



DESIGN AND ACCESS STATEMENT FOR:

**OUTLINE PLANNING PERMISSION FOR THE ERECTION OF TWO DWELLINGS FOLLOWING DEMOLITION
OF EXISTING STORAGE BUILDING (ALL MATTERS RESERVED)**

AT

HELFORD BARN, SINCOX LANE, SHIPLEY, RH13 8PT



Contents

1. Introduction

2. Assessment

Site Description

Physical context of the location

Social and Economic context of the location

3. Description of proposed development

Scale of the proposed development and appearance

What the proposed development is trying to achieve

Access issues

Sustainability issues

4. Design influences of the proposed development

Planning Policy context

5. How the design of the development has evolved

Initial Design Concept

Final design of the proposal

6. Conclusion

Introduction

The following report sets out a Design and Access statement to support an outline application for the erection of two dwellings at Helford barn, Sincox Lane, Shipley, RH13 8PT

The report sets out to explain the 'process' that has led to the submission of this application. In doing so the report addresses the following issues:

- Assessment of the site and surrounding area.
- A description of the proposed development, including an explanation of what it is attempting to achieve and how access is achieved.
- Design influences of the proposal.
- How the design of the development has evolved.

2. Assessment

Site Description

The site is set to the west of Sincox Lane and is currently occupied by an existing single storey barn, which is lawfully in use as B8—storage. The building has part wooden cladding, part metal cladding, set under a metal roof. Rainwater goods are black in colour.

A mature hedgerow separates the site from the public highway, with a more recently planted hedgerow set on the northern boundary of the site. The remainder of the site is given over to hardstanding in the form of a gravel driveway.

The site is accessed via Sincox Lane via a shared access with Helford, a residential dwelling located directly to the north of the site.



Site location

Physical context of the location

The site is located within the parish of Shipley, with the villages of Coolham to the north and Ashington, Abingworth and West Chiltington to the south.

Neighbouring land uses comprise of a mixture of residential and commercial buildings. The site itself is in commercial use, with a further commercial storage area to the south. There is a residential dwelling located directly to the north of the site, with other residential areas located further north and south. A commercial stables is located to the rear of the application site. The pattern of development in this area comprises of clustered rural buildings, generally set behind hedging on Sincox Lane.

A proposed development of 8 residential dwellings has been granted planning permission at Arun Feedmills, approximately 100 metres to the north-west of the site.



3. Description of proposed development

Scale of the proposed development and appearance

This Design and Access Statement relates to a full planning application for 2 residential dwellings.

The mix of the proposed dwellings will be provided at a Reserved Matters stage. However, the application is supported by indicative layouts which demonstrate that the site is capable of providing 2 x 80.5sqm dwellings. In accordance with the Government's Technical Space Standards this would provide sufficient space for 2 x 2-bedroom dwellings each for 4 people. The detailed design approach will respond to the design and character of the area.

The proposed layout provides private amenity space for all of the residential units in addition to car parking.

Access to and from the site will be taken via the existing access to Sincox Lane.

What the proposed development is trying to achieve

The proposal seeks outline planning permission for the erection of 2 dwellings. This application is submitted in outline form to establish the principle of delivering two much needed dwellings in this location. Detailed matters relating to design, materials, access and landscaping will be addressed through a subsequent Reserved Matters application.

Access issues

Access to the site will be gained via Sincox Lane, which is shared between the existing building and the neighbouring residential dwelling. This access currently serves the existing building which is lawfully in use for storage purposes. It is considered that residential uses are more appropriate for this access and the surrounding roads. Cycle spaces will be included within the proposed development, with final details reserved to a later stage.

Sustainability issues

Having regard to any specific sustainability requirements the development will meet the standards required by Building Regulations in addition to any specific requirements of the Local Planning Authority.

4. Design influences of the proposed development

The design of the proposed dwelling has been developed having regard to a number of issues. Of primary importance, given the Council's requirement to determine such an application in accordance with policies of its Development Plan. This application is also supported by a Planning Statement produced by Inception Planning, which provides a detailed assessment of the planning policy context against which this site is to be assessed.

