

Design and Access Statement

July 2026

1.0 Introduction:

77 Dunstall Avenue is a detached chalet bungalow. It is built in brickwork with a concrete interlocking tiled roof. It was built around 1970 and is part of a wider area that includes 1960's semi-detached bungalows, recently built 2 storey detached houses and estate housing of semi-detached houses and terraces. Houses have off-road parking and generous front and rear gardens.

The area is leafy with mature trees and shrubs contributing to a pleasant neighbourhood. Gardens are well kept and established.

Dunstall avenue is a hill. The high point being the junction of the B2036. Travelling west along Dunstall Avenue the hill declines in gradient. The development site, the rearmost garden of number 77 Dunstall Avenue is low ground in comparison to neighbouring houses. Site levels show that the level of the development site is approximately 2.5m lower than Dunstall Avenue.

In 2016 Planning Permission was granted for a development of 5 houses at 75 Dunstall Avenue known as Walnut Close. These houses are 2 full storeys in height and are a mix of detached houses and semi-detached houses. Walnut Close blends in well with the neighbourhood and is typical of housing developments built over the last 20 years all over the south of England. It reaches deep into the back land of what would have been rear garden.

The development site had always been planned as part of Walnut Close. Early sketch designs of that development include a further house on the proposed development site. The development site of this application was excluded from the original development of Walnut Close but a right of access exists over Walnut Close for the benefit of 77 Dunstall Avenue specifically for 1 house yet to be built. This planning application is for the missing house.

The proposed house is for the use of the current owner of 77 Dunstall Avenue. i.e. it is not a development for profit. It is not a self-build project either. A building contractor will be appointed to build the house.

2.0 Design Brief:

The design brief is to design a 2 storey, contemporary and attractive house.

A list of what the house should include is:

- i. 4 x bedrooms (with 1 accessed from the ground floor).
- ii. Bedroom 1 with en-suite shower room.
- iii. Utilities (washing machine/ tumble dryer/ air source heat pump equipment).
- iv. Ample living space.
- v. Parking for 2 cars
- vi. Contemporary landscaping that retains the existing mature trees.
- vii. A contemporary, fresh and precise approach to a Sussex vernacular style of architecture.

3.0 Amount of Development:

Site area = 932.5m.sq (0.09325Ha) 0.23 Acres
Footprint of the existing chalet bungalow is 136m.sq

Proposed house:

Site area to be separated from the existing site = 421m.sq (45% of existing site)
Ground floor area = 103.8m.sq
First floor area = 52.4m.sq
TOTAL = 156.2m.sq

Garage (which is not included in
the residential gross internal area) = 32.5m.sq

North side garden area = 84.5m.sq
South side (front garden) = 63m.sq (not including driveway)

4.0 Recent Planning History:

Planning Permission DM/16/4721

Demolition of existing buildings and the erection of 5 houses with associated access, parking and landscaping (Minor material amendments to planning permission DM/15/2251) (Amended plans received 16 December 2016)

5.0 Refuse/ Recycling Collection:

The refuse and recycling arrangements will be as per the current arrangements for Walnut Close. Separate wheelie bins will be stored at the side of the house and collected by the Local Authority collection services on collection day which alternates fortnightly.

6.0 *Layout and Scale*

The development site has many natural attributes. These are:

Several mature trees
Good and quiet site access
Low lying ground in relation to Dunstall Avenue
Defined boundaries

In consideration of these attributes as well as neighbouring houses, the positioning of a new house and the areas where 2 storeys could comfortably exist, become apparent.

The distance between habitable rooms between neighbouring houses is 22m under national and local guidance. This dimension is achieved between the 1st floor of the proposed development and houses in the Wickets to the north. Houses in the Wickets also benefit from mature trees along their southern boundary.

The scale of the proposed house can be described under the following subheadings:

i. *Height:*

The height of the proposed house is comparable to houses to the south. 2 full storeys with a shallow pitch roof. The roof has a pitch of 25 degrees. Natural slate can be laid at this shallow pitch. The proposed house is lower than neighbouring houses in Walnut close.

