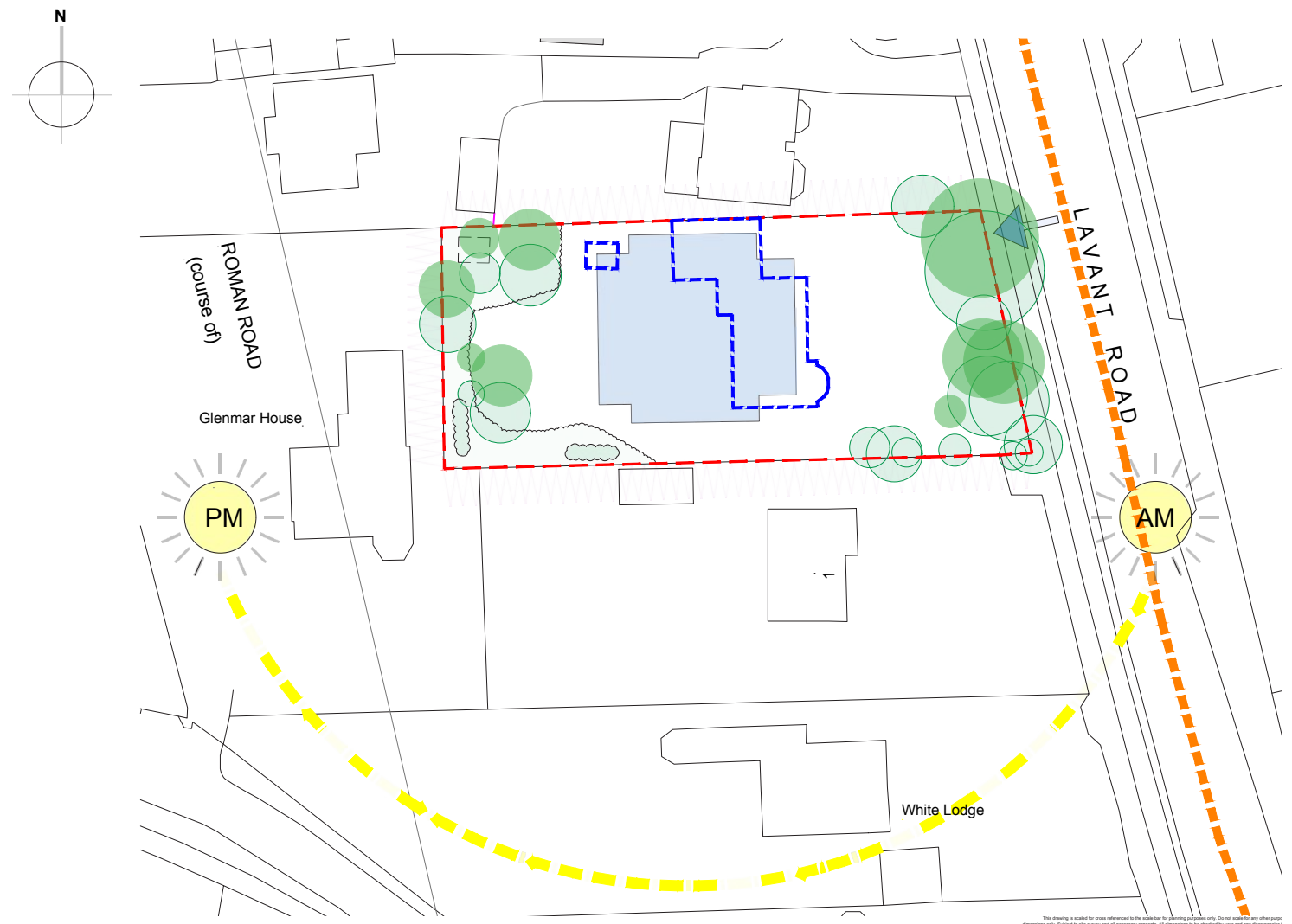
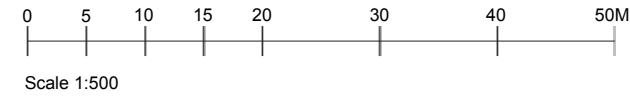


Googlemaps

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5. OPPORTUNITIES AND CONSTRAINTS

- 5.1 The site falls within the settlement boundary of Chichester.
- 5.2 As evidenced by Environment Agency mapping, the Site is wholly within flood risk zone 1.
- 5.3 The site does not fall within a conservation area and the existing building is not statutory or locally listed. The site also does not fall within an area of special landscape character.
- 5.4 The character of Lavant Road is of larger detached houses and apartment buildings. Accordingly proposals should reflect the character of the area in terms of mass, bulk and scale and respect the current build line of development on the western side of Lavant Road.
- 5.5 There are T.P.O.s served on the site with one oak tree located adjacent to the site entrance and one Holly tree located offsite on the boundary with 5 Lavant Road. Care should be taken that the proposal will not affect the root protection areas. There is an abundance of mature tree screen planting mainly on the eastern and western boundaries and to a lesser extent the northern and southern boundaries. The proposal should retain the verdant character of the site and the immediate area with the retention of existing tree and hedgerow planting and enhance with additional native planting where possible.
- 5.6 The proposed development should respect the private amenity of neighbouring properties on Lavant Road north and south of the site and to the rear of the site (west) Glenmar House, located in Brandy Hole Lane. It should be noted an application for 6no. apartments to replace Glenmar House is currently under consideration by Chichester District Council (Planning Ref 19/02241/FUL)
- 5.7 The site therefore provides the opportunity to introduce additional housing in a well established residential area to maximise the potential and make best use of the land. The appearance of the proposed apartments aims to sit comfortably within the local context adopting a traditional vernacular, therefore having a positive impact on the outlook of the site and the locality. Recent developments of apartments replacing a single dwelling in the immediate area sets a precedent to allow for such a redevelopment of the site.



