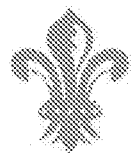


Fitzalan Road, Arundel

Client: Renaissance Retirement | January 2018

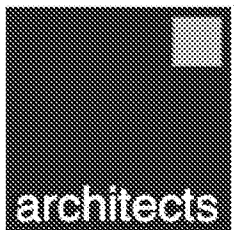
Design and Access Statement

DESIGN AND ACCESS STATEMENT



RENAISSANCE
· RETIREMENT ·

davidjames architects
& partners ltd



Design and Access Statement

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1.0 Introduction

1.1 Renaissance Retirement are proposing to redevelop No.14 Fitzalan Road and the neighbouring site, Greenhurst, with sheltered housing for the elderly. Both number 14 and Greenhurst, which collectively comprise the application site, are underdeveloped and there exists a fantastic opportunity to redevelop the site increasing its efficiency and bringing about an enhancement to the street scene and character of the area.

1.2 The proposal is to demolish the structures that exist currently and to build 2 blocks, adjoined via a low level link, of 46 retirement apartments in its place. Purchasers of the properties will be limited to those of retirement age. Throughout the design process great effort and attention to detail has been applied to both the internal functional layout of the buildings as well as the attractive and well proportioned appearance of the facades. The proposal utilises only the best materials and craftsmanship and will create a pleasant and ergonomic living environment.

1.3 This statement is an assessment of the design process and physical characteristics of the proposed scheme. It is submitted in support of an application for full planning permission and is accompanied by planning application drawings, and other supporting documentation.

1.4 David James Architects and Partners have designed a visually attractive scheme that successfully address the constraints of the site and is sympathetic to the character of the area and specifically to the neighbouring properties. The design of the scheme has evolved in direct response to the sites constraints, the areas character as well to comments made by members of the public at a public consultation where a draft version of the scheme was displayed in to the local area. The scheme has also been significantly reduced in scale, bulk, height and mass since Pre-Application advice has been received from the local authority in response to the initial scheme that was presented at the public consultation.

1.5 The proposal assembles sufficient land to accommodate a type, scale, density and form of development that would preserve the character and appearance of the area and the prevailing pattern of residential development.

1.6 The process of design evolution has sought to ensure that the proposed building does not adversely affect the character and amenity of the neighbouring properties or the surrounding area in accordance with Local Plan policies.

1.7 The proposal is in compliance with all relevant Development Plan policies, causing no harm to the appearance of the area, character and to the amenities of any neighbouring residents or to highway safety. It is considered that there are no sustainable grounds of objection and request the support of the Local Planning Authority.

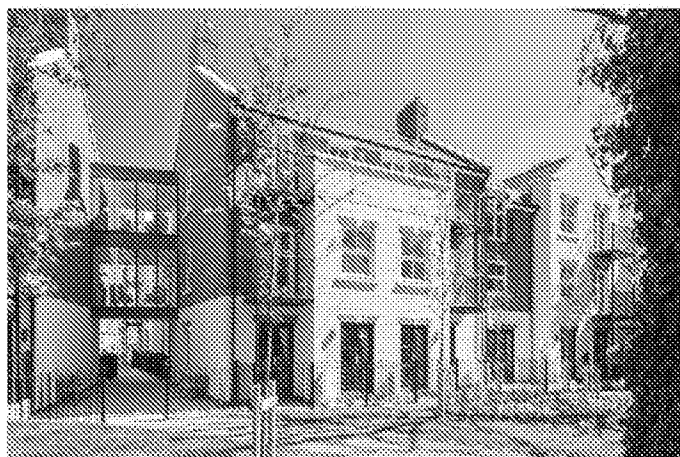
1.8 This application follows a previous scheme which was withdrawn due to concerns raised by the local authority. The design which forms this current application, addresses those concerns made by the Case Officer, and the building now takes on a notably different form and design language. The massing of the building has also been assessed in great detail, and reduced so that it does not infringe upon the Right to Light enjoyed by neighbouring properties.



Aerial Location View of the Site

1.8 The developer:

Renaissance Retirement Ltd was founded in 1997 and specialises in the design, building and management of high quality sheltered housing for the elderly. Their aim is to provide and manage luxury retirement developments that are simply better than the standard developments being produced by others across the country. They develop retirement apartments with good space standards, high quality internal and external specifications with an innovative approach to ensure that they keep abreast of their customers' evolving needs and aspirations.



Renaissance Retirement past project

1.9 The Architect:

David James Architects are an experienced and dynamic practice. We have a reputation for creating thoughtful, versatile design solutions, without being bound to a prescribed design style. Our projects range from one-off bespoke contemporary houses from Richmond to Sandbanks, to commercial projects, office developments and traditional housing schemes. We have considerable experience in designing housing for older people. We pride ourselves in creating solid and lasting relationships with our clients, being involved every step of the way with each project. We enjoy working with the community to produce sympathetic, ergonomic design, enhancing the environment whilst creating exciting, quality architecture. The practice has won a number of prominent awards, most recently being the residential architecture category, property value £1-2.5 million, in the International Design & Architecture Awards 2015, for the third year running.



