38a Quarry Way

SOUTHWATER, HORSHAM, SUSSEX RH13 9SP



DESIGN & ACCESS STATEMENT

SARAH SULLIVAN BA(Hons) MCIAT DipBldsCons(RICS)
The Forge, The Street, Hascombe, Surrey GU8 4JL

February 2024

CONTENTS

1.0 Introduction **2**

2.0 Location and its Setting **2**

3.0 Design Statement..... **2**

4.0 Planning Policy considerations **3**

5.0 Sustainability Energy Statement **4**

6.0 Ecology and Landscape..... **7**

7.0 Access Statement..... **7**

8.0 Summary **7**

1.0 Introduction

The proposal is to provide a new dwelling with integral garage on the site of the existing concrete garage block and timber out building.

This report is intended to provide supporting information to assist in the determination of a planning application.

2.0 Location and its Setting

38a Quarry Way is located at Timber Mill in the village of Southwater to the south of Horsham. Timber Mill was one of the original residential developments in Southwater and built on the site of the former timber yard of Piper's in the 1970s. The Piper family of Southwater dealt in timber and made wagon wheels. (In 1971 their forge building was relocated to the Weald and Downland Museum at Singleton.)

The existing terrace house has an extensive garden stretching to both the south and the east. The eastern side adjoins a large car park with linking footpaths and further amenity space for the community. In 2009 the terrace house was given planning permission for a 2 storey side extension and a rear single storey extension that forms the kitchen. DC/09/0451 revised with DC/10/1236 and amended with DC/12/0776.

3.0 Design Statement

The proposal is for a new single dwelling on the site of the existing concrete framed garage and large out building. The application proposal is grounded upon a good design and the layout of the dwelling integrates seamlessly with the layout of the existing and adjacent dwellings in Timber Mill. The overall design and layout reinforces building lines and reflects the surrounding scale of dwellings.

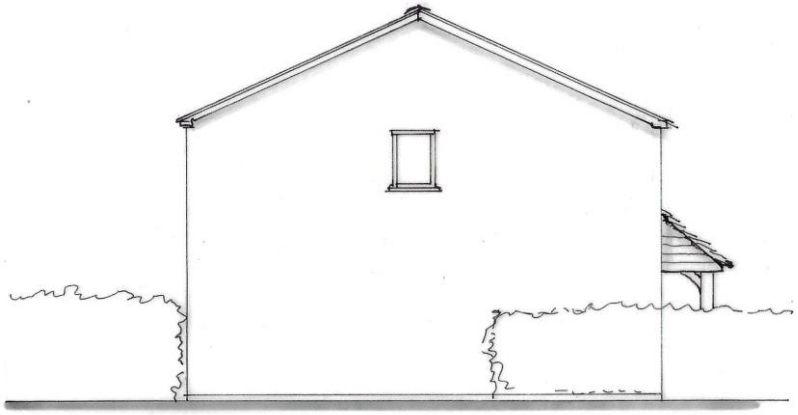
Context:	Existing terrace house was built in 2012 on this 1970s estate	
Amount:	Proposed new dwelling (2 Bed) Ground floor including the garage (40 sq m + 17 sq m) and first floor (40 sq m)	= 97 sq m
Layout:	Total footprint existing dwelling , including garage& outbuildings (35 sq m)	= 185 sq m
	Footprint of proposed 2 Bed dwelling	= 57 sq m

Appearance: the proposed has a design, scale and layout which respects that of surrounding properties and will be subservient to those along Quarry Way. The use of red bricks to match those of the existing, along with tile hanging and clay roof tiles with blend with the existing street-scene.

The proposal has been designed in line with the principles of Lifetime Homes. Lifetime Homes is a set of guidelines created by Joseph Rowntree Foundation in the early 90s. The goal is to ensure that a house could be easily adapted to meet the changing needs as one gets older, from having young children, to suffering from an accident or illness that causes disability.



NORTH ELEVATION



EAST ELEVATION

4.0 Planning Policy Considerations

The National Planning Policy Framework (2023) Part 12 sets out detailed advice 'Achieving well-designed places' with paragraph 131 stating that good design is a key aspect of sustainable development, 'creates better places in which to live and work and helps make development acceptable to communities.'

Horsham District Planning Framework (HDPF November 2015)
Southwater Neighbourhood Development Plan (SNP 2019-2031)

HDPF Policies 2 and 3 seek to retain and enhance the districts distinctive settlement pattern. To continue to support in principle the sustainable development of settlements through appropriate scale of development which retain the existing settlement pattern. The land adjoining No38a has an existing large concrete garage block and outbuilding with paved area which cannot be considered to provide land of high environmental value. The proposal is within the built up area.

