for Arun District Council



Design and Access Statement

Land adjacent to 30 Ellis Close,
Arundel,
West Sussex.
BN18 9LG

Rev. A
December 2021

MH Architects Ltd
Ground Floor
Bicentennial Building
Southern Gate
Chichester
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ARUN DISTRICT COUNCIL AB/150/21/PL

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1.0
Introduction

MH Architects Ltd (MHA) has been appointed by Arun District Council to prepare and submit a detailed application for outline Planning Permission for the construction of 3no. new dwellings at the land to the left of 30 Ellis Close, Arundel, West Sussex. Arun District Council are the local authority in this area, with good local relationships and management in place.

The application site is approximately 0.062 hectares and is currently in use as a car parking area, surrounded by buildings, fencing and trees. The site is surrounded by residential dwellings in all directions, with access obtained via an existing entrance off Ellis Close. The proposal is for the construction of three, two bedroom houses arranged in a terraced row.

The design team at MHA has carefully considered the scheme with regard to the sensitivity of the location. This has determined the scale, style, appearance, orientation and amount of development being proposed. The houses and associated external works will be suitably designed to relate to the site setting but with modern design and contemporary style.

The progression, evolution and final design of the scheme is based on a careful analysis and thorough knowledge of the application site and surrounding context, and involves continual liaison with the client, a variety of consultants and the relevant Arun District Council departments.

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2.0
Site Assessment

2.1
Physical Context



Figure: Aerial image of site location (boundary line for indicative purposes only)

The application site comprises a parcel of land measuring 0.062 hectares which is approximately rectangular. To the north and west blank gable walls of existing houses shape the site. Along the west and south boundaries run footpaths that are available to the public with garden fencing beyond. The east boundary is formed by the rear garden fence of the Mustchin Foundations which is a block of sheltered flats. There are two mature trees on the southern boundary and one on the eastern boundary.

The surrounding residential buildings are generally two storey with pitched roofs and predominantly gable ends. They exhibit red or brown brick walls, with slate or tile roofs. Windows are generally side or top hung casements and doors vary between timber and PVC.



Figure: Site Photographs

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2.0
Site Assessment

2.1
Physical Context

A number of surveys and reports were commissioned during the early stages design development in order to create a better understanding of any existing site constraints, sensitive areas and issues. These include:-

- Topographical Survey prepared by Encompass surveys
- Site visits and photographic studies by MH Architects
- Parking Beat Surveys
- Tree Survey by Arbtech
- Utilities searches

A Topographical survey has identified the existing levels on site and the ridge/eaves height of surrounding buildings. This information has provided the design team with crucial details to set certain parameters, e.g scale and massing of buildings and the orientation and layout required to achieve level thresholds and accessible pedestrian/car routes around the site.

Combined, these surveys have informed the design of the proposals and given the design team a clear understanding of the existing physical nature of the site and surrounding area.

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2.2
Social Context

The proposals are prepared to meet a defined housing need, in response to the applicant's on going discussion with the Arun District Council's Housing Team. Study of certain surrounding existing densities, as well as character of the local layout as a whole, has guided the proposals.

The site has been deemed to offer an opportunity to create high quality homes. They will be retained by the Council to replace some of the council houses sold through the right to buy and used to provide affordable rented housing for local people.

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3.0
Involvement

The applicant has liaised with various council consultants throughout the process of choosing suitable sites and progressing them to the level required for planning submission. This has ensured that all aspects of development have been considered as part of the design process.

Our previous experience with Secure By Design means that we have identified and incorporated their typical strategies as standard.

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4.0
Evaluation

During the site assessment key points were identified which were used to guide the development of this proposal. They are as follows:-