David James Architects past project



Renaissance Retirement past project



David James Architects past project

02 Site Context

2.1 The application site is 14 Fitzalan Road and Greenhurst, Arundel. The site is well located being ideally suited for retirement living. It is currently under-developed and presents a fantastic opportunity to be used in a more efficient manner.

2.2 The character of the area is varied with a diverse range of building types from individual detached properties to large blocks of flats set over multiple floors. There are also other retirement schemes within the local area.

2.3 There is no overriding architectural style with which new development must conform to. However, the majority of buildings are of traditional design and often include brick facades with pitched roof structures over. The surrounding buildings differ in size, height and footprint. There exists a row of 6 town houses adjacent to Greenhurst, Otters Quay. These are two storey terraced houses with individual pitched roofs and utilise a mix of brick, slate roof tiles and some rendered elements to the gables. These structures set a precedent for the scale of development adjacent at the application site and these have been influential in developing the design of the proposal.

Number 2, Riverside House, exists to the east of Otters Quay and on the adjacent side of the road in relation to the application site. Riverside House is a large detached dwelling set over 2 stories. The design is traditional and utilises a similar material palette to Otters Quay. A garage with accommodation over extends within close proximity to the road and the property enjoys a large garden/ amenity space to the north overlooking the river. The design of the proposed building has been specifically developed with Riverside House in mind.

A large development of flats set over 4 storeys exists to the east of Riverside House and adjacent to the application site as Fitzalan Road turns the corner. This large structure is of traditional design with a large pitched roof form over. Brick, timber cladding, tile cladding and clay roof tiles summarise the material palette.

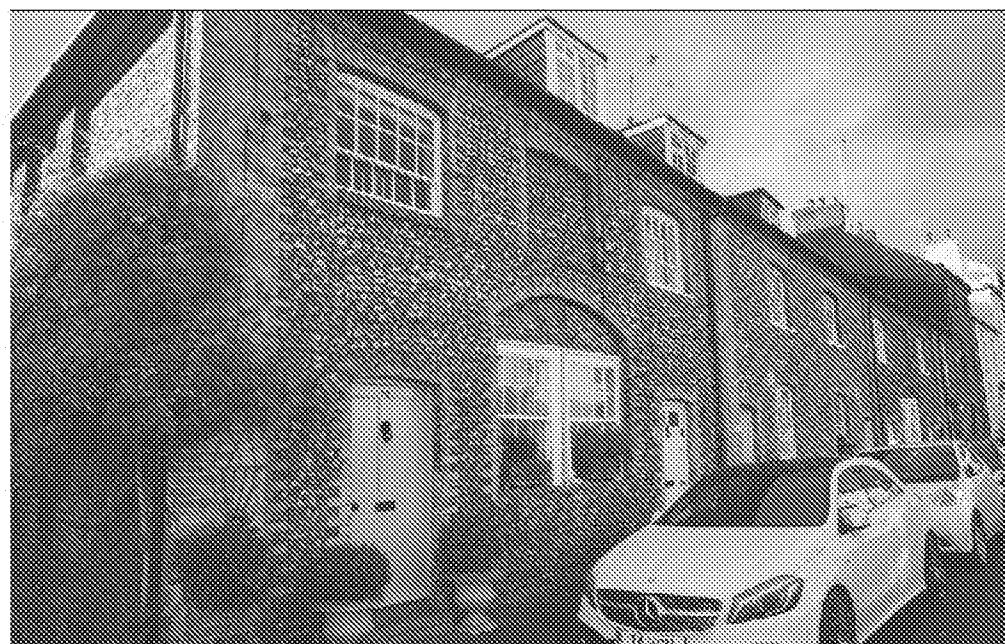
To the south east of the application site, where Fitzalan Road meets Queens Lane, exist two other large structures. A large town house development, recently constructed, exists to the east side of the road, and a large block of flats accommodates land to the west side and directly behind the application site. Both buildings are 3 stories in height and utilise a mixture of brick, render, tile hanging and timber cladding.