The site is located within the settlement of Southwater, defined by Policy 3 as a small town/larger village. It has a good range of services and facilities, strong community networks and local employment provision, together with a reasonable bus service.

Policy 31 Green Infrastructure and Biodiversity: A combination of water minimisation (including rainwater harvesting with 35 days drought protection) along with water offsetting will be employed to ensure water neutrality. The rainwater harvesting element will also minimise floor risk.

Policy 32 and 33 Design and character. The design, appearance and scale of the proposal relates sympathetically with its built surroundings. The proposed development makes efficient use of land, integrates effectively with the character of the surrounding area, uses high quality and appropriate materials, retains landscaping where feasible and ensures there is no conflict with the surroundings.

Policy 33 (2) The proposal protects the amenities of the nearby neighbours and avoids any overlooking or noise of occupiers, whilst having regard to the sensitivities of the existing surroundings.

Policy SNP 16 of the Southwater Neighbourhood Plan states that all development must not result in unacceptable harm to the amenities of existing and proposed buildings, particularly with regard to privacy, outlook, daylight and sunlight. The proposed new dwelling is of a comparable scale and form to its adjacent host whilst being subservient.

Policy 35-37 Climate Change. Energy efficiency will be secured via the Building Regulations flood risk/water efficiency is discussed below and the following will promote sustainability

- Electric vehicle charging
- Cycle parking and e-bike charging points with sockets timers to prevent them constantly drawing a current over night or for longer than required.
- Refuse and recycling facilities
- Full fibre broadband

Policy 40: Sustainable Transport: Southwater is considered to have a good range of non-car modes as means of access to services and facilities.

Policy 41: Parking: parking provision fully accords with the WSCC's Parking Guidance. Adequate parking has been achieved for both No38a and the proposed dwelling within the Site and includes the provision of electrical charging.
SNP 14.1 states that residential development must include the provision for adequate off-road parking spaces and this proposal avoids car parking dominating the street-scene with the provision of an integral garage and an off parking space. It does not mitigate the fact there is a large car park beside the site.

5.0 Sustainability Energy Statement

The aspirations for this project are to improve the sustainability. To achieve this three key principles have been identified:

- Energy is the single most important element of the sustainable approach to design. The proposals deliver energy efficiency measures to reduce energy consumption and CO^2 emissions.
- Efficient and responsible use of resources. For example, water in terms of conservation and management, is an increasingly important consideration. The building will make use of water efficient appliances, rainwater harvesting and recycling.
- Waste management and the efficient use of resources is the final key element of the strategy. The proposals deal with waste minimisation from design, construction and through to use.

High Levels of Insulation

The form of construction will provide high levels of insulation. The target U-values will equate to an overall 20% improvement on the current Approved Document Part L of the Building Regulations. The proposed high levels of insulation will significantly reduce the winter heating demand and the

necessity for high levels of artificial cooling in summer. The use of traditional building techniques and materials is proposed and is now regarded as being the most 'green' approach to construction. The use of robust materials will require little maintenance and will weather over time, whilst improving in appearance.

Windows to the proposed are to be double glazed and insulated window frames. Glass to have low-emissivity coatings, sealed argon or krypton gas filled inter-pane gaps and warm edge insulting glass spacers with air seals and a thermal break to window frames to prevent cold bridging. Attention to detail will be the key to eliminating thermal bridges.

Natural and Mechanical Ventilation
Adequate ventilation is necessary for good health and removal of odours and excessive moisture vapour. The basic objective is to 'build tight, ventilate right'. Unplanned air filtration is to be kept to an absolute minimum and introduced ventilation shall be effective, draught free and energy efficient.
Localised mechanical extract ventilation is to be used in addition to natural draught free ventilation. Fans are to be located at the source of wet zones, in the bath/shower room.

Efficient Heating
It is proposed to investigate the provision of providing heating using renewable sources. The space heating system shall be a combination of under floor, with thermostatic valves to provide zoned control. Thermostats and seven day programmers will be provided, which are easy for occupants to understand and set.

The design allows passive heating from sunlight and residual heating from electrical appliances and even from the inhabitants of the house. The thermally efficient envelope of the house has a low impact and seeks to reduce energy bills and the carbon emissions associated with the producing of energy. Building to Category 4 of BS7543, the British Standard deals with the durability of a dwelling, with a minimum design life of 60 years and a life span of twice that. There is a science based consensus that the world's supply of oil will have been depleted by 2050 (gas by 2060 and coal by 2090) and a Category 4 building will still be functional after fossil fuel reserves have been depleted. Therefore as we have an alternative to fossil fuel dependency it seems illogical to build in obsolescence into this project.

Energy Efficient White Goods
The significant source of CO^2 emissions and energy saving in a low energy building is associated with lights and appliances. It is envisaged that white goods will be identified for use, considering only those appliances with an A+, A rating, under the EU ECO Label Scheme. This will reduce both running costs and CO^2 emissions.