- The proposals are to provide 3no dwellings, with associated refuse, car parking and cycle storage.
- Unit types determined by established housing need at the time of making planning application. Information provided by Arun District Council Housing Officer.
- Comply with National Space Standards and comply with requirements for storage, room sizes, furniture provisions and space requirements as set out in Housing Quality Indicator standards (HQI) version 4.
- Incorporate Secure by Design principles to create a safe environment in which natural surveillance plays a key role in overlooking pedestrian routes and communal spaces.
- The proposals are to maximise the potential of the site in order to provide high quality living environment to all dwellings.
- Units are to be bespoke, each is to make the most of its location and be elevated to work well within the street scene and wider context.
- The orientation and layout of the dwellings will be designed to make best use of the external environment with regard to sustainable benefits such as natural light/ ventilation.
- Building materials will be sourced from local suppliers wherever possible and will be selected to complement the context in terms of appearance and longevity.
- Design responds to the site and surrounding context in terms of scale, appearance, layout, use and amount and take into account the general massing and height of the surroundings.
- Street scenes are based on accurate level data obtained from the topographical survey to demonstrate that the proposals are compatible.
- Protect important existing trees and planting, while introducing new in appropriate locations.
- Provide a high quality, maintainable and robust landscape scheme that softens the development, contributes to the character of the area and resolves in a proper manner all boundary conditions. Ensure that the scheme improves biodiversity and meets the objectives set out in the ecological report and principles of sustainability best practice.
- Take into account the site constraints analysed during the 'assessment' stage of the design process and work within these restrictions.

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5.0
Use

Several iterations of the layout and unit schedule were studied and tested during the design development process eventually leading to a scheme comprising of three, 2 bedroom houses, organised in a terrace row to echo the predominant form found in surrounding developments. This residential use is entirely appropriate given the established community it adjoins and the proposed scheme provides an appropriate use for the underused site.

The site is currently a largely vacant parking area and this scheme would bring the land into better use to provide affordable homes for local residents of the Arundel area.

An existing entrance off Ellis Close connects the site and it is proposed to alter and enhance this access as part of this application. The proposed development provides 6 car parking spaces on site, 3 of which will be allocated to the 3 houses. The remaining 3 spaces will be unallocated for use by visitors and in replacement of the general use spaces lost on the site.

Careful consideration has been paid to orientation of the proposed buildings and key areas of planting and trees so that the development ensures a soft visual imprint on the landscape. Each dwelling will have a private garden exceeding 50 square meters and incorporating a storage shed for cycles and an area for bin storage. They will also have a small front garden including bin collection points.

Figure: Proposed Site Plan

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6.0
Amount

The site area measures 0.062ha making the site density 48 dwellings per hectare, which is in line with the principles of housing policy and requirements to suit the surrounding existing patterns of development. The amount has been defined through several design option appraisals and led by existing density studies and on going liaison with the Local Authority. The table below displays the amount of accommodation being proposed.

This level of accommodation is deemed appropriate for the location and will complement the established residential community of Arundel, and serves an established housing need. There is space within the secure sheds to store 1no. Cycle, each within the private gardens.

Parking numbers have been derived from guidance and minimum requirements provided by Arun District Council and West Sussex County Council Highways Department. The location of the spaces is well integrated with the housing layout to encourage overlooking, safety, and avoid over dominance which can occur from large groups of parking spaces.

Reference to local waste management guidance has identified the requirements for bin storage throughout the site, this has been interpreted as follows; each house will be provided with 1 x 240ltr bin for domestic refuse and 1 x 240 litre bin for the recycling of corrugated card, glass bottles and jars (monthly), junk mail, envelopes, drinks/liquid food cartons, card/greetings cards, plastic bottles, paper, newspapers/magazines, directories and brochures, steel/ aluminium cans and aerosols. Homes will have internal recycling space to encourage use.

We propose that bins will be stored in the private rear gardens of the homes, providing discreet and convenient bin storage. Bins will be moved from the rear gardens via garden gates on collection day to points in the front gardens where they can be easily accessed.

Whilst a provision is shown on the plans we welcome continued liaison with Arun District Council in order to determine the best provision of bin sizes. The spaces provided are sufficient in size to allow some flexibility in this respect. The location of the bin storage will comply with current standards regarding distance for bin collection and occupant use, as denoted by Building Regulations and Local Authority guidance.

SCHEDULE OF ACCOMMODATION

UNIT	ACCOMMODATION	Internal Area
01	2 bedroom, 4 person house	79.2 sq. m
02	2 bedroom, 4 person house	79.2 sq. m
03	2 bedroom, 4 person house	79.2 sq. m
TOTALS:-		
	3no. 2 bedroom, 4 person house	237.6 sq. m
Development Site		0.062 Ha
Site Density		48 Units/Ha
Car Parking		1 space allocated for each house
		3 spaces re provided
		TOTAL = 6 spaces
Cycle Parking:		1 secure cycle spaces per house in sheds (see plans)
Refuse & recycling :		Recycling space in all kitchens to meet CfSH
		Refuse vehicle collection points in front gardens
		bins stored in rear gardens

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7.0
Layout

The layout of the scheme has been shaped by a number of contributing factors and undergone continual development following regular consultation at key design stages. Constraints identified during the site assessment have been evaluated in order to set parameters to work to.