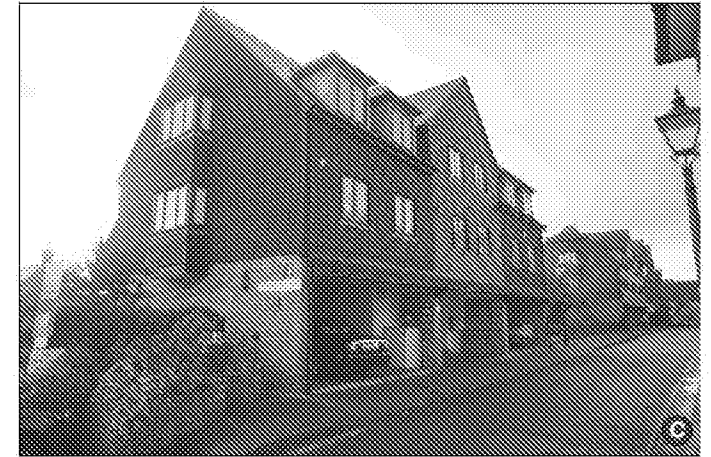
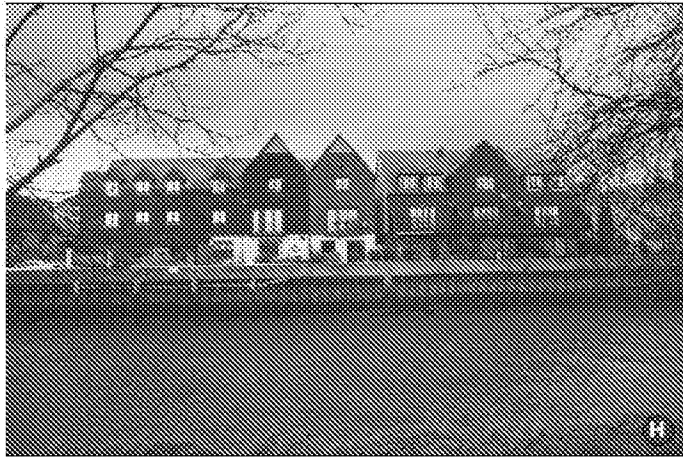
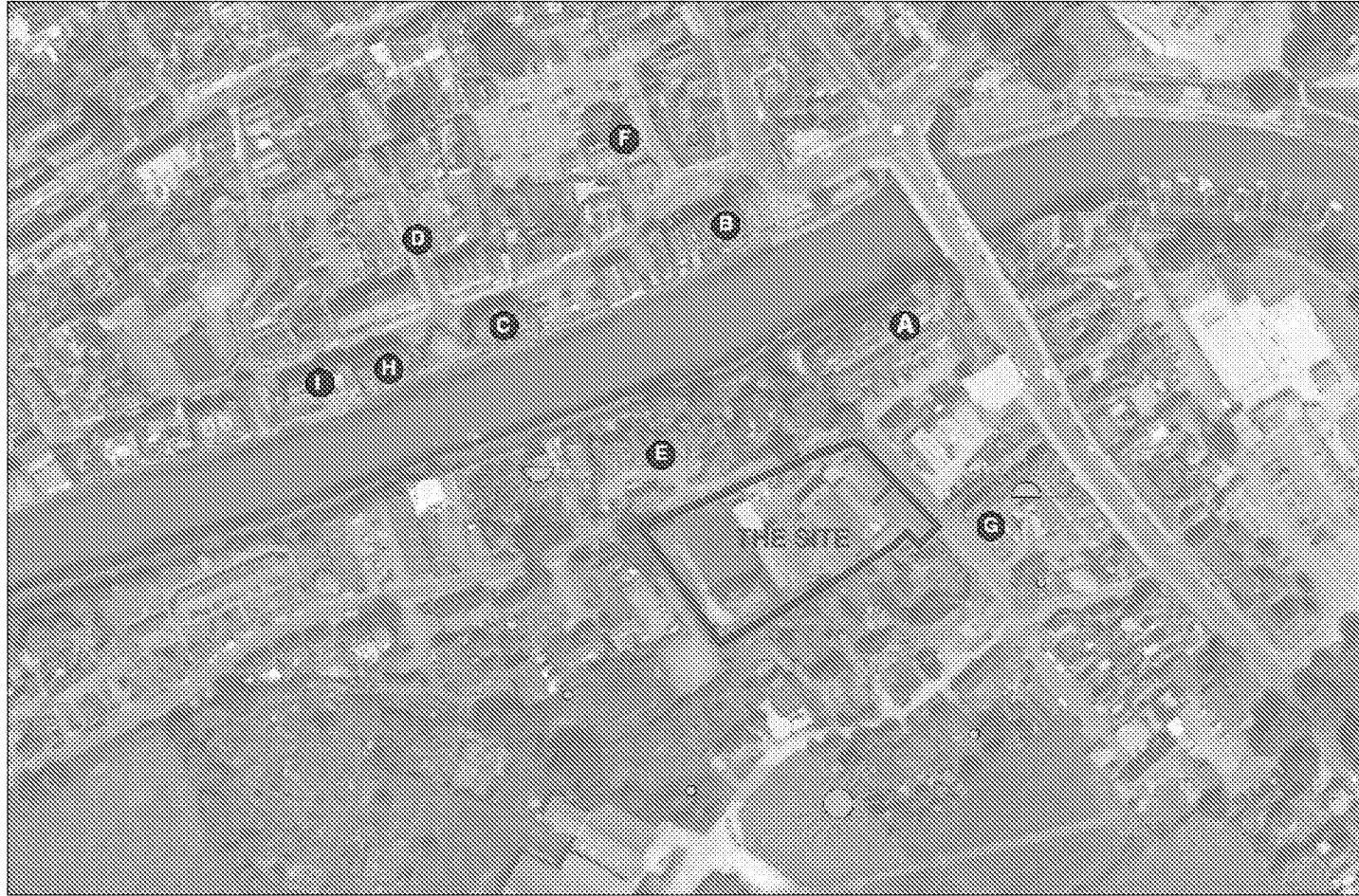
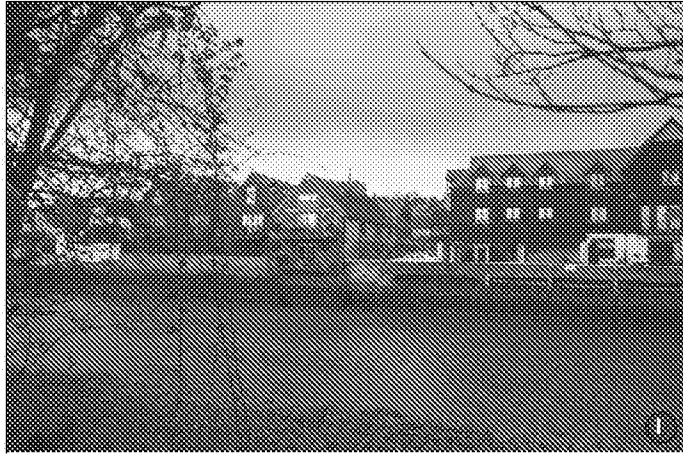
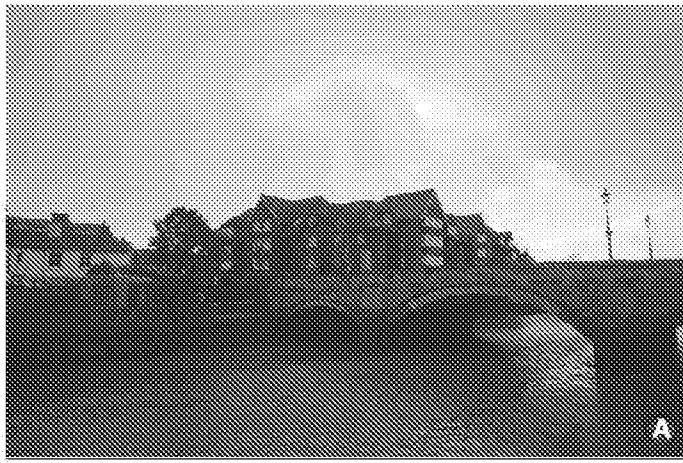
To the south of the application site exist detached and semi-detached housing set over 2 floors with traditional pitched roofs over.