Site Analysis

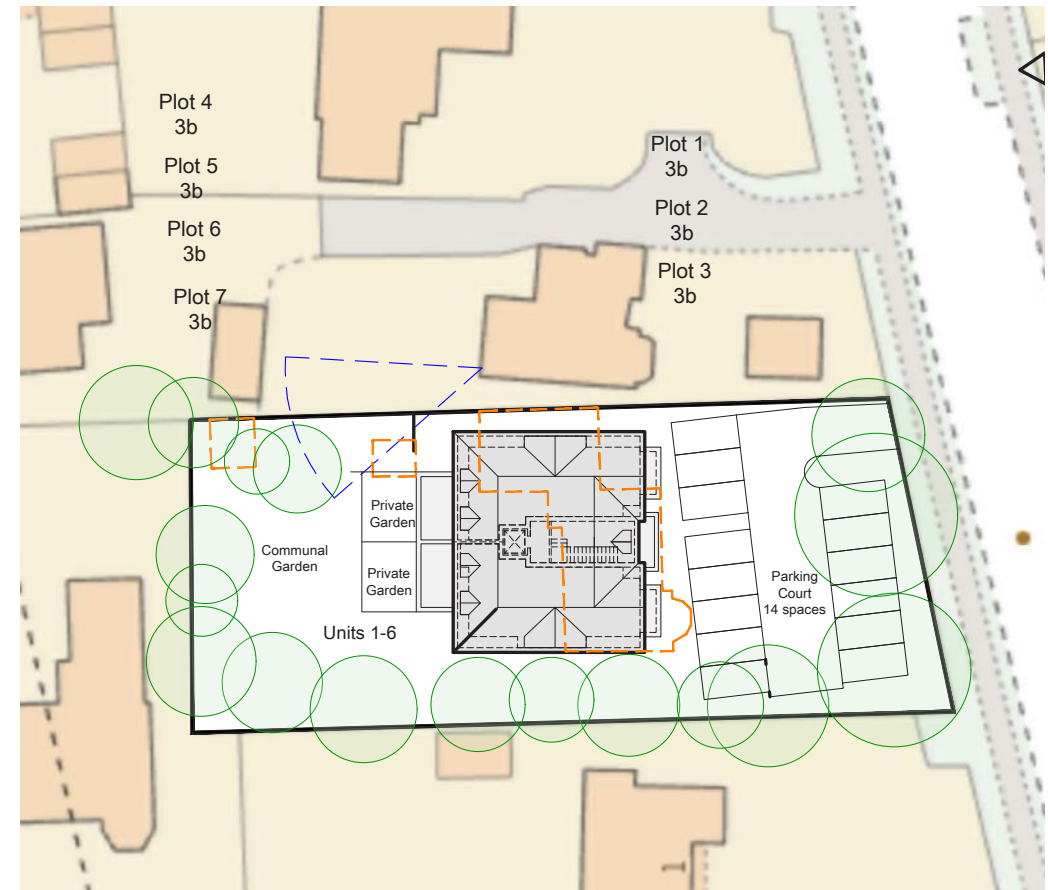


6. PLANNING

- 6.1 There is limited planning history associated with the existing property other than a part conversion of the existing garage (planning ref:14/00627/ELD). However, there have been numerous relevant applications for an assisted living redevelopment associated with the adjacent properties of No. 1 Lavant Road and No.2 Brandy Hole Lane in 2005 which were either withdrawn or refused (planning ref: 05/04573/FUL; 06/01170/FUL and 06/03947/FUL).
- 6.2 For further details regarding the planning history and policies relevant to the proposal, please refer to the Planning Statement produced by Woolf Bond Planning Ltd. that accompanies this application submission.

7. DESIGN DEVELOPMENT

- 7.1 The architectural approach maintains a traditional design across the site with the main apartment building exhibiting a hipped clay tiled roof, a pair of gables fronting the proposal with extended roofs over two storey bay windows.
- 7.2 Contrasting detail brickwork on window heads and banding together with stone cils and stained timber with white render infill panels and a timber porch provide features of interest to the front elevation. The architectural approach follows similar patterns of development in the immediate area such as 10 Lavant Road and the redevelopment of Glenmar House located to the rear of the site..
- 7.3 The proposal has arts and crafts elements which reflect existing properties in the area. These include tile hanging, chimneys and mock Tudor timber and brick details.
- 7.4 To respect the mass and scale of the adjacent dwellings, the proposed apartment block will be two storey with roof accommodation where the second floor will be served by dormer windows and gabled elements.
- 7.5 The proposed apartment block will be set back from the frontage to be in-line with the current



Initial Sketch Proposal



Examples of Apartment Buildings in Lavant Road

build line which allows for parking to be located within the front curtilage and utilise the existing access.

