

Revised Proposals for Blastreat and Greenhurst, Fitzalan Road, Arundel

Supporting Consultation Statement – Update

Following the community consultation completed prior to the submission of our initial proposals for this site, Renaissance Retirement has continued to consider feedback received from both statutory and non-statutory consultees during the course of the application process.

As part of our work relating to the progress of the application, liaison took place with Arun District Council's planning officer, who subsequently provided comments on that proposed scheme, including design comments relating to that part of the building on the north east part of the site. We were also conscious that comments regarding the design and appearance of the proposals had been raised within some of the representations made to the Council from the wider community.

In response, the scheme has been subject to review and consideration following which a number of changes have been made to the scheme. The key revisions are as follows:

- The massing of that part of the building on the north east part of the site has been reduced opposite No.2 Fitzalan Road and at the northern corner of the site to satisfy daylight guidelines;
- The first and second floor glazed link between the north east and south west parts of the building has been deleted and replaced with a single storey link at ground floor level. The gap between the two blocks formed by the single storey link has been increased;
- This has resulted in the proposed vehicular entrance being relocated to the south west end of the site further from the bend in Fitzalan Road, thereby improving vehicular sight line visibility. Together with the stopping up of the existing vehicular entrances to Blastreat and Greenhurst this significantly improves existing highway safety along this part of Fitzalan Road;
- The revised layout enables the main pedestrian entrance into the building to be located fronting onto Fitzalan Road located midway between the proposed building on the north east and south west parts of the site. This main entrance into the building will be served by a new pavement to be constructed along the south west frontage of the site;
- The communal residents lounge is now located directly off of the main entrance into the building, providing a focal point and central area for social activities for the intended residents;
- The integral refuse bin store is now located in the south west part of the proposed building, further from the bend in Fitzalan Road and located so that it can be serviced directly from Fitzalan Road;

Supporting Consultation Statement – Update Cont'd

- The electric buggy store/cycle store is now positioned integral to the building and accessed off of the proposed access driveway. A second electric buggy store is also provided within the building adjacent to the rear main entrance into the building;
- The height of the north east block has been reduced from 4 storeys down to 3 storeys;
- The north east block has been designed to reflect a more utilitarian, modest style of architecture reflective of brewery architecture/design features found within Arundel;
- The length of the south west block has been reduced by a two window bay width;
- The main roof ridge line of the south west block has been lowered.



Front Elevation (North)
Fronting Fitzalan Road

Current Proposal



Front Elevation (North)
Fronting Fitzalan Road

Earlier Withdrawn Scheme

Given the nature of the revisions made, it has warranted the submission of a new application albeit this directly results from the ongoing work associated with the initial application.

As part of our ongoing communication and engagement activities, further liaison will take place with locally elected representatives while a community update newsletter will be issued to neighbouring residents and others who have expressed an interest in the proposals to date.