Low Energy Lighting
Low energy lighting will be used. Natural light reduces the need for artificial lighting, together with the inclusion of energy efficient fittings contribute to a reduction in the consumption of natural resources and associated processing carbon dioxide emissions. (the more electrical energy we consume, the more fuels have to be burnt and the more carbon dioxide is created. An energy efficient bulb uses between 20% and 70% of the energy to produce the same amount of light).

Energy Supply
Electricity will be purchased from a supplier of electricity generated entirely from renewable sources.

Water Management
The Water Framework Directive is designed to;

- Enhance the status and prevent further deterioration of aquatic ecosystems and associated wetlands which depend on aquatic ecosystems
- Promote the sustainable use of water
- Reduce pollution of water, especially by 'priority and 'priority hazardous' substances

- Ensure progressive reduction of ground water pollution

The plans show adequate provision for the surface water drainage. The use of rainwater harvesting from the roofs will be retained by the careful placement of water butts and a water storage tank.

At present the surface water from the property drains into existing soakaways. The discharge of surface water from the proposal will remain relatively unchanged, All new works will meet with Part H of the Building Regulations.

Sustainable drainage methods will also minimise any potential increase in surface water that flows from the site:

- Infiltration/Soakaways – the surface water drainage runs to soakaways within the soft landscaped areas. Designed in accordance with BS EN 752-4
- Permeable paving-
- Site Storage- the use of water butts and a rainwater storage tank for the collection of rain water to be used within the garden area providing rainwater harvesting system for irrigation.

The application indicates how the development connects to existing utility infrastructure system. The main planning issue arising is whether the provision of services on site give rise to any environmental impacts, which in this instance it does not.

Water Efficiency

The Water Neutrality Statement shows a rainwater harvesting tank to hold 35 days of annual rainwater demand/ 35 days of drought protection. The proposed 2bed requires the usage of 2.47 occupants (based on HDC 2011 census data). The proposed new dwelling will increase residential accommodation.

Water consumption for the proposals in line with the Building Regulations Part G calculator can be reduced to 65 l/p/d after offsetting measures including rainwater harvesting and compliant fixtures/appliances.

The water consumption (L/person/day) with the proposed specification (which is a 40% improvement over the BREEAM baseline standards for new dwellings)

- Dual 6.0/3.0litre flush WCs;
- Basin average tap flow rates of 5.0Lmin;
- Kitchen tap average flow rates of 8.0Lmin;
- Dishwasher at 17L per cycle

Flood Risk

The Environment Agency's Flood Mapping for the area shows the site is not located within an area considered to be at risk from flooding - see https://check-long-termfloodrisk.service.gov.uk/map?

Waste Management

There is an increasing need for alternative approaches to waste disposal and the development will implement measures to reduce reliance on landfill, whilst encouraging recycling and waste minimisation.

The same principles apply for both construction waste and the waste produced from the building during its life: -Reduce the amount of waste material generated. Reuse waste material where possible. Recycle materials which cannot be reused. Dispose of any remaining waste in a sensitive manner.

Refuse, Recycling and Cycling Strategy

The council offers an alternative weekly collection of refuse and recycling. The bins are to be housed in bin stores and the dragging distance from the store to kerbside (for kerbside collection) is minimal in this instance.

The proposed dwelling has secure cycle storage within the garage that also allows for an e-bike charging facility.

6.0 Ecology and Landscape

An arboricultural report has not been included as there are no trees within 10metre falling distance. There are no trees within the red line of the application site that will be impacted upon as a result of the development proposals. The aims of policies which seeks to safeguard and protect important trees will be upheld.

The application site is not part of an area of land which contains woodland or a natural habitat. It forms a private garden with mown lawns, herbaceous plants and clipped hedges within the Timber Mill estate.

7.0 Access Statement

- The site is accessed off the car park that stretches along the boundary. Access to neighbouring properties will not be adversely affected by the proposed building work during the construction period. The parking will remain unchanged.
- Inclusive Access will conform to the requirements of set out in the Approved Document Part M (Access to and Use of Buildings) of the Building Regulations 2015 (updated 2021) where appropriate. Consideration will also be given to the Equality Act (October 2010).

8.0 Summary

The proposed new dwelling has been designed to be highly sustainable and is of an appropriate distance from the neighbouring properties. It will not cause any harm in respect of loss of privacy or overlooking and it incorporates the provision of parking and amenity space.



38a Quarry Way set within the Timber Mill estate

SITE PHOTOGRAPHS



No 38a Quarry Way as viewed from the footpath and looking towards the Site



Looking towards the side view of the Site from the car park



The car park alongside the Site and 38a Quarry Way



Garage and outbuildings that are alongside No38a