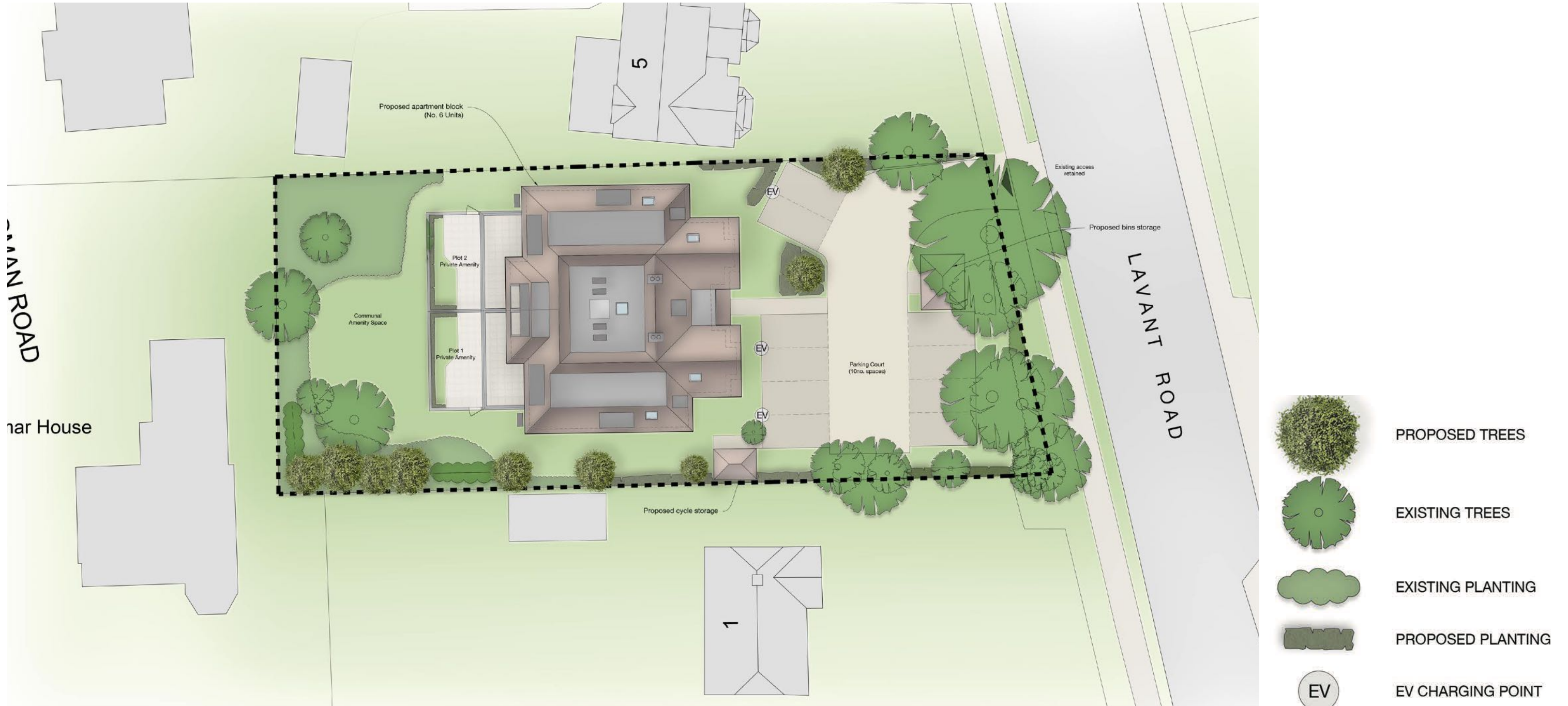
located at the rear of the rear.

8. PROPOSAL

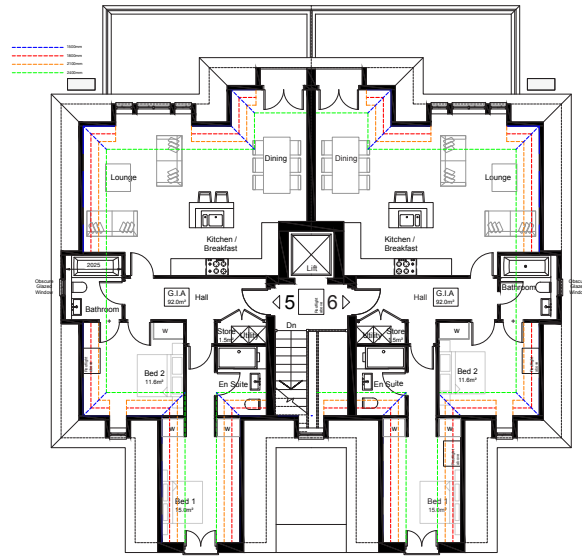
- 8.1 The proposal is for a two storey apartment block with roof accommodation .
- 8.2 The scheme provides 6 new high-quality apartments proposed within a two storey building that its appropriate in height, scale and mass to the site and its surrounding.
- 8.3 The scheme will include a mix of dwelling sizes: 4no. 2 bed, 4 person dwellings and 2no. 3 bed, 6 person dwellings.
- 8.4 The units have been designed in accordance with the Nationally Described Space Standards. Room areas, circulation spaces and storage requirements have all been carefully considered when developing the internal layouts. See Schedule below.
- 8.5 The design team have paid careful attention to the pattern formed by existing and recently permitted development along Lavant Road and the proposal respects the existing build line.
- 8.6 Access will be via the existing access from Lavant Road and the proposed site plan demonstrates how the existing access will be utilised and incorporated into the proposed development.
- 8.7 10no. parking spaces will be provided to serve the development, consistent with the West Sussex County Council standards. Charging for electric vehicles will be provided as per local authority requirements.
- 8.8 The internal arrangement is 2no. apartments per floor accessed via central stairwell and lift. All the apartments will be dual aspect on an east /west axis. The two ground floor apartments (Apt. 1 & 2) will be the largest being 3-bed and will be provided with their own private garden amenity