The shallow pitch is incapable of further conversion because the resulting floor to ceiling height would be insufficient to accommodate a room, thus, by design, restricting the house to 2 storeys only.

More than half of the building footprint is single storey. This is intended to reduce the impact on neighbours to a negligible amount.

ii. *Proportion to neighbours:*

The area benefits from houses that are limited to 2 storeys, plus roof. Because the majority of the footprint is single storey, the 1st floor element is complimentary in size and height to neighbouring buildings.

iii. *Distance to boundaries:*

The distances to boundaries are generous. Only single storey elements are 1m from the boundary.

7.0 Landscaping:

The landscaping of this site offers a huge opportunity to tidy up and improve a neglected and misused site. The landscaping scheme will include lawned areas, gravel areas, raised planting beds. New native and non-native trees will be introduced within the raised planning beds and a designed rainwater drainage system will be implemented so that trees and shrubs are naturally hydrated but also flooding is avoided.

8.0 Tree Preservation Order (T25)

Upon the site is an Oak Tree that, by its girth, the root protection area may be within the footprint of the proposed house. To mitigate harm to the trees, pile foundations can be used to effectively bridge over the tree roots. In addition to mitigating design and construction, arboricultural advice suggests that tree T25 is dying. Successive years of die-back has been recorded and the inclusion of such a mature tree within the recreational areas of this and neighbouring gardens may be dangerous.

Whilst this application does not include the safe removal of T25, we welcome the advice of the LPA's consultant Arboriculturist as to whether this action could be taken as part of the planning application and replacement tree(s) agreed by condition.

8.0 Appearance:

The house is designed so that it compliments and does not compete with neighbouring houses in its height, character and footprint. It has a quiet appearance because it is surrounded by mature trees. Its ridge height is modest for a 2 storey house.

External materials are chosen from a palette of Sussex vernacular materials that can be found in all Sussex downland villages. The familiarity of external materials and the modest form of the house is pleasant and attractive.

Solar panels are a normal addition to the residential roofscape. The addition of solar panels is toned down by the use of slate roofing tiles which are also a dark material. The use of slate tiles helps to blend in the solar with the roof scape.

9.0 Materials:

Walls –	(Ground floor) Vanderanden Group bricks – old farm house (red/ pink brick) Laid in a stretcher bond with a light grey mortar joint.
Walls –	(First Floor) Plain clay handmade tile hanging. Sussex stock – orange/ red in colour
Windows –	Metal frame, double glazed with the frame a duck egg blue colour.
Roof –	Natural slate – dark grey in colour.
Landscaping –	As shown on the site plan drawing.

10.0 Use:

The house will be residential in use.

11.0 Access:

Disabled access can be achieved via a ramp to the front door of the property. There is a WC on the ground floor and a bedroom to future proof the house for the owner.

12.0 Flood Risk:

The Environment agency flood map shows that the development site is not within flood zone 2 or 3 and therefore the EA would not comment on flooding here. The site is at risk of surface water flooding and therefore an engineered approach to surface water drainage is proposed.

13.0 Summary:

Following the planning permission DM/16/4721 being granted 10 years ago, the now build development of Walnut Close has been missing a house. This planning application is proposed to fit the missing piece. The design proposal is a familiar, quiet and respectful addition to the Close. It will have a benign effect on neighbour amenity and we hope the Local Authority would agree that the addition of a single detached house of this type will add positively to local housing stock.

Design and Access Statement written by

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Registered Architect with the Architects Registration Board and a member of the Royal Institute of British Architects (1st registration year 1998/ 1999).

James Breckell Architects Ltd was incorporated as a private limited company on the 14th May 2003. The company has been continually trading for 22 years.

Winner of the Shoreham Society Award for Architecture 2015
Distinction in Design Award (Adur District Council) 2016
Sussex Heritage Award for Housing
LABC Award for Housing
Shortlisted for LABC Award 2016

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