A summary of all the design influences are set out as follows:

Planning Policy context

The starting point for informing the design of the development proposed by this planning application has been relevant policies of the Core Horsham District Planning Framework (November 2015), in particular policy 32 which is worded as follows:

High quality and inclusive design for all development in the district will be required based on a clear understanding of the local, physical, social, economic, environmental and policy context for development. In particular, development will be expected to:

- 1. Provide an attractive, functional, accessible, safe and adaptable environment;*
- 2. Complement locally distinctive characters and heritage of the district;*
- 3. Contribute a sense of place both in the buildings and spaces themselves and in the way they integrate with their surroundings and the historic landscape in which they sit;*
- 4. Optimise the potential of the site to accommodate development and contribute to the support for suitable complementary facilities and uses; and*
- 5. Help secure a framework of high quality open spaces which meets the identified needs of the community. Development will be expected to incorporate and reflect design and character measures as set out in either general or area specific SPD.*

Similarly, Policy Ship HD3: High Quality Design of the Shipley Neighbourhood Plan states: *All proposals for new development in Shipley Parish are expected to respond positively to local design characteristics and features as set out in the Shipley Parish Design Guidance (in Appendix 2 of this Neighbourhood Plan). New development should be of a size and scale which respects and, where possible, enhances the character of the area or locality, using materials typical of the area. Applicants are encouraged to demonstrate, through submission documents, how the proposed scheme responds to the Shipley Parish Design Guidance.*

4. Design influences of the proposed development

Planning Policy Context cont'd

The Shipley Parish Village Design Guidance (December 2018) presents guidance and recommendations in regard to:

- The Built Form, including:
 - Shape and Massing
 - Roofscape
 - Windows
 - Doors
 - Garages and sheds
- Materials, including:
 - Brickwork
 - Façade Design
 - Roof Materials
- Street Frontages, including:
 - Boundary Treatments
- Farms and Commercial Buildings
- The Street Scene, including:
 - Exterior lighting
 - Road signs
 - Services

Detailed consideration in relation to many of these matters will be considered at the detailed design stage (Reserved Matters). In respects of **shape and massing**, the Design Guidance states that two storey detached and semi-detached are the predominant typology within the Parish, which the proposal seeks to complement. With regards to **boundary treatments**, the guidance states that hedges may be dense imported species or rougher native species, and front gates should be low, open and made of wood.

5. How the design of the development has evolved

In designing the proposed dwellings a key consideration, having regard to the requirements of policy 32 of the Local Plan as well as the Shipley Neighbourhood Plan, was its impact on the established character of the area.

In order to ensure that the dwellings would be compatible with the character of the area regard was had to the style and characteristics of existing development in that location.

Accordingly it was noted that the character of the area is not defined by an individual architectural style, or indeed land use. Consequently there is a mix in terms of sizes, styles and uses of buildings.

It was also recognised that size and scale of the dwellings would need to take into consideration the area covered by the existing building on the site.

In order to minimise impacts on the area it is proposed that the existing access to the site is maintained and used to access both of the respective dwellings. Hedging as boundary treatments to the front of dwellings is commonly used in the area, and the proposal will respond to this by retaining the existing mature hedge to the front of the plot.

The illustrative site plans which support this application confirm that it is wholly possible to provide 2 x residential dwellings within the site, including sizeable rear gardens and sufficient off-street car parking. Whilst the final layout of the dwellings will be determined at a later stage, the illustrative plans show this can be achieved whilst retaining a comfortable gap between the side and rear boundaries of the site.