The proposed development is set out as an extension of the existing building pattern. The adjacent terrace of houses is stepped forward in groups of 3 or 4 so these 3 new houses are grouped into one block that steps forward in the same pattern. The shortest distance from the rear windows in the Mustchin Foundation to the blank gable wall of unit 3 is just over 12m ensuring minimal impact.

This layout allows existing footpaths around the site to be retained and provides sufficiently large rear gardens. Each garden has a gate providing access without going through the house and ensuring bins can be easily moved to collection points.

The site has an existing vehicular entrance off Ellis Close that is used to access the parking area. We intend to amend this access so that it is reduced to a narrower cross-over with the existing footpaths either side extended and connected. This is to prioritise pedestrian routes over the vehicular traffic and provide some protection to the new end parking space.

Parking is arranged in a row perpendicular to the access to ensure ease of turning. It is incorporated in a shared surface that provides pedestrian routes to the new houses as well as to existing rear access paths for the houses to the north.

With regard to overlooking, specific attention has been paid to the proposed site layout and the fenestration of new dwellings to respect existing properties. Window and doors are positioned carefully to provide good levels of privacy and also natural surveillance of public spaces.

In order to achieve any development on the site the existing tree on the eastern boundary will be removed. However, placing the proposed structures away from the southern boundary allows the remaining significant trees to remain untouched by the development. Window sizes on the rear elevations have been increased to ensure that lack of light within the new units does not create pressure to fell or pollard these trees.

The internal layout of the dwellings will cater for easy access at ground floor (as required by Approved Doc M) and where possible, look to incorporate the principles of Lifetime Homes, enabling flexibility of future use to a wide variety of people.

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7.0
Layout



Figure: Proposed Site Plan

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8.0
Scale

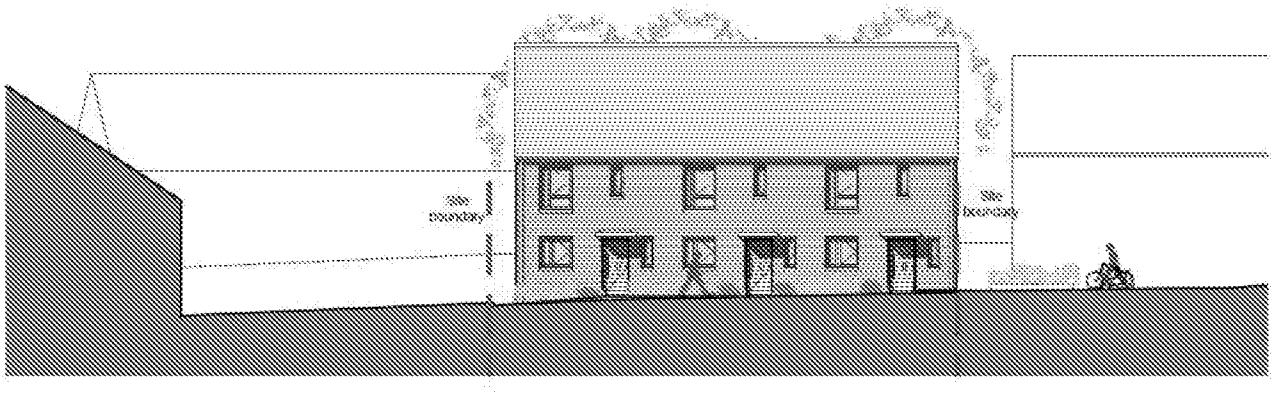


Figure : Proposed site section

As with the layout, the shape and scale of the block continues the existing precedent with 2 storey units, highly pitched roofs and gable ends. The essence of this guiding principle translates across many of the headings covered in this document yet is particularly relevant to scale.

The form and scale of the proposed development represents the existing format of the homes in Ellis Close Articulation has been introduced in the form of porch projections and varied window sizes. The block is stepped forward of the adjacent block in a similar way to the surrounding blocks, enough to create interest without affecting light or views for the adjacent building. This variety creates a pleasant broken up appearance and flows with the natural gradient of the site.

The primary elevation and front doors of each house are well related to the site layout to avoid unsightly blank elevations seen from the street.