2.4 Generally the surrounding area has undergone some change within recent years with original buildings being replaced with new development. The majority of these new buildings are taller than the buildings which they replace and they now form an integral part of the character of the area.

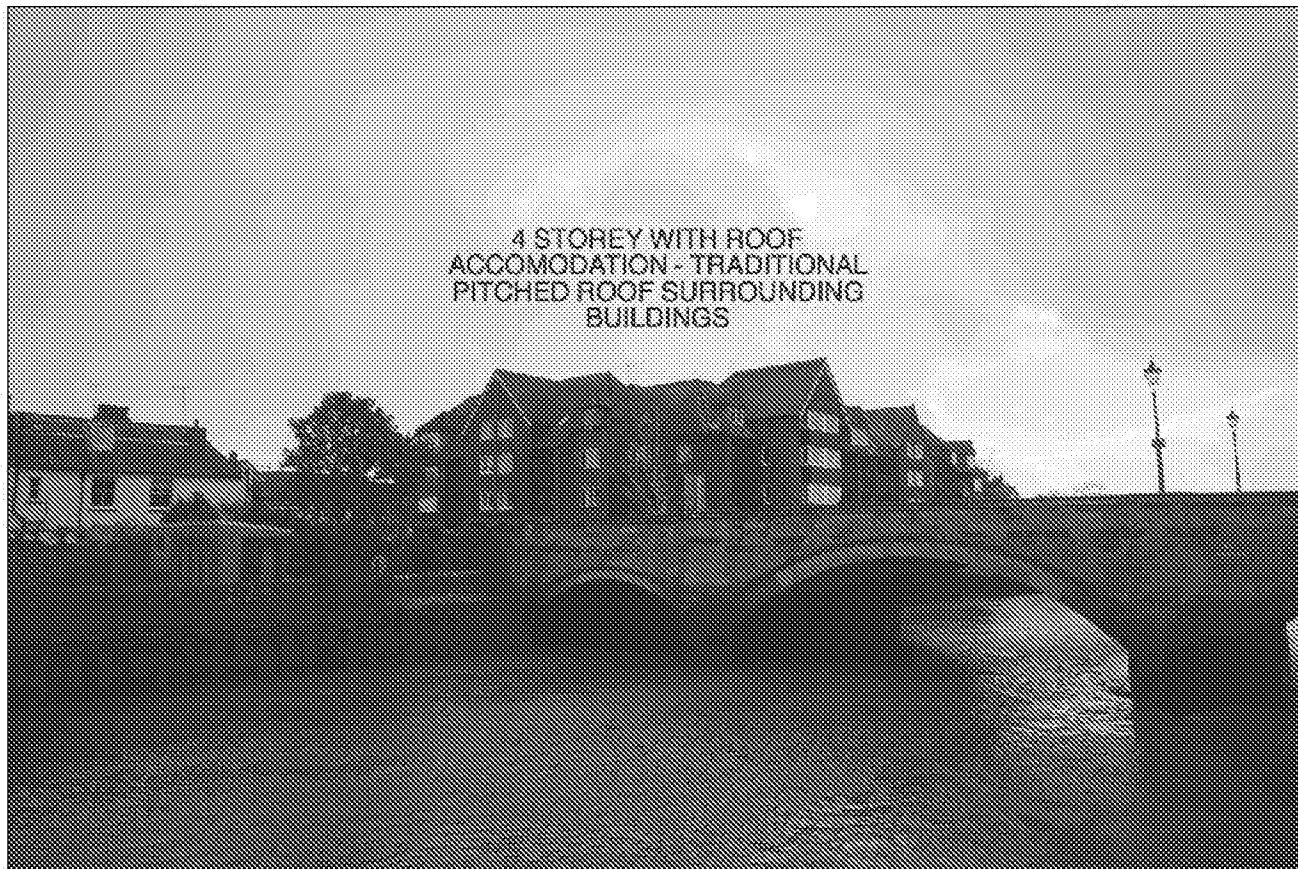
2.6 There exists a fantastic opportunity for the application site to accommodate a new development that would enhance the character of the area as well as the immediate street scene.