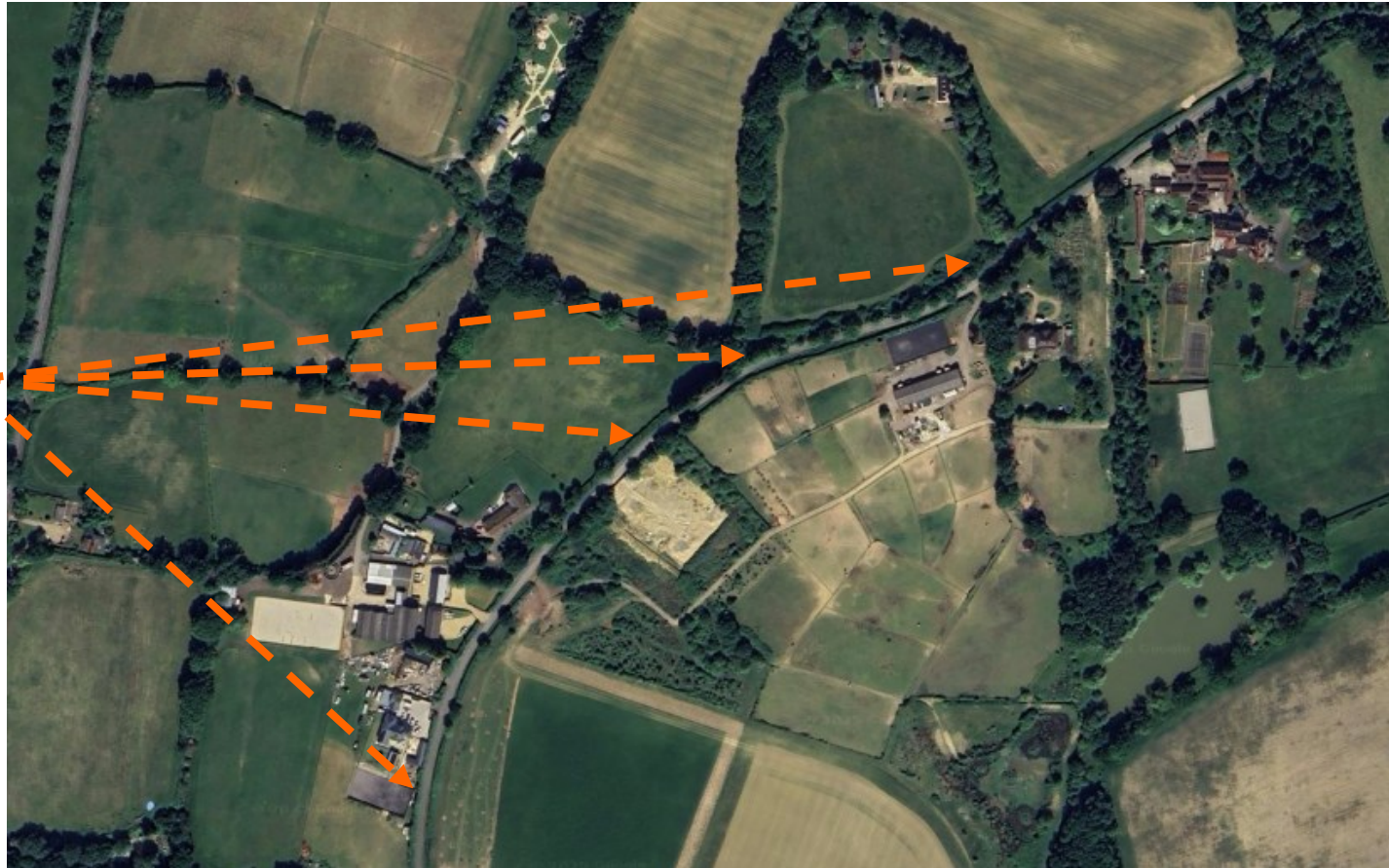
5. How the design of the development has evolved (cont'd)



Orange circles show a defined pattern of clusters of development formed around farm buildings. Blue circle identifies site granted planning permission for 8 residential dwellings. The proposal is set within the defined cluster and therefore responds to the pattern of development in the area.

5. How the design of the development has evolved (cont'd)

Mature hedge-
row and vegeta-
tion on either
side of Sincox



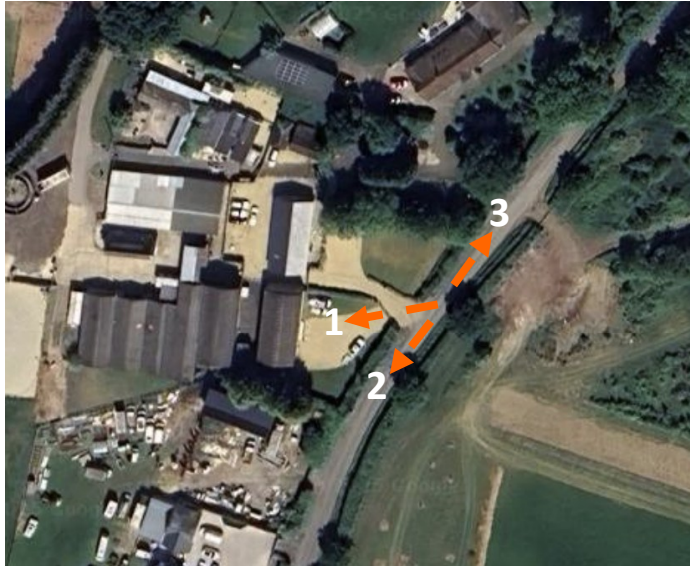
By using an existing access point, the proposal retains the existing mature hedgerow to the front of the site, which contributes to the character of the wider area.

5. How the design of the development has evolved (cont'd)



Existing barn to be demolished

5. How the design of the development has evolved (cont'd)



Sincox Lane at entrance to site



5. How the design of the development has evolved (cont'd)



Other properties on Sincox Lane with a variety of materials and boundary treatments

6. Conclusion

This Design And Access Statement clearly sets out how the design of a proposed dwelling has been developed having regard to a number of considerations including:

- Policies and guidance of Horsham District Council and Shipley Neighbourhood Plan.
- Existing character and appearance of the immediate locality.
- The character of the area in general.