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9.0
Appearance



Figure : Proposed elevations

During design development we felt that key elements of the surrounding architecture were an important aspect to take into account when deciding the style and design of the scheme, while also reflecting the developments contemporary nature. The design team considers that the site offers a real opportunity to enhance the existing community while drawing from its design successes.

Traditional in form and scale yet with contemporary detailing and fenestration, the proposed houses will incorporate a combination of multi-stock red facing brick and artificial slate roofs. Key elements of brick detailing will add variety to the aesthetic quality of the scheme. Materials will be of a good quality and selected to age gracefully.

Slate appearance has been proposed to the roof pitches with matching ridge tiles. Dark grey PVCu windows are proposed and it is noted that the Local Authority would seek samples of materials and windows in due course. PVCu gutters and downpipes have been proposed with dark grey eaves and soffits. Doors and windows would be to Secure by Design standard and the front doors would have a colourful finish to add a dash of individuality to the scheme.

Extensive planting, defined in places with timber knee rails soften the site and amongst other benefits, reduce the appearance of car parking spaces and increase the ecological potential of the development.

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10.0
Landscaping

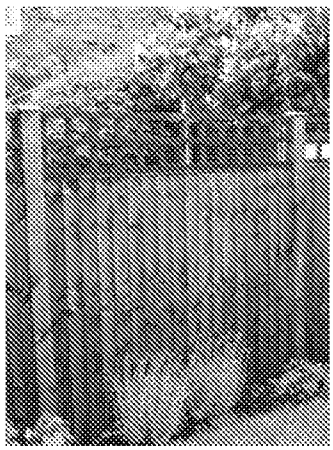
The external landscaping has been designed to be as easily maintainable and easily accessible for users including mobility impaired residents/visitors. All hard landscaping will be on firm ground, with no loose gravel which has the potential to make access difficult for wheelchair and cane users. Soft landscaping will include extensive greenery and planting to encourage biodiversity and wildlife.

The houses will have both private rear gardens and small planted front gardens. New plants are proposed along the northern site boundaries to soften the site, and to create ecological habitat. These areas will act as 'green buffers' to provide a degree of screening from key existing properties and a soft edge to the new development. All rear access paths and gates will be secure and designed to meet Secure by Design criteria.

Examples of the some of the types of boundary treatments and landscaping proposed







Figures: Indicative hard landscaping materials to indicate variety and textural changes used to demarcate areas

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11.0
Sustainability

A sustainable home is one that is built to meet the needs of people today, but with due consideration for the needs of future generations. The dwellings will be constructed to meet current building regulations. It is understood from liaison with the Local Authority that by following this nationally recognised standard, the application will demonstrate compliance with its local policy.

Specific environmental / sustainability features of the development will include the following:

- Low levels of heat loss through the fabric of the building as a result of high insulation levels and air tightness performance.
- All glazing will have low heat loss and be designed to maximise natural daylight and reduce summer solar gain (high performance windows would form part of solution / energy strategy).
- Low energy heating and hot water systems will be considered at a detailed design stage.
- Low energy lighting installations internally and externally throughout with appropriate controls.
- Provision of secure and weather tight cycle storage to encourage cycle ownership and use.
- All insulation materials will be low polluting, with detailing to minimise thermal bridging.
- Use of durable materials of low environmental impact and long life, sourced responsibly for main building and finishing elements (including certified timber).
- Provision of rain water butts to all houses to serve external areas. Planting to be selected where possible to limit water use and reflect warming climate trends.
- Limited hard surfacing due to low density scheme and efficient access layout. Permeable surfaces to allow percolation into soil where possible.
- The ecological value of the site would be enhanced by the implementation of an appropriate landscaping strategy.
- The development has a good building footprint in terms of heat loss criteria and day lighting, by virtue of the terraced layout adopted.

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12.0

Access principles are based upon an inclusive design approach which seeks to reduce the disabling aspects of environments on all users, including those with disabilities.

The site is approximately 700m from the local shops and there is a large supermarket approximately 8.5 miles away, in Westhampnett, Chichester. The site is close to the and A27 and provides excellent links to Worthing, Brighton and Portsmouth

Further afield the site is approximately 10 miles from Chichester, 10 miles from Worthing and 20 miles from Brighton. Arundel train station can be found 1 mile walk from the site. Direct trains to Portsmouth, Southampton, London Waterloo and Brighton are available from this station, with connections in both directions along the South coast.