Context photographs showing existing buildings on the roads surrounding the application site





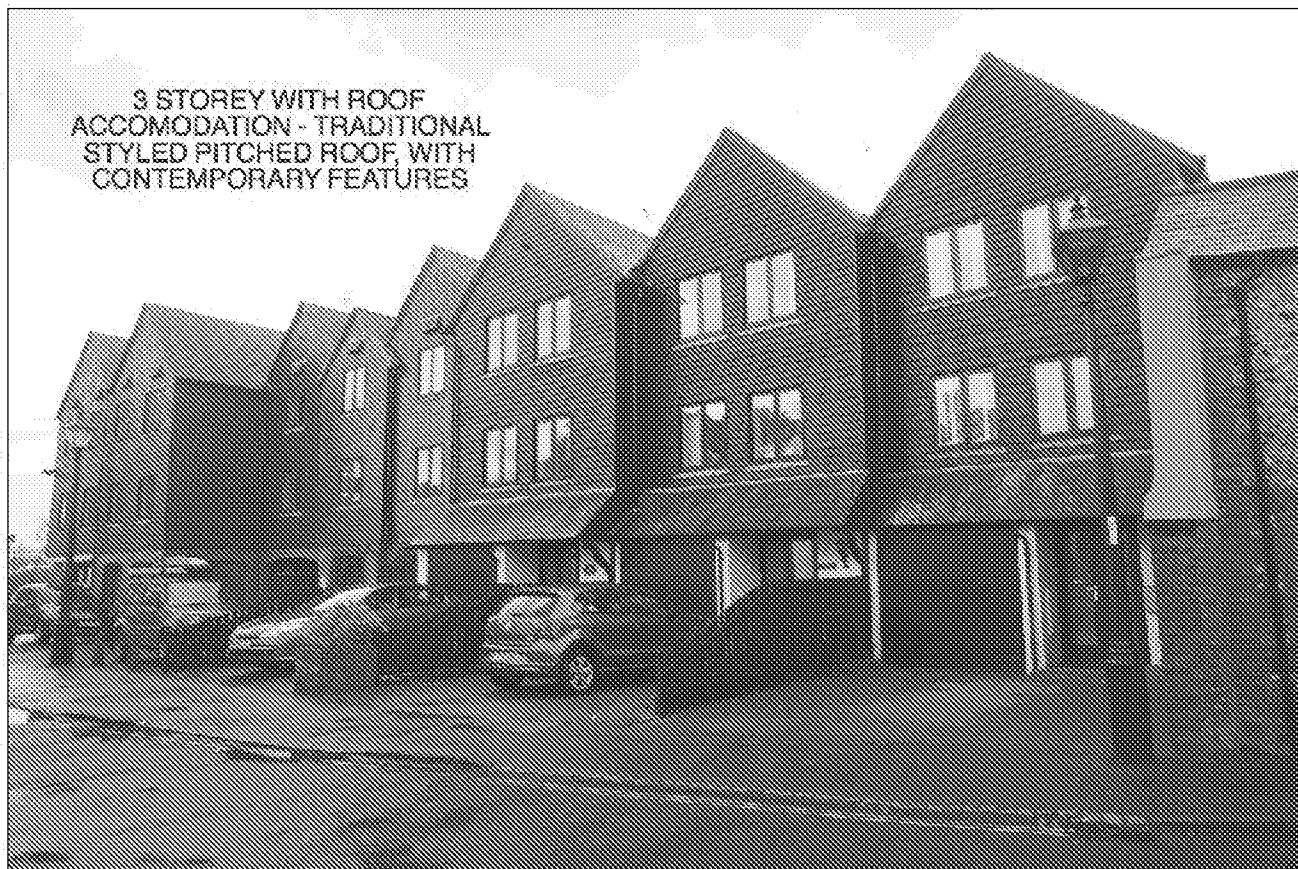
4 STOREY WITH ROOF
ACCOMODATION - TRADITIONAL
PITCHED ROOF SURROUNDING
BUILDINGS