- 8.9 The two first floor apartments (Apts. 3 & 4) are smaller in size in comparison to the ground floor with a set back at the rear which allows for private amenity in the form of a terrace for said apartments. The second floor apartments (Apts. 5 & 6) are contained within the roofspace. They are 2-Bed and have a small balcony set within the roof.
- 8.10 It should be noted that the 1st and 2nd floor apartments have no habitable rooms facing on the flank elevations. Any 1st floor windows or 2nd storey dormers located on the flank elevations will be obscure glazed top opening.
- 8.11 A new structure, in keeping with local vernacular, for bin storage to serve the development would be located to the east of the parking court and will comply with current standards regarding distance for bin collection.
- 8.12 A separate structure of similar appearance will be located close to the southern boundary to provide cycle storage to serve the apartments. The cycle storage provision is in accordance with the current standards and there will be provision to charge electric bicycles also.

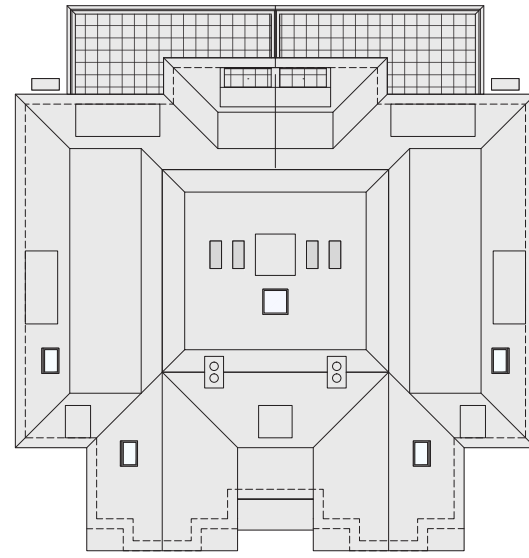
| Nationally Described Space Standards | | | | | | | | | | | | | | | | | | | | | |
|--------------------------------------|------|--------|------|-------------|---------|----------------|--------------|----------------|--------------|----------------|--------------|----------------|--------------|---------------|------|------|---|---|---|-----|---|
| HA24-276 - 3 Lavant Road, Chichester | | | | | | | | | | | | | | | | | | | | | |
| Unit | Beds | Person | NDSS | Unit G.I.A. | | Bed 1 | | Bed 2 | | Bed 3 | | Bed 4 | | Intl St. Sq.m | | | | | | | |
| | | | | Sq.m | Sq.ft | NDSS area sq.m | NDSS Width m | NDSS area sq.m | NDSS Width m | NDSS area sq.m | NDSS Width m | NDSS area sq.m | NDSS Width m | NDSS | NDSS | | | | | | |
| Apartment 1 | 3 | 6 | 95 | 130.1 | 1400.4 | 11.5 | ✓ | 2.75 | ✓ | 11.5 | ✓ | 2.75 | ✓ | 11.5 | ✓ | 2.75 | ✓ | / | / | 2.5 | ✓ |
| Apartment 2 | 3 | 6 | 95 | 130.1 | 1400.4 | 11.5 | ✓ | 2.75 | ✓ | 11.5 | ✓ | 2.75 | ✓ | 11.5 | ✓ | 2.75 | ✓ | / | / | 2.5 | ✓ |
| Apartment 3 | 2 | 4 | 70 | 112.8 | 1214.18 | 11.5 | ✓ | 2.75 | ✓ | 11.5 | ✓ | 2.75 | ✓ | / | / | / | / | / | / | 2 | ✓ |
| Apartment 4 | 2 | 4 | 70 | 112.8 | 1214.18 | 11.5 | ✓ | 2.75 | ✓ | 11.5 | ✓ | 2.75 | ✓ | / | / | / | / | / | / | 2 | ✓ |
| Apartment 5 | 2 | 4 | 70 | 92 | 990.288 | 11.5 | ✓ | 2.75 | ✓ | 11.5 | ✓ | 2.75 | ✓ | / | / | / | / | / | / | 2 | ✓ |
| Apartment 6 | 2 | 4 | 70 | 92 | 990.288 | 11.5 | ✓ | 2.75 | ✓ | 11.5 | ✓ | 2.75 | ✓ | / | / | / | / | / | / | 2 | ✓ |



