

# Design Statement

Proposed Development:  
Land off main road (A20)  
Westfield Down,  
Westfield,  
East Sussex



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3016/ RJH

## **Introduction**

- .01 The proposed development is located on a triangular shaped site on the north-eastern side of the village of Westfield. The site, currently used for rough grazing, is bounded by the A28 to the north-west, and an access road serving the local surgery, Down Oak Farm and a number of other dwellings to the south-east.

The area of land adjoining the site to the north-east is designated for use as local community sports use.

Proposed access to the site is via a new road onto the A28, just north of the site and via the existing community land.

- .02 The site has a gross area of 1.2 Ha, and a net development area (excluding the shared access at the entrance) of 1.02 Ha.

The proposed scheme of 39 units equates to a density of approximately 38 dwellings/hectare, and includes a total of 15 affordable housing units of varying size (please refer to drawing schedule).

## **Site Constraints**

- .03 There is a well maintained established hedge along the A28 boundary, and a sporadic hedgerow and some trees within the site along the south-eastern boundary, separating the site from the surgery in the south-west corner of the site. It is intended that these important natural features are retained and, in the case of the south-eastern boundary, reinforced with further hedge planting. There are currently no trees within the central part of the site.

The retention and reinforcement of the perimeter planting will restrict views into the site from the north-west and south-east, such that views of the development will principally be afforded from the north and by pedestrians using the public footpaths that traverse the site.

There is a fall of approximately 3.5m across the site from north to south.

## **Design Principles**

- .04 In response to the constraints identified above, the scheme for thirty-nine dwellings has been prepared using the proposed access from the A28 in the north-west corner of the site, which will also afford access to the community sports facilities.
- .05 The layout has been designed to have outward facing dwellings along the north-east boundary, to maximise views over the sports field, and create a visually interesting street scene when viewed from the north. The setting of plots 1-8 is further enhanced by a landscaped buffer between the edge of the developable site and the proposed access road. The scheme also proposes further tree planting to the front of these plots, between the access road and private drives.
- .06 The remainder of the development has an inward facing character stemming from a desire to both preserve the important boundary hedgerow feature, and to exploit the privacy it affords to individual plots and their private rear garden.

## **House Types**

- .07 The house type designs have been developed to reflect the East Sussex vernacular in terms of their scale, appearance, detailing and the palette of materials employed.

The individual house type designs use predominantly plain tiling for the roofs, and a range of brick, tile hanging and feather edged boarding to the elevations. A range of features including chimneys, bay windows and porches further enhance their appearance.

- .08 The proposed development consists primarily of detached and semi-detached two-storey dwellings, together with a 2.5 storey dwelling (plot 36) and three-storey block of apartments (plots 30-35), creating a slightly taller feature centrally within the development. All properties (including the apartments and larger dwelling) have been designed to maintain a domestic scale and character.

## **Highways and Access**

- .09 The principal road through the site is 4.8m wide with two footpaths each 2m wide, in compliance with Highway standards.

Where possible, plots have been sited within 2m of the back edge of the footpath, to create the character of a “street,” and avoid the more suburban appearance associated with deeper front gardens.

## **Parking**

- .10 On plot parking to current standards is provided, with garages set well back from the highway, to encourage parking deeper within the plot, and reduce the visual intrusion created when cars are parked forward of the front elevation of the dwelling.

Additional visitor parking is accommodated throughout the development, within the private drives to plots 1-4 and 5-8, and elsewhere within the parking courts, whilst parking courts are provided with a high level of natural surveillance in the interests of security.

## **Private Amenity**

- .11 Private gardens for individual dwellings are provided in line with the Council’s minimum space standards. The orientation and layout of the site ensures that approximately 80% of the development benefits from south, south-east or south-west facing rear gardens.

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