

RIBA STAGE 3

DESIGN & ACCESS STATEMENT

Rickett Architects. Leamington Spa

DESIGN & ACCESS

STATEMENT

Rickett Architects Ltd.

Team:

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Revision:

Date Issued:

August 2023

Client:

Stonegate Group

Site Address:

The Shelley Arms, 16-18 Old Guildford Road,
Broadbridge Heath, Horsham
RH12 3JU

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The Shelley Arms, Horsham

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The Shelley Arms, Horsham

1.0 - PURPOSE OF DOCUMENT

This design and access statement has been prepared to support a full planning application for the erection of 2 no of semi-detached dwellings on existing pub car park.

This Design and Access Statement has been prepared to support a full planning application for the erection of 4 no of semi-detached dwellings on the land off Guildford Road where an existing informal car park exist for the Shelley Arms, in accordance with the National Planning Policy Framework (NPPF) and National Planning Policy Guidance.

The site falls under Horsham District Council. The proposed development comprises the erection of 4 no semi-detached dwellings comprising a mix of 2

and 3 bed units [2 no 3bed and 2no 2bed].

This document explains the design rationale and evolution of the proposal and demonstrates how the issues that have been identified have been resolved by the scheme. The document outlines the design cues used to inform the design.

Illustrated in the document is the process that has led to the proposed scheme by explaining and justifying the proposed

development relating to:

- Use and amount
- Scale and massing
- Layout and access
- Appearance

The document should be read in conjunction with the other documents submitted as part of the planning application.

2.0 - SITE ANALYSIS

2.1 - The Site

2.2 - Site Levels

2.3 - Flood Risk

2.4 - Local Services and Facilities

2.5 - Heritage & Local Character

2.6 - Opportunities and Constraints

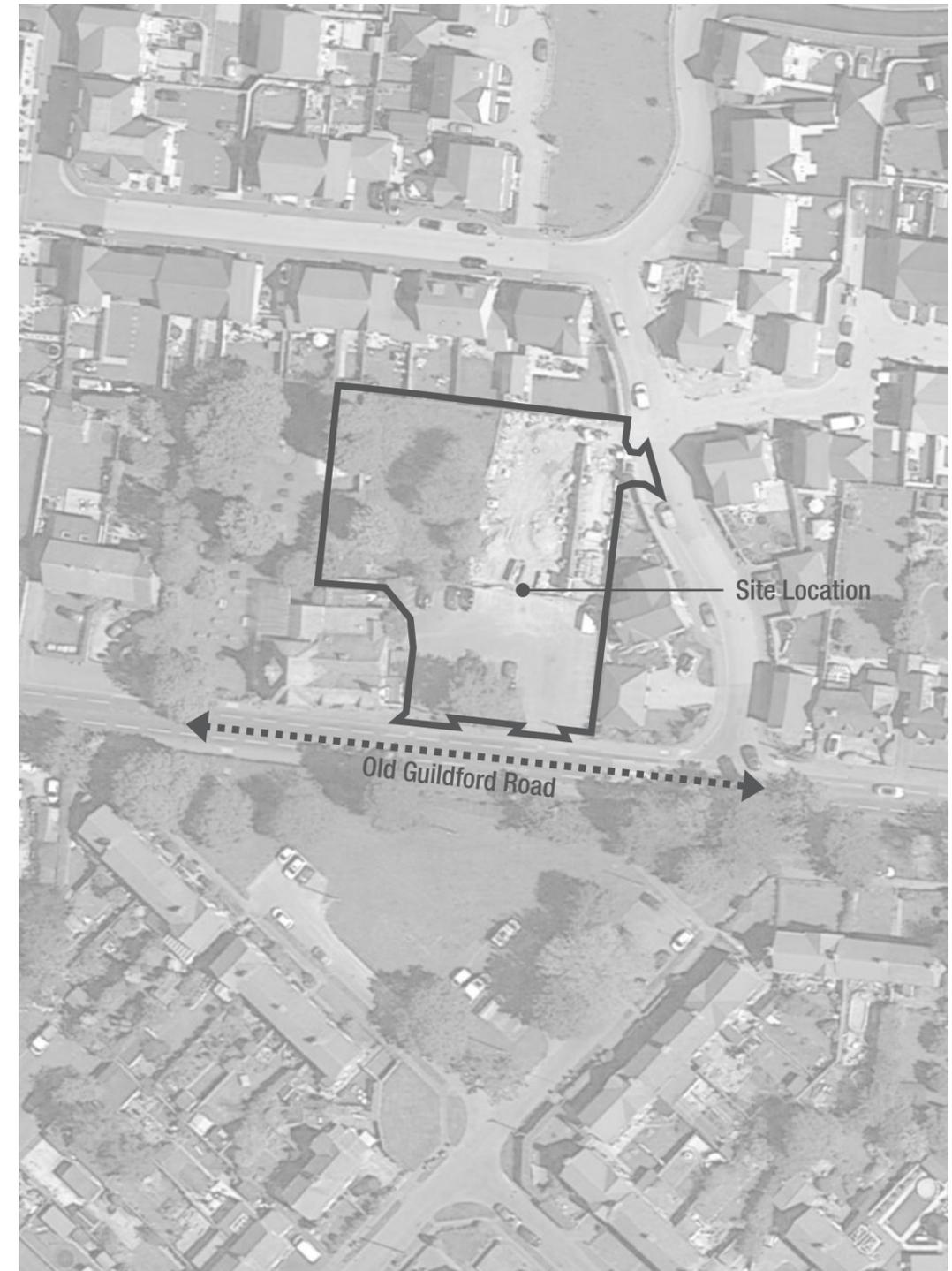
2.1 - THE SITE

*The Shelley Arms,
16-18 Old Guildford Rd,
Horsham*

The site is located in Broadbridge Heath, a village located approximately 2 miles west of Horsham in the Horsham district of West Sussex. The site extends to approximately 0.24 hectares and comprises a hard landscaped area with allocated car park serving the Shelley Arms Public House and informal car park to the North of the site. The site is bounded by Old Guildford Road to the south and modern 20th century residential development located on the opposite side of the road to the South.

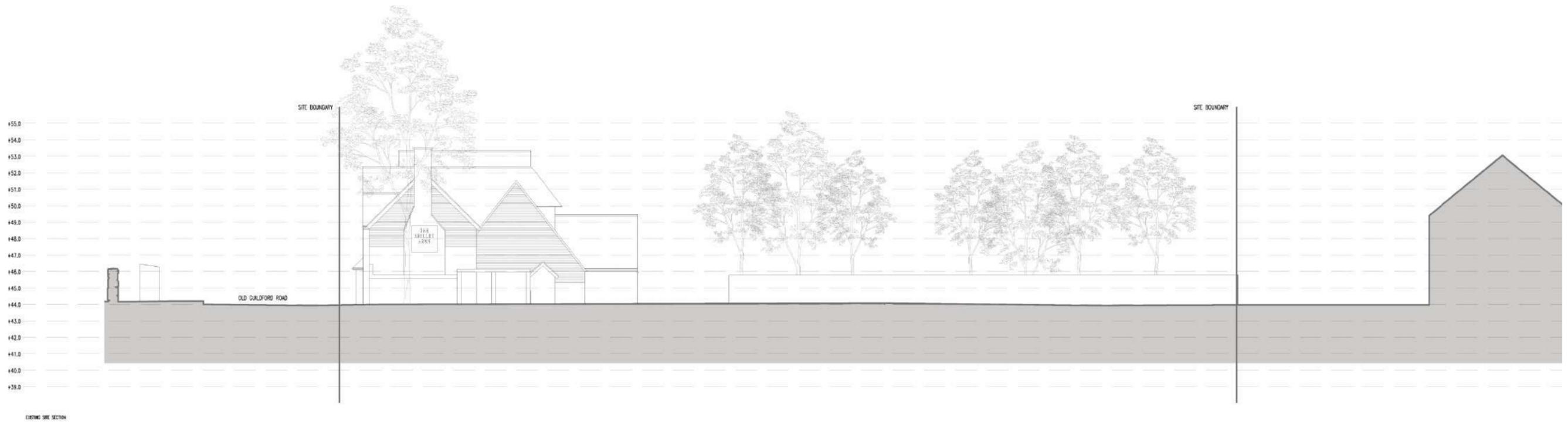
To the North and South West is the Shelley Arms Public House. To the West, the Public House's bear garden. To the East and North, there are predominately detached and semidetached 2 and 3 storey new dwellings. To the North East the site faces Western Avenue.

Areas of overgrown shrubbery and trees can be found to the North and East of the site. Also to the entrance, facing Old Guildford Road there is a Category B tree and hedgerows. None of the trees on site are covered by a Tree Protection Order (TPO)

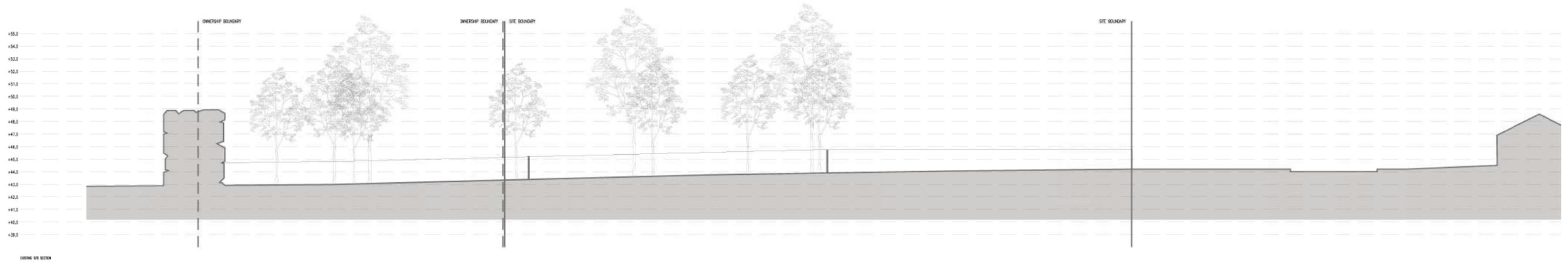




2.2 - SITE LEVELS

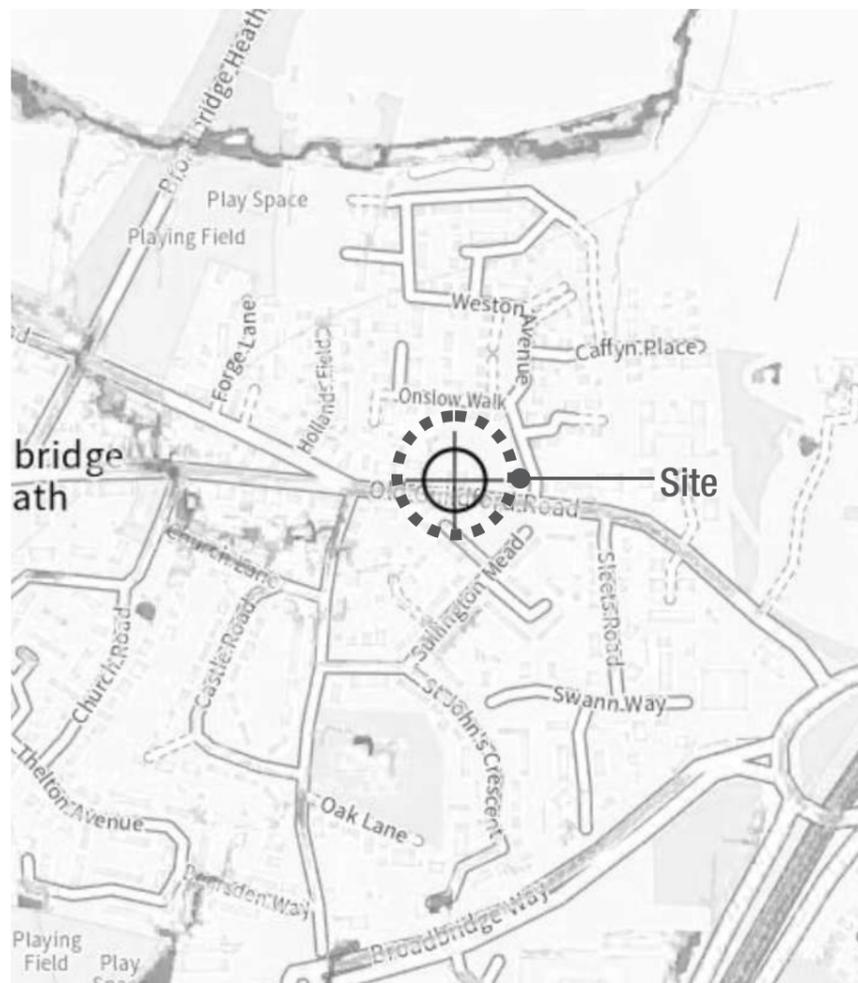


2.2 - SITE LEVELS

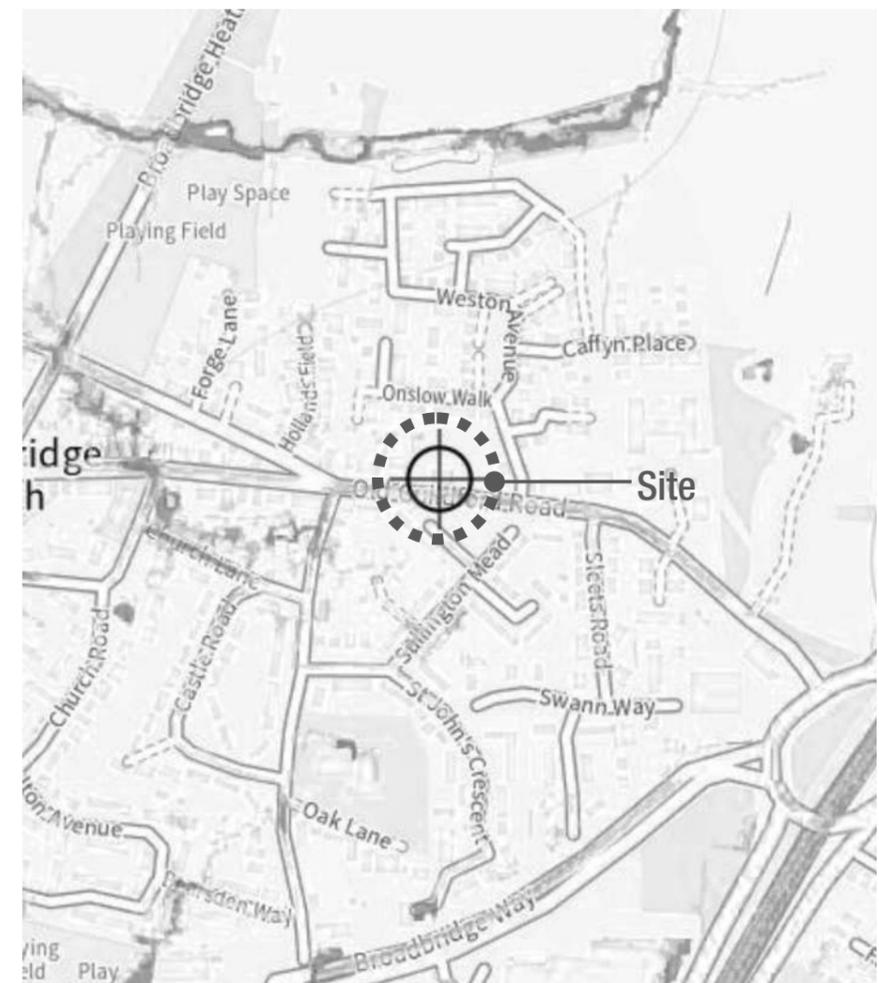


2.3 - FLOOD RISK

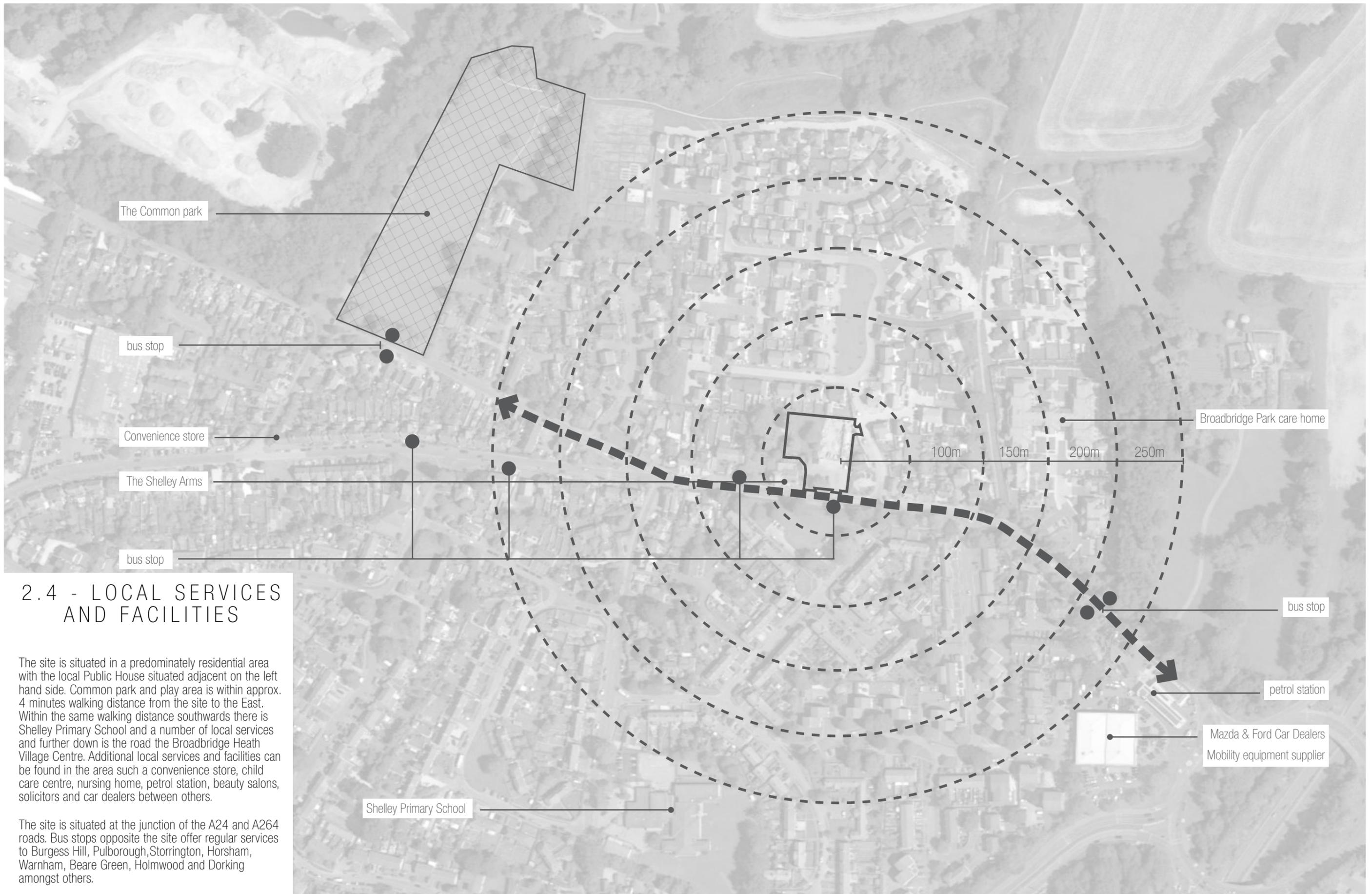
The below images show the flood risk of the site. It is located in flood zone 1 and therefore away from risk of flooding.



The site is located in Flood Zone 1 with the lowest probability of flooding from rivers and the sea.



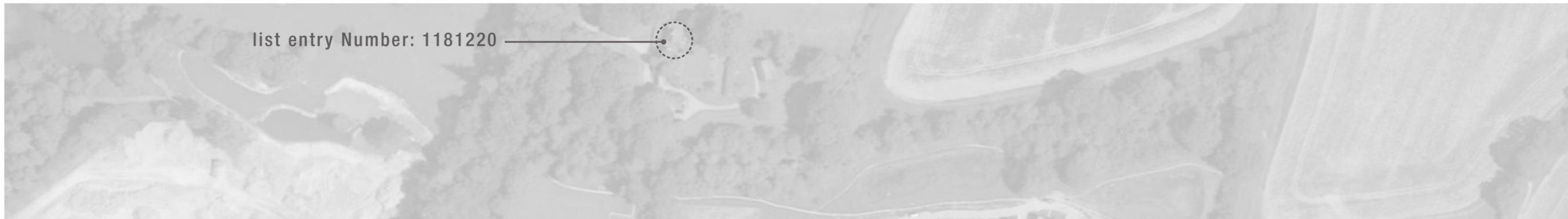
There is low risk of flooding from surface water



2.4 - LOCAL SERVICES AND FACILITIES

The site is situated in a predominately residential area with the local Public House situated adjacent on the left hand side. Common park and play area is within approx. 4 minutes walking distance from the site to the East. Within the same walking distance southwards there is Shelley Primary School and a number of local services and further down is the road the Broadbridge Heath Village Centre. Additional local services and facilities can be found in the area such a convenience store, child care centre, nursing home, petrol station, beauty salons, solicitors and car dealers between others.

The site is situated at the junction of the A24 and A264 roads. Bus stops opposite the site offer regular services to Burgess Hill, Pulborough, Storrington, Horsham, Warnham, Beare Green, Holmwood and Dorking amongst others.



list entry Number: 1181220

2.5 - HERITAGE & LOCAL CHARACTER

There are no listed buildings on or adjacent to the site and it is not located within a conservation area.

There are no listed buildings on or adjacent to the site and it is not located within or adjacent to a conservation area.

There are a few listed buildings as shown in the image to the left. However there is no visibility of these heritage assets from the site meaning the impact of any development to nearby heritage assets will be none. Nearest heritage assets are as follows:

- Old Post Cottages, 1 [List Entry Number: 1286046], 170m approx. from site. This is Grade II Listed. Two

storeys, red brick and hipped tiled roof construction.

- Old Post Cottages, 2 and 3 [List Entry Number: 1027054], 170 m approx. from site. This is a Grade II Listed building. Part of the same L-shaped block as previous LB. From early 19th century.

The site sits in a predominately residential area. It is characterised by detached and semidetached 2 and 3 storey dwellings with a mix of different size gardens to the rear.

It comprises a mix of materials, including red brick and buff brick, white and cream render and weatherboard cladding with white uPVC framed windows. The more recent dwellings, which accounts for the majority of surrounding buildings to the site, present some detailing in form of bay windows and stone window heads and brick soldier courses to window heads and cills. Mainly flat roof canopies are used. Only along Old Guilford Road, there are a few traditional buildings with detailed features including gabled roofs and dormer windows with Tudor detailing.



list entry Number: 1354255

site



list entry Number: 1027060

1027058

list entry Number: 1354142

list entry Number: 1193334

list entry Number: 1286046
1027054

list entry Number: 1027039

list entry Number: 1354173

2.5 - LOCAL CHARACTER

The below images show buildings identified in the immediate context.





2.6 - OPPORTUNITIES & CONSTRAINTS

The site presents a variety of opportunities and constraints to the potential scale of development. These are as follows:

The site creates the opportunity to connect the contrasting current street landscape between the prevailing more recent dwellings to the North and East and the more traditional buildings that can be found along Old Guildford Road.

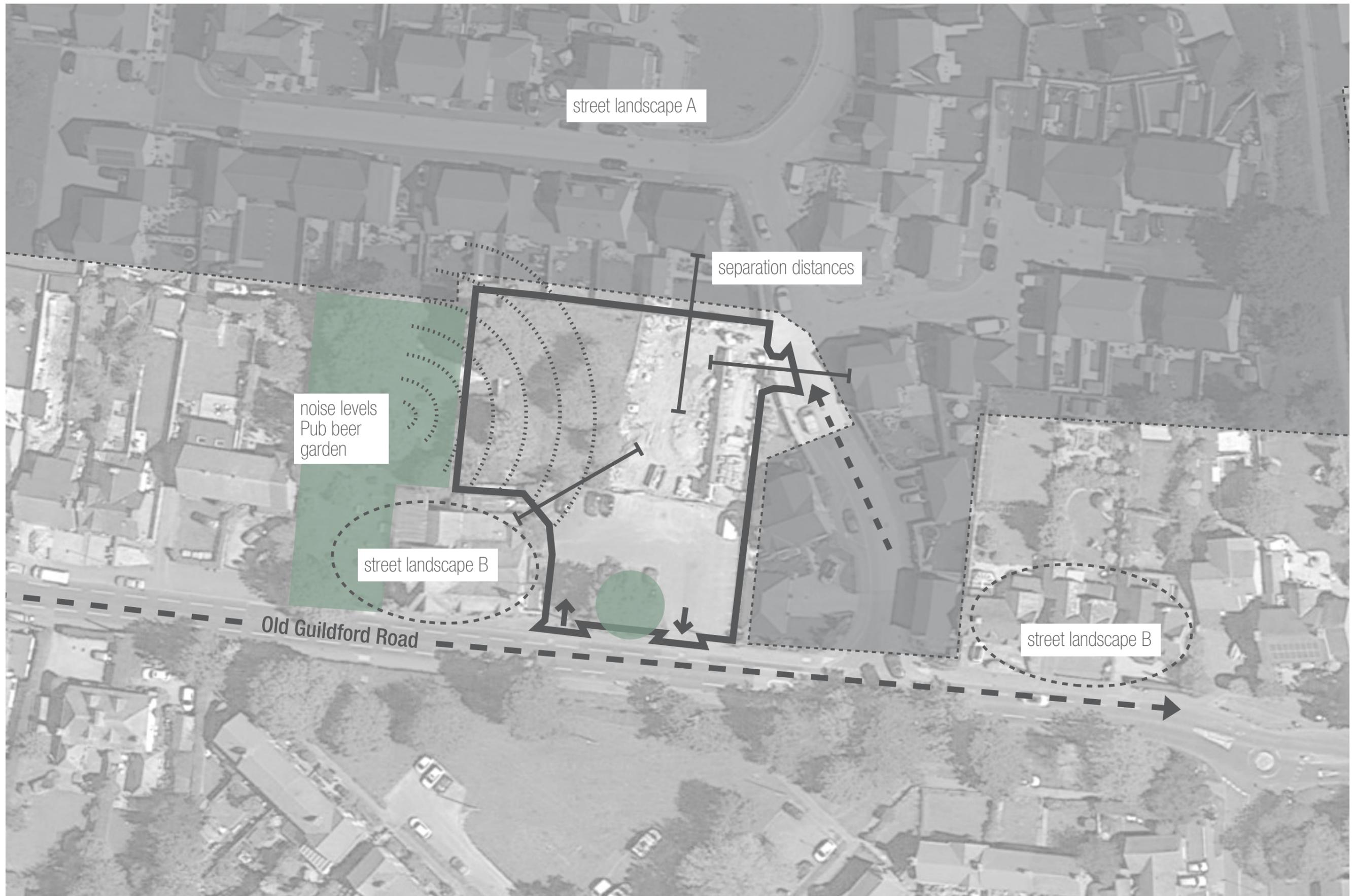
The development also presents the opportunity to improve the current access/egress arrangements to the Public House in order to find a neater solution for parking and internal circulation. This also presents the opportunity to enhance the local landscape and make a positive contribution to the visual amenity by

providing a well considered landscape design in this area.

The Public House and rear beer garden to the North restricts the new development due to the potential noise emanating from the pub, specially at weekends. Also the impact of noise activity associated with the use of the pub car park would need to be considered. Specific design considerations to the proposed new dwellings to mitigate these should be incorporated.

The buildings to the northern and eastern boundaries also constrain the site as

impact to their views will need to be considered in addition to maintaining adequate separation distances. This creates the opportunity to improve the existing greenery and landscape to the boundaries of the new development. There is also the opportunity to improve the outlook of the proposed development.



3.0 - INVOLVEMENT

3.1 - Planning History

3.1 - PLANNING HISTORY

The planning permission granted in November 2018 established the principle of the development.

From planning data available online, there have been two planning applications relevant to this site and new application.

REF: DC/18/1895 _ "Erection of four dwellings with associated parking, amenity space and landscaping and a new parking layout for the public house".

Planning permission was granted on November 2018.

REF: DC/21/2281 _ "Erection of four dwellings with associated parking, amenity space and landscaping and a

new parking layout for the public house"

This application was refused in May 2022 on the grounds that no sufficient information was provided to demonstrate water neutrality.

The proposed layout in this new planning application does not substantially differ from the originally approved. Given the above, it can be concluded that subject to a suitable strategy being provided to demonstrate water neutrality, planning permission should be granted by the Council.

4.0 - DESIGN

4.1 - Appearance, scale & massing

4.2 - Access & Parking

4.3 - Layout, use & Amount

5.1 - APPEARANCE, SCALE & MASSING

The appearance of the proposed dwellings is driven by that of the existing Public House and the new dwellings surrounding the site

The scale of the proposed dwellings reflects the character of the wider area and especially to the North and East of the site. A traditional design which incorporates gabled roofs and dormer windows with mock Tudor detailing is proposed to match more traditional existing dwellings and Public House along Old Guildford Road.

Featured bay windows and flat canopies are also used connecting with the new dwellings to the North and East of the site.

This is especially important since the site is proposed to be accessed from Weston Avenue, road built for the residential development to the East of the site, and the street landscape as you approach the site will only include this more contemporary appearance of the existing house to the North and East of the site.

The proposed new semidetached dwellings will then connect the two contrasting street landscapes in the area.





4.4 - ACCESS, PARKING AND LANDSCAPE

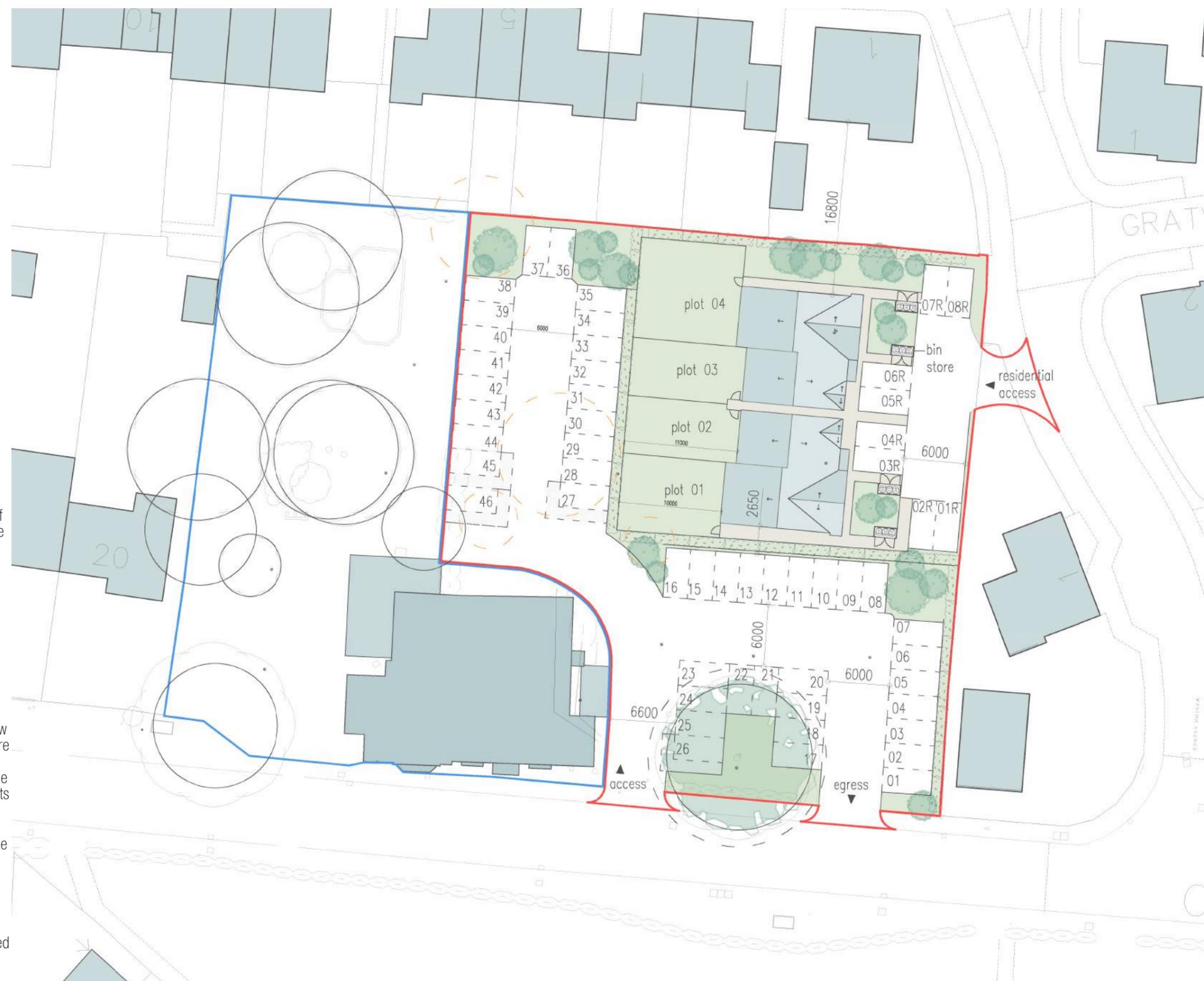
A new access is proposed to be created from Weston Avenue, road built off Old Guildford Road to create access for new development to the East of the Site. Two allocated parking spaces are proposed for each dwelling. The secured and covered cycle store can be easily adopted within the boundaries of each individual dwelling.

The existing Public House car parking, circulation and facilities available to visitors are proposed to be re-arranged and improved. This will replace the existing allocated parking area and informal car parking [current approx. Capacity 40 parking spaces] to the north of the Site. Eastern access is proposed for access and western access for egress. 46 allocated parking bays are proposed, 4 of them allocated for disabled parking.

Four trees are proposed to be removed. These have been identified with low and no retention value by the tree survey carried out by SEED. New trees are proposed to be incorporated within the proposed landscape design. Precautionary measures are proposed in respect of the Cedar tree within the southern frontage of the site to ensure the development has no impact on its designated Root Protection Area.

The proposed landscape design seeks to improve the visual character of the site and improve the outlook of existing dwelling to the North by incorporating a greenery band to the North boundary of the site. This would also help in mitigating any potential impact to the visual amenity.

Landscape has also be designed so it helps in minimising potential noise coming from the car park activity that might have an impact on the proposed new dwellings.



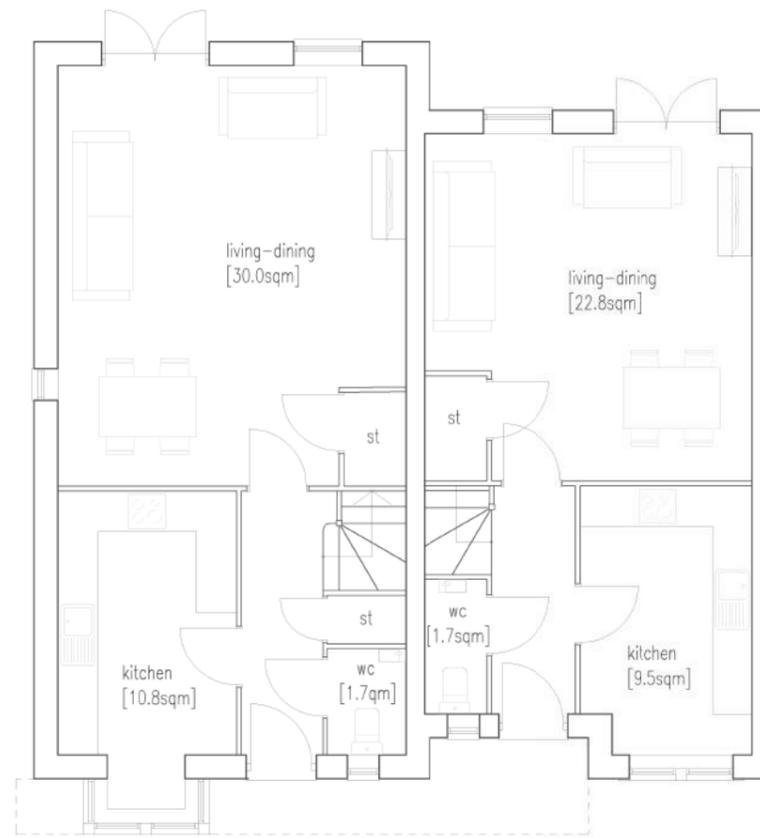
5.2 - LAYOUT, USE & AMOUNT

The site would assist in meeting the local need for housing as well as meeting wider need requirement.

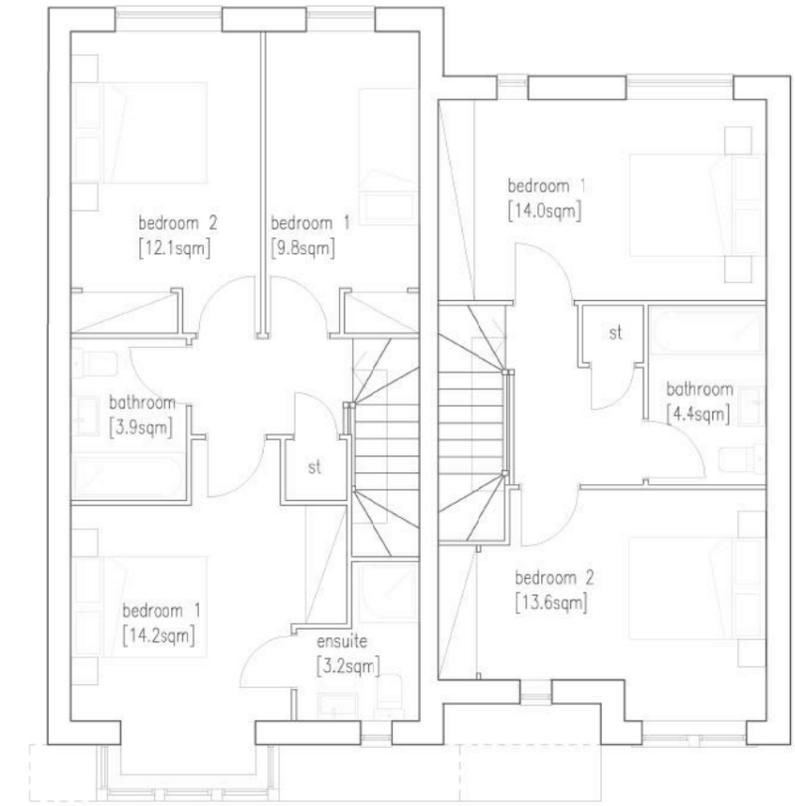
The proposed residential development incorporates a mix of 2 and 3 bed properties comprising four number of semi-detached houses. Associated parking, amenity space and indicative landscape are also proposed.

The total are for the 3 bed house is 106sqm and the 2 bed is 84sqm.

The layout includes refuse and recycling ares to the front of each property.



GROUND FLOOR



FIRST FLOOR

6.0 - SUSTAINABILITY

6.1 - Sustainability

6.2 - Construction & Waste Management

6.3 - Designing for Deconstruction

6.1 - SUSTAINABILITY

The following considerations have been made regarding the sustainability of the proposal.

The following is a list of considerations that have been made regarding the sustainability of the proposed development:

- All internal light bulbs proposed to be low energy bulbs.
- The proposal makes use of an area of existing hard standing and only low quality vegetation is proposed to be lost. New soft landscape is proposed as part of the landscape design improving the visual character of the area.
- The site would assist in meeting the local need for housing as well as meeting the requirements of the wider area.
- The Public House, as a viable asset in the local community, would improve the services/facilities provided for parking and allow the Public House to continue to be a community asset.

6.2 - CONSTRUCTION & WASTE MANAGEMENT

Practical project management opportunities will be employed that will assist the process of site based waste management and will include:

- Ordering materials 'just in time' to minimise on site storage, potential damage and loss due to theft.
- Keeping accurate cutting lists and quantity surveys to avoid over ordering and subsequent restocking.
- Organising site facilities to encourage effective waste management. Council supplied separate waste storage containers will be accommodated on site on designated hard standing within the curtilage of each plot.
- Separating waste materials for recycling and reuse.

6.3 - DESIGNING FOR DECONSTRUCTION

Specific detailing for the deconstruction of the buildings will be incorporated where appropriate, aimed at maximising materials and resources and reusing where possible.

Consideration of future requirements and possibilities for reuse, adaptation or alteration of the designed structure will be given to ensure longevity and flexibility of the design.