Proposed Site Plan (not to scale)



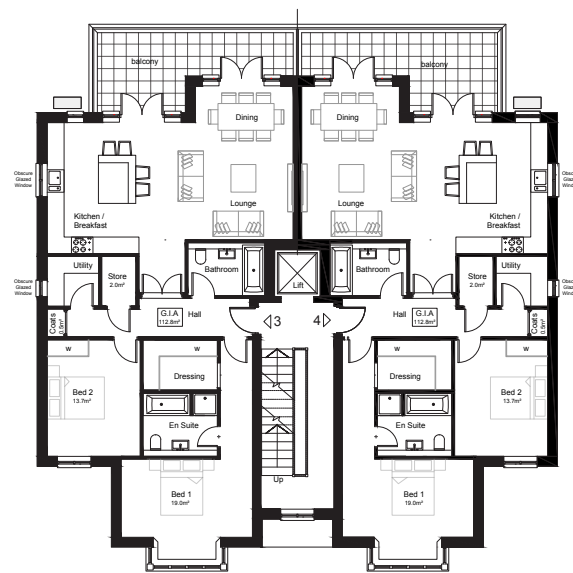
Second Floor



Roof Plan



Ground Floor



First Floor



Front Elevation (East) 3 Lavant Road



Side Elevation (North)



Rear Elevation (West)



Side Elevation (South)

Proposed Floor Plans (not to scale)

Proposed Elevations (not to scale)

9. APPEARANCE

- 9.1 The design of the proposed development has been carefully considered following a study of the local area. The vernacular is one of a traditional vernacular which relates to, and compliments the traditional vernacular that is found in the locality.
- 9.2 The proposed development is to be of an arts and crafts appearance and detailing, however its form, rhythm and key design features are drawn from original architecture found in the local area.
- 9.3 The scale of the proposed apartment suggests an affinity to the nearby housing stock, which is reinforced by the use of arts and crafts architectural forms developed from the nearby traditional architecture. The proposal features gables overhanging bay windows, stained timber with render infill panels and contrasting detailed brickwork to provide interest and variety.
- 9.4 The use of different facing materials between levels, reflects on the materials used within the locality and breaks up the mass of the proposed building giving a scale that compliments the adjoining properties
- 9.5 Materials palette



Clay roof tiles



Facing brick walls - red



White casement windows



Timber details black



Reconstituted stone cills

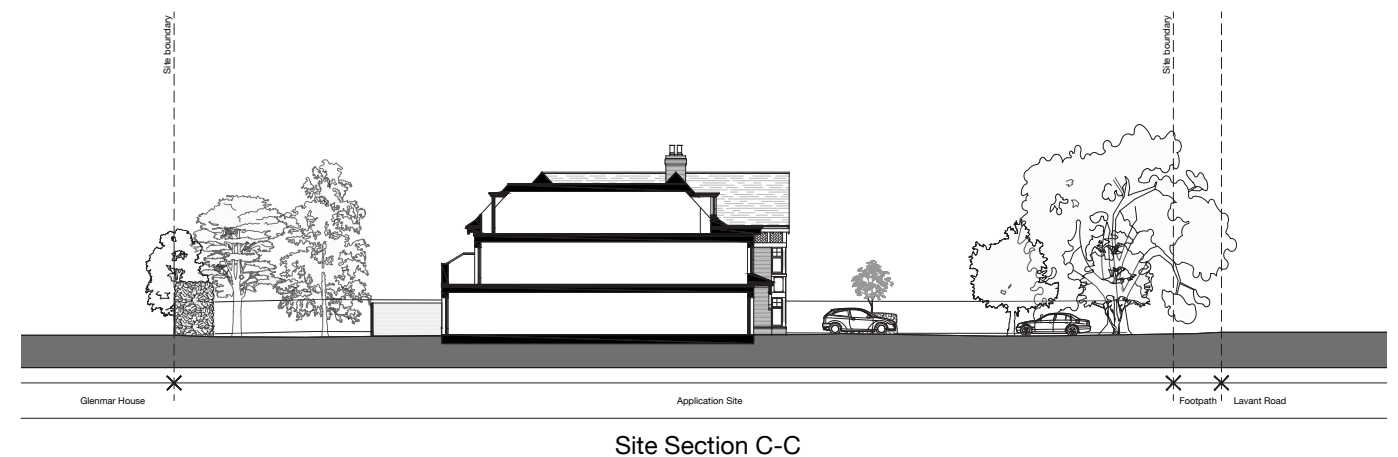
10. SCALE

- 10.1 The proposed apartment block has been designed to have a mass, bulk and scale similar to the existing dwellings found in the immediate locality.
- 10.2 The proposed apartment block is two storey with roof accommodation situated within the roof space served by dormer windows or feature brick gables. The crown roof has a stepped design with the highest point located centrally between the two gables.
- 10.3 The roof then steps down either side of the gables and at the rear where the ridge line and eaves on the lower level is comparable with the adjoining properties.