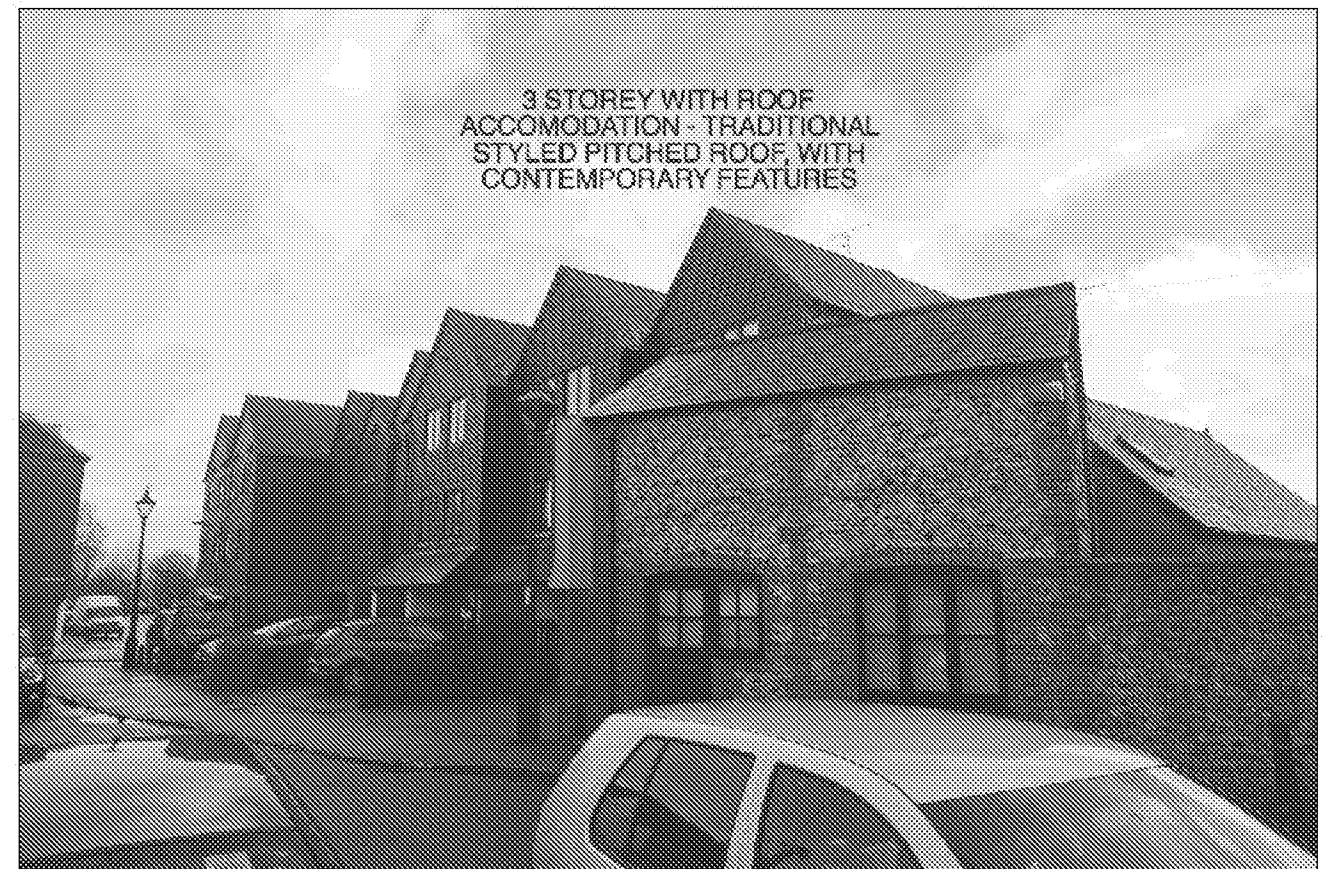
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ACCOMODATION - TRADITIONAL
PITCHED ROOF SURROUNDING
BUILDINGS

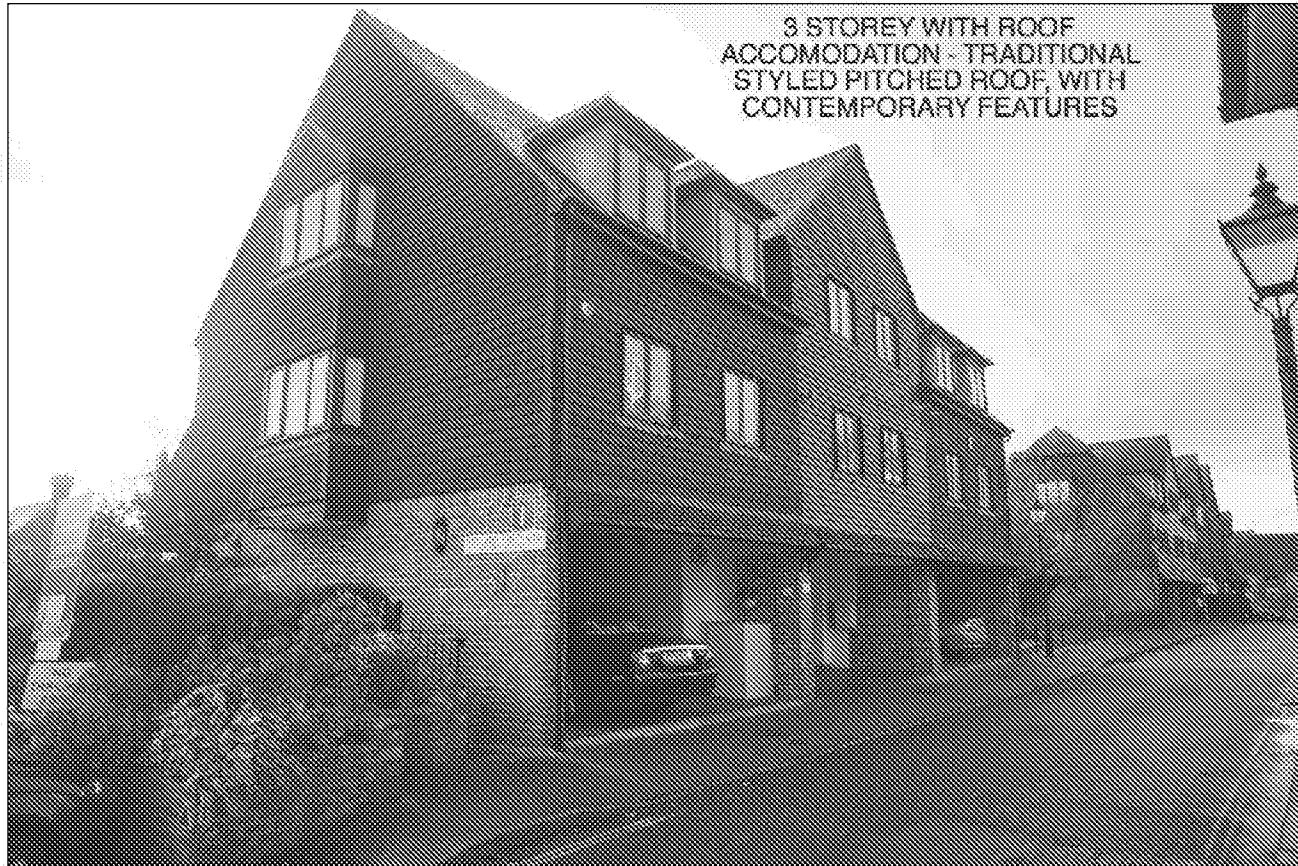


3 STOREY WITH ROOF
ACCOMODATION - TRADITIONAL
STYLED PITCHED ROOF, WITH
CONTEMPORARY FEATURES

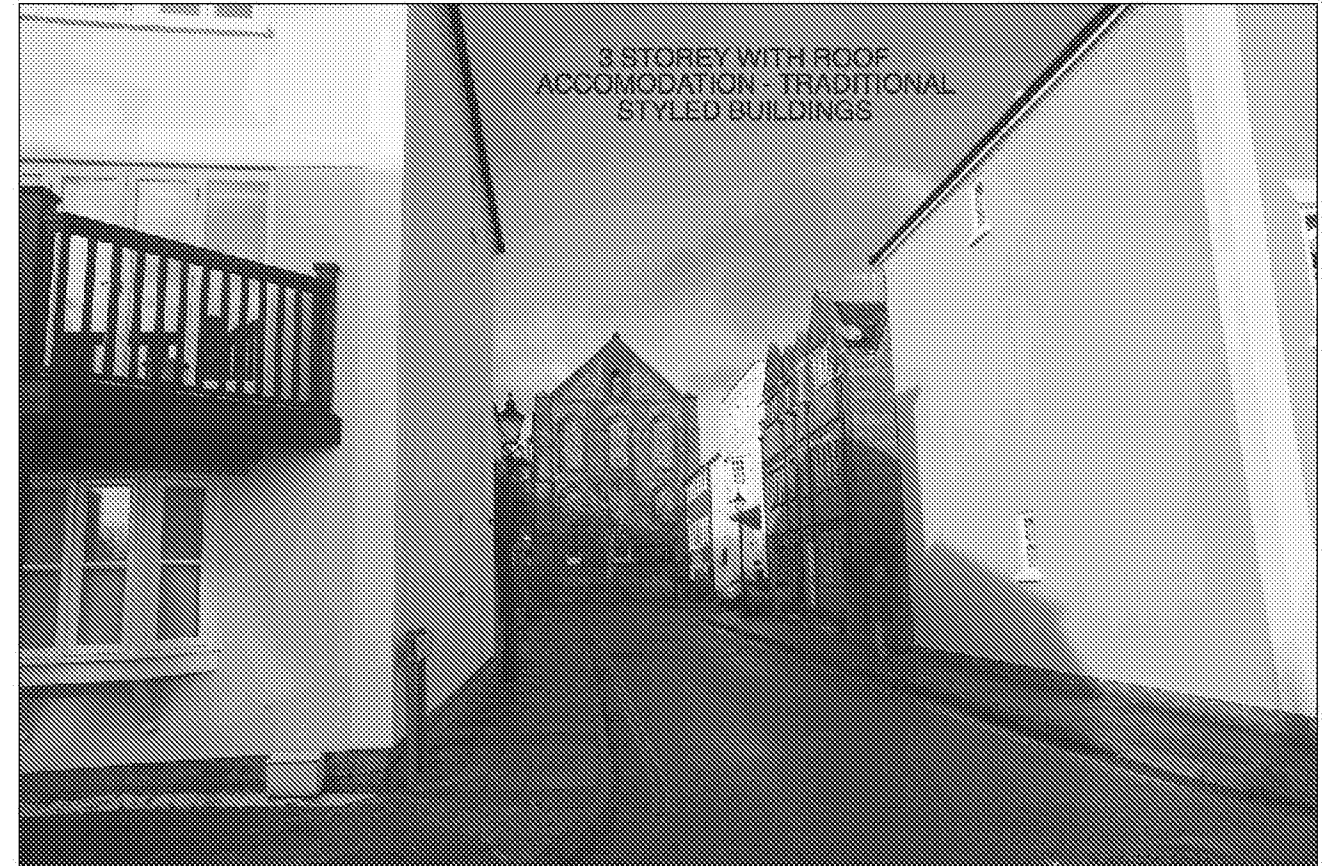


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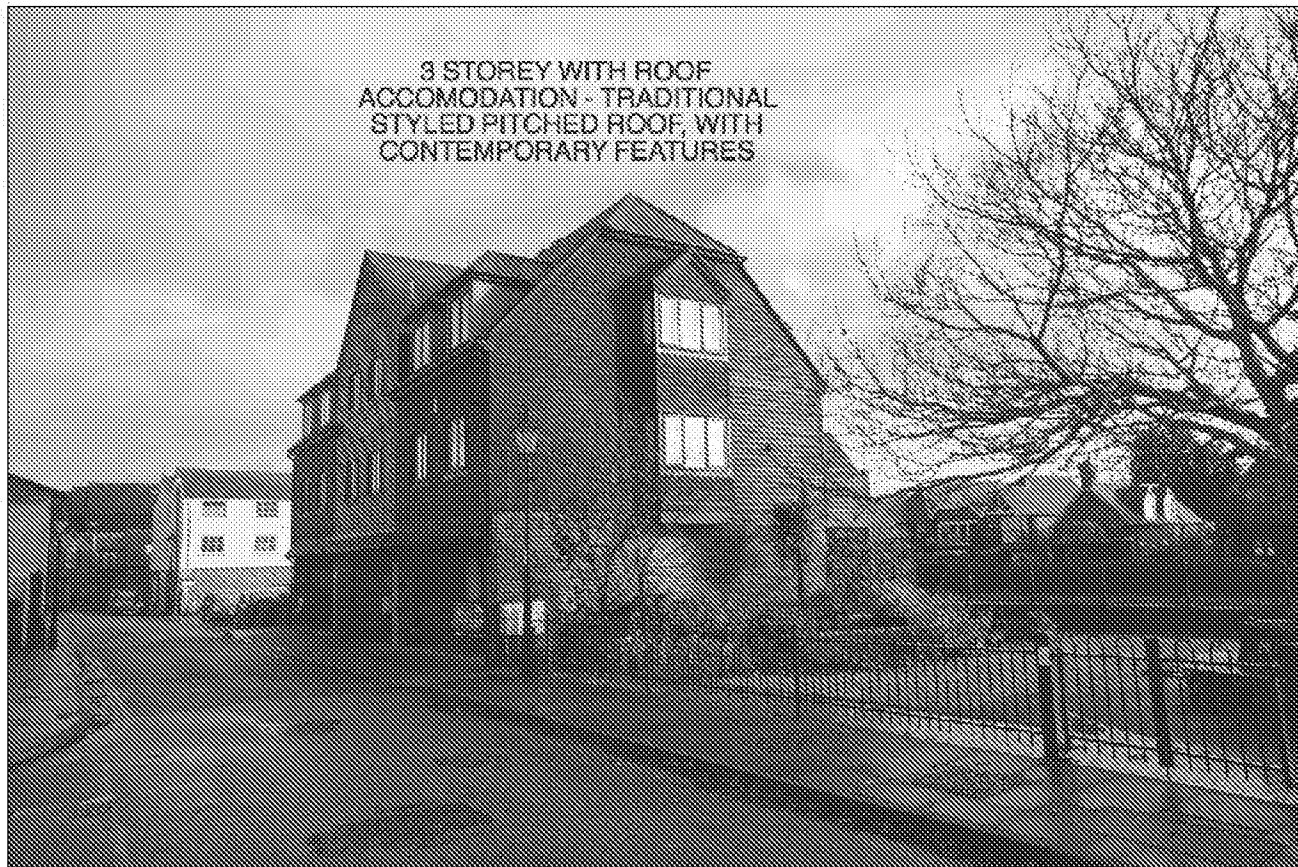