The site located within a small well established historic town with access to a range of amenities and services necessary to respond to key government criteria for well-being. A local convenience store, which stocks fresh groceries and meat; post office, local pub and a community centre can be accessed on foot in under 10 minutes.

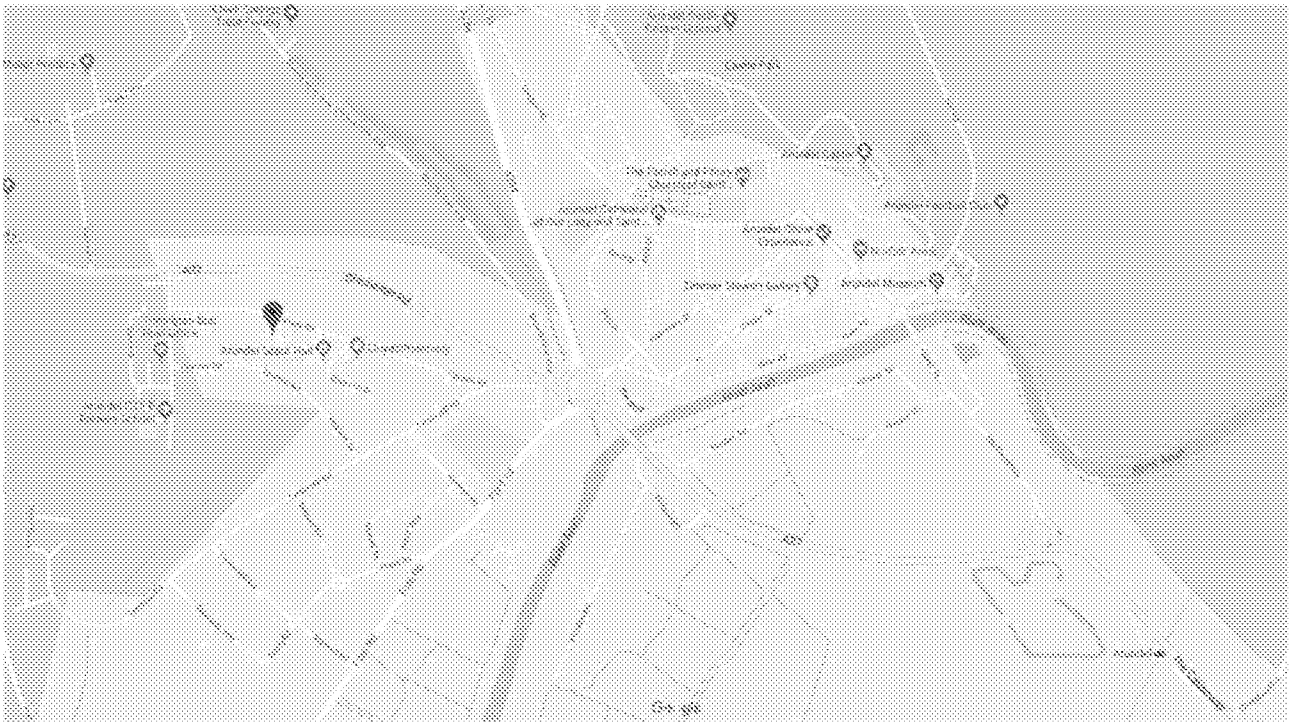


Figure : Location Map (courtesy of Google Maps)

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13.0
Environment Agency: Flood Risk Map

The attachment below, taken from the government website, displays the application site which is located outside but in the locality of a flood risk zone. A full (FRA) is not required as the site is less than 1ha.