11. ACCESS

- 11.1 The scheme has been designed in accordance with Local Authority and national transport policies and best practice guidance for car parking for the proposed development. A Transport Statement produced by Motion Ltd provides full details of the highway strategy for this application submission. A summary of the statement is given below
- 11.2 The proposed development will retain the use of the existing access from Lavant Road with parking situated in front of the proposed apartment block. The parking will be screened from Lavant Road due to the dense screen planting located along the property frontage.
- 11.3 The proposed car parking (including electric vehicle charging) and cycle parking would be provided to adopted local standards. Suitable arrangements would also be provided for access by delivery, refuse and other service vehicles.
- 11.4 The Transport Statement has stated that the levels of traffic associated with the proposals will not lead to any harm to the existing operation and free-flow of traffic on the adjoining highway network..
- 11.5 The proposal provides 10no. unallocated car parking spaces
- 11.6 An electric vehicle charge point will be provided to each property in a convenient location.
- 11.7 There will also be adequate cycle parking on site in the form of a secure cycle store located adjacent to the proposed building.
- 11.8 A secure refuse and recycling enclosure that accords with local authority standards and



Proposed Site Sections (not to scale)

has been positioned in close proximity to the site entrance. Collection will be via current Local Authority arrangements.

- 11.9 The proposed apartments have been designed to satisfy the latest Building Regulation and Local Authority policy requirements and will have level thresholds affording access to wheelchair users at all levels via a lift.

12. LANDSCAPE

- 12.1 The landscaping for the development has been carefully considered. Existing screen tree and hedgerow planting on boundaries has been maintained and enhanced where possible.
- 12.2 Careful consideration has been given with regards to the proposed landscaping of the site to ensure that the proposal enhances the frontage of the street scene and public footpath respectively.
- 12.3 The retention of the majority of mature trees located on the site and to every boundary ensures that the existing verdant character of the site is maintained and in keeping with the surrounding context.
- 12.4 The proposed landscaping will ensure that there is a softness in approach to the design, which will enhance the overall aesthetics of the site, whilst still reinforcing the private amenity boundaries afforded to each dwelling. Soft landscaping will be provided for both aesthetic and privacy reasons, consequently enhancing the site's landscaping.
- 12.5 A comprehensive landscaping scheme will be secured by condition subject to a planning consent.
- 12.6 External finishes such as the access drive and footpaths will be specified from materials that ensures a high quality design and responds to the local vernacular and character of the area

13. ECOLOGY

- 13.1 The application is supported by The Preliminary Ecological Appraisal prepared by Pro Vision Ecology.
- 13.2 The Preliminary Ecological Appraisal ('PEA') assesses the Site's current ecological value and potential to host protected species. The PEA also assesses the proposed developments potential impacts upon sensitive ecological receptors such as SPA's, SSSI's and other

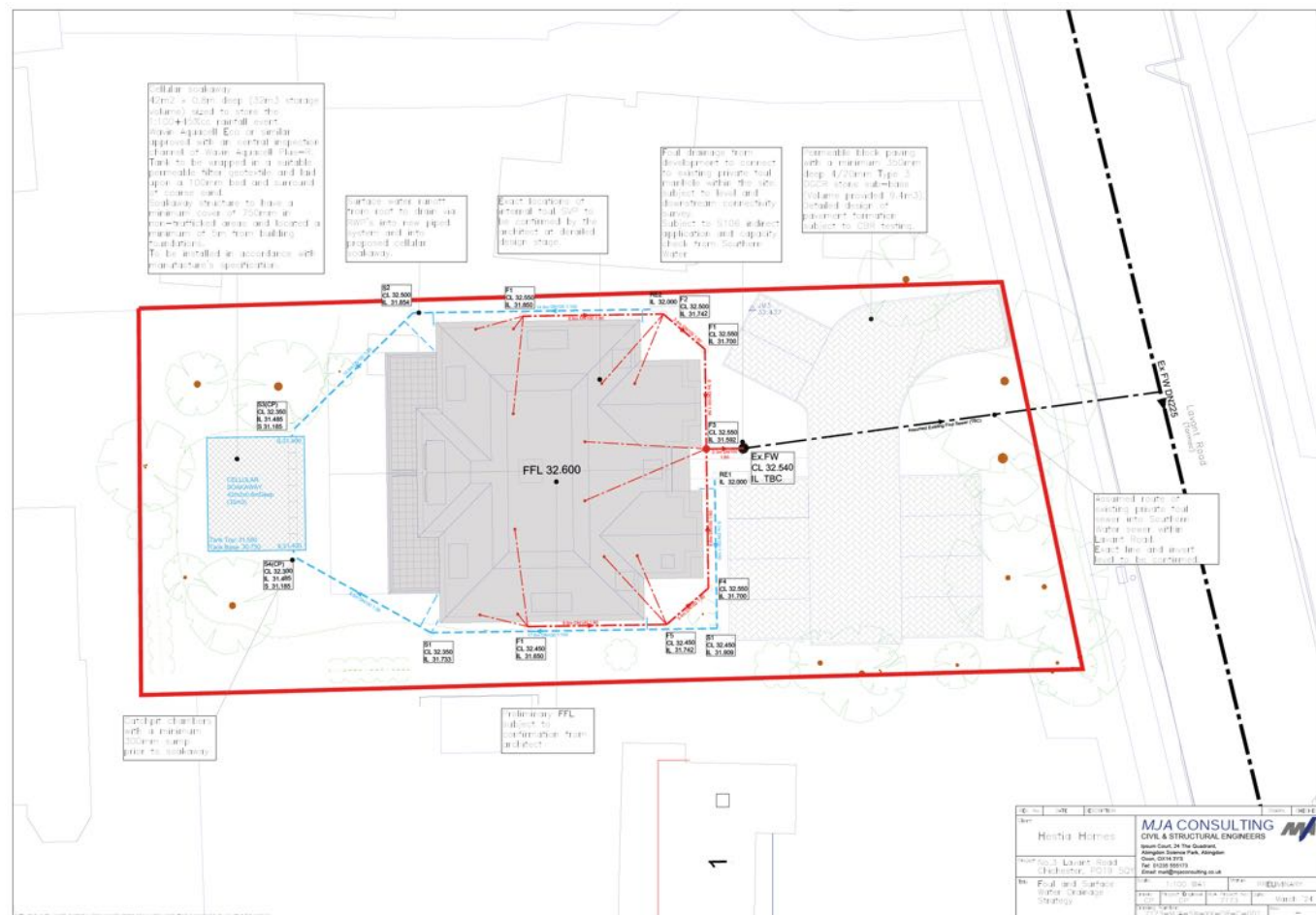
designated habitat sites. The report is based upon desk-based research and informed by a site visit undertaken on the 26th February 2024.