Figure : Flood risk map

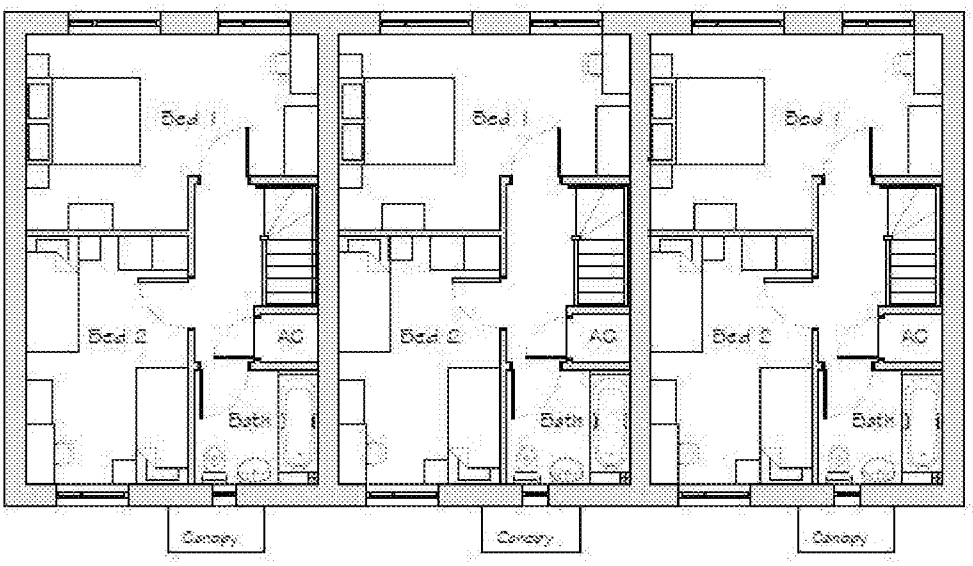
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14.0
Inclusive Access

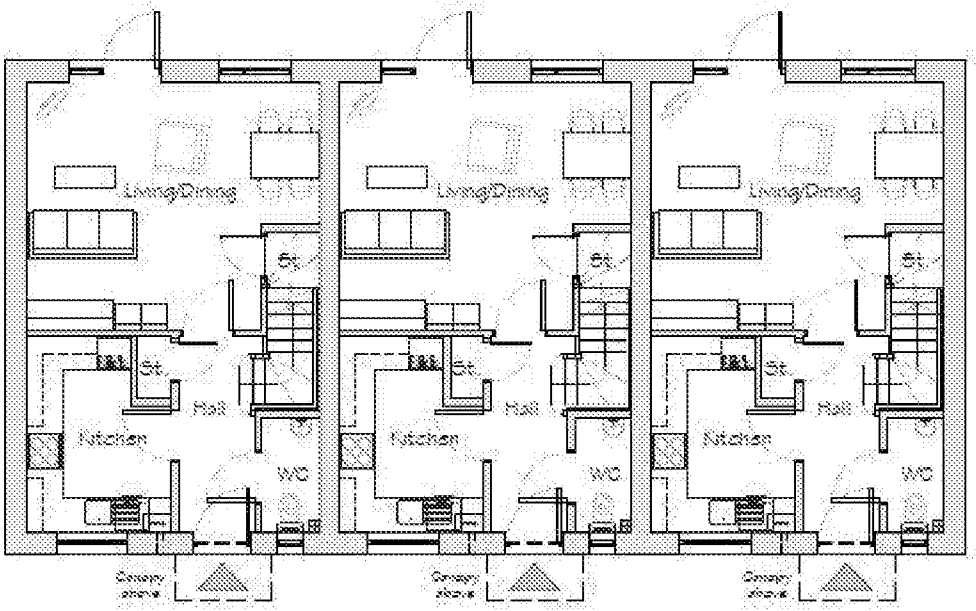
This proposal has been designed to be accessible to all users. The proposed site levels strategy will allow a good degree of accessibility with footpath gradients less than 1:20 to front doors.

Finished floor levels have been set to enable level thresholds throughout with easily identifiable paths leading to entrances/exits at a gradient of no greater than 1:20 in accordance with good practice, Part M of the Building Regulations and Lifetime Homes principles. A 1200mm level threshold extends from the entrance before gradients begin.

The dwellings include Lifetime Homes criteria where possible. The Lifetime Homes standard aims to make units suitable and adaptable to meet a broad range of disabling conditions, therefore allowing residents to remain in their homes for a longer period with the many social benefits that staying in the same community brings.



First floor plan



Ground floor plan

Figure : Proposed Plans

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15.0
Application Submission

The proposed scheme, which has been submitted for full planning permission, has been carefully considered in relation to the surrounding context and the needs of the community.

The architectural team has worked in conjunction with the Local Authority, various consultants and advisors to create a new development which responds respectfully and appropriately to the surrounding context. Arun District Council have approached the neighbours concerning the proposals to enable a scheme that meets the requirements of the local population.

It is respectfully requested that Officers and Members of the District Council look favourably on this proposal and grant full planning permission.

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