- 13.3 The PEA identifies that there are 5 statutory designated sites within 5km of the Application Site. There are the Chichester and Langstone Harbour SPA, Chichester and Langstone Harbours RAMSAR, Kingley Vale SAC and the Solent maritime SAC.
- 13.4 The PEA confirms that the Application Site is within the catchment area of the Solent and, due to the increase in residential properties proposed, will result in wastewater impacts. As such, there may be a requirement for the proposed development to achieve nitrate neutrality. The PEA confirms that this can be achieved by purchasing credits from a registered provider (discussed further below).
- 13.5 With regard to the impacts arising during construction, the PEA concludes that, due to the intervening distance between the Application Site and these designated sites, no adverse effects will arise during this phase of the proposed development.
- 13.6 In addition to these 5 sites, the PEA identified 1 national site, the Brandy Hole Copse LNR, within 2km of the Application Site. Again, due to the scale of the proposed development, intervening distance and on-site habitats, the PEA considers the proposed development will not give rise to adverse effects upon the LNR.
- 13.7 The PEA also assessed the Application Site's potential to host a number of protected species including Badgers, Birds and Bats, as well as for the presence of invasive species.
- 13.8 No badger activity was recorded within the Application Site or within a 30m radius. As such, it is considered their presence is not a constraint to the proposed development.
- 13.9 Likewise, the Site was assessed to determine its suitability to host bat activity. The PEA concludes that the ornamental planting around the site permitted presents the potential for commuting and foraging bats. The main dwelling and garage were considered to offer negligible potential to support a bat roost whilst the sheds and garden rooms were determined to offer no potential. Mitigation is prescribed in the form of a sensitive lighting scheme so as not to disrupt the commuting/foraging bats along the Site perimeter.
- 13.10 To achieve the requisite levels of on-site biodiversity a planting scheme consisting of native species and a wildflower lawn as well as bat and bird boxes are proposed. It must be noted that, as the proposal is minor development, it is not required to demonstrate a 10% net gain in biodiversity. However, a package of enhancement measures are proposed to include native species planting, new grassland areas being seeded with a wildflower lawn mix and the provision of bat and bird boxes.
- 13.11 Overall, the PEA concludes that the proposed development, subject to the prescribed mitigation

measures, can be brought forward without any adverse effects upon the ecological value of the area in accordance with Local Plan Policy 49.

14. FLOODING & DRAINAGE

- 14.1 The application is supported by The Flood Risk and Development Drainage Strategy prepared by MJA Consulting.
- 14.2 The Flood Risk and Development Drainage Strategy details the drainage and flood risk matters including the baseline conditions, the overall flood risk posed and scope for mitigation.
- 14.3 The Site is classified as falling wholly within Flood Zone 1 and is considered to be at very low risk of flooding from fluvial, surface water, groundwater and reservoir sources.
- 14.4 In terms of ground contamination, due to the historical use of the site, there is a very low risk of contamination such as elevated levels of hydrocarbons, oils and other pollutants within the made ground.



- 14.5 A surface water drainage strategy is proposed and ensures that the peak rate and volume of surface water runoff will be no greater than the existing greenfield runoff rate for the site for all rainfall events up to the 100 year +50% rainfall event. Appendix C in the document identifies the proposed SuDS strategy (please see illustrative plan below) that includes a soakaway system and achieves compliance with Local Plan Policy NE15. Finally, a foul water strategy is set out that identifies the ability to connect into the existing infrastructure through the connection to the existing dwelling.

15. SUSTAINABILITY AND ENERGY

- 15.1 A sustainability and energy statement has been produced by Blue Sky Unlimited that accompanies the application submission. A summary of the report is as follows:-
- 15.2 The statement illustrates how selected energy efficiency, low carbon and renewable energy measures have been considered during the design process and what measures have been chosen to be incorporated in to the scheme by using the energy hierarchy; Be Lean, Be Clean and Be Green in order to achieve a reduction in carbon emissions as per Part L of the Building regulations (2021).
- 15.3 The fabric standards of the building will exceed the requirements of the Building Regulations. Various technologies have been considered in the report, the conclusion of which considered wind turbines, combined heat and power and ground source heat pumps as not appropriate.
- 15.4 It is proposed to install air source heat pumps into each apartment. The resultant energy saving measures give a 61.37% reduction in Carbon Dioxide emissions.
- 15.5 The statement details how the proposal accords with Chichester local Plan Policy 1 - Presumption in Favour of Sustainable Development. To achieve this, water efficiency target is set for the apartments to achieve an enhanced standards required by Building Regulations to less than 110 litres per person per day
- 15.6 The energy statement recommended the following Passive Design Measures:-
 - Passive solar gain - natural ventilation and exposed thermal mass with high levels of insulation, air tightness and the control of solar gain. All apartments have been designed to be dual aspect and will benefit from access to direct sunlight.
 - Natural day lighting - the orientation and size of the windows has been maximised to reduce the demand of artificial lighting.
 - Efficient Building Fabric - U values to meet Building regulations Part L1A standards

- Air Leakage - a minimum standard of permeability of 8m³ of air per hour per m² of envelope area, at 50pa is proposed to target 38% improvement over Building Regulations for the dwellings and achieve a permeability of 5.0m³/hr/m²
- Thermal Bridging - utilising accredited construction details will achieve higher efficiency requirements of the building regulations.
- Ventilation - mechanical extract ventilation to be provided to cloakrooms, bathrooms and en-suites

15.7 The energy statement recommended the following Active Design Measures:-

- Efficient lighting controls
- Space Heating & Hot Water - the proposal is for the installation of air source heat pumps to all houses and apartments and the SAP calculations have been based on the use of this technology.
- The use of air source heat pumps.
- The use of photovoltaic panels.

15.8 Water efficiency measures will ensure water use target of 110 litres per person per day is achieved to all dwellings. The following devices will be incorporated within the apartments:

- water efficient taps and toilets
- low output showers
- flow restrictors to manage water pressure to achieve optimum levels.

16. ARBORICULTURE

16.1 The proposals are in accordance with advice given by the project arboricultural consultants, Quaife Woodlands Ltd, and therefore it should be considered that the proposal will not be detrimental to any of the existing trees. An Arboricultural Survey and Planning Integration Report has been produced by Quaife Woodlands Ltd and accompanies this application submission.

16.2 The report details that all the existing trees are to be retained other than 1no. cypress tree which will not affect the verdant character of the site. As the site has an already abundant level of existing tree planting, the arboriculturalist advises that there is no scope for

additional tree planting.

16.3 There is good spatial relationship between the existing trees and the proposed development for which its impact on the landscape will be indiscernible. With proper tree management and remedial pruning and the good spatial relationship, there should be no post development pressure to removing any of the existing trees.

16.4 Tree protection measures are detailed in the report with a small area of no dig construction required for 4no. parking spaces.

16.5 The subject trees do not cause any conflicts in terms of construction activities, nor will any significant issues of post development pressure be likely to emerge that could not be managed with routine maintenance.

17. SUMMARY

17.1 Planning Permission is sought for the erection of an apartment block comprising of 6no. apartments with associated bin and cycle storage and landscaping following the demolition of the existing house.

17.2 The application proposes a mix of 4no 2-bedroom and 2no. 3-bedroom apartments providing a net gain of 5no. dwellings to the housing stock in a sustainable location.

17.3 Following the extensive analysis and design development described in this statement a well-designed scheme has emerged which provides the following key points:-

- Has been designed to ensure that a very high-quality living environment is created for future occupants and that the amenity of neighbouring residents is adequately maintained and protected.
- A use of materials, details and design features which will successfully integrate within the existing character of the immediate area.
- A development that will relate sympathetically to its surrounding character and context and reflects the established pattern of the development that does not impact on neighbouring properties. .
- Retention of the vast majority of existing tree and hedgerow planting will protect the amenity of neighbouring properties and maintain the verdant character of the immediate area.

17.4 In conclusion this proposal would make the best and most efficient use of the site whilst

balancing its impact with the local environment and has been redesigned to be consistent with the character and appearance of the surrounding residential area. As such, it would be compliant with local plan policies and NPPF.

Drawings List

| | |
|---------------|---|
| HA24-276-P001 | Location Plan |
| HA24-276-P002 | Existing Block Plan |
| HA24-276-P003 | Existing Site Plan |
| HA24-276-P004 | Proposed Site Layout Plan |
| HA24-276-P005 | Proposed Site Information Plan |
| HA24-276-P006 | Proposed Floor Plans |
| HA24-276-P007 | Proposed Elevations |
| HA24-276-P008 | Proposed Site Sections and Street Scene |
| HA24-276-P009 | Bin & Cycle Storage Details |
| HA24-276-P010 | Existing House Floor Plans & Elevations |

Schedule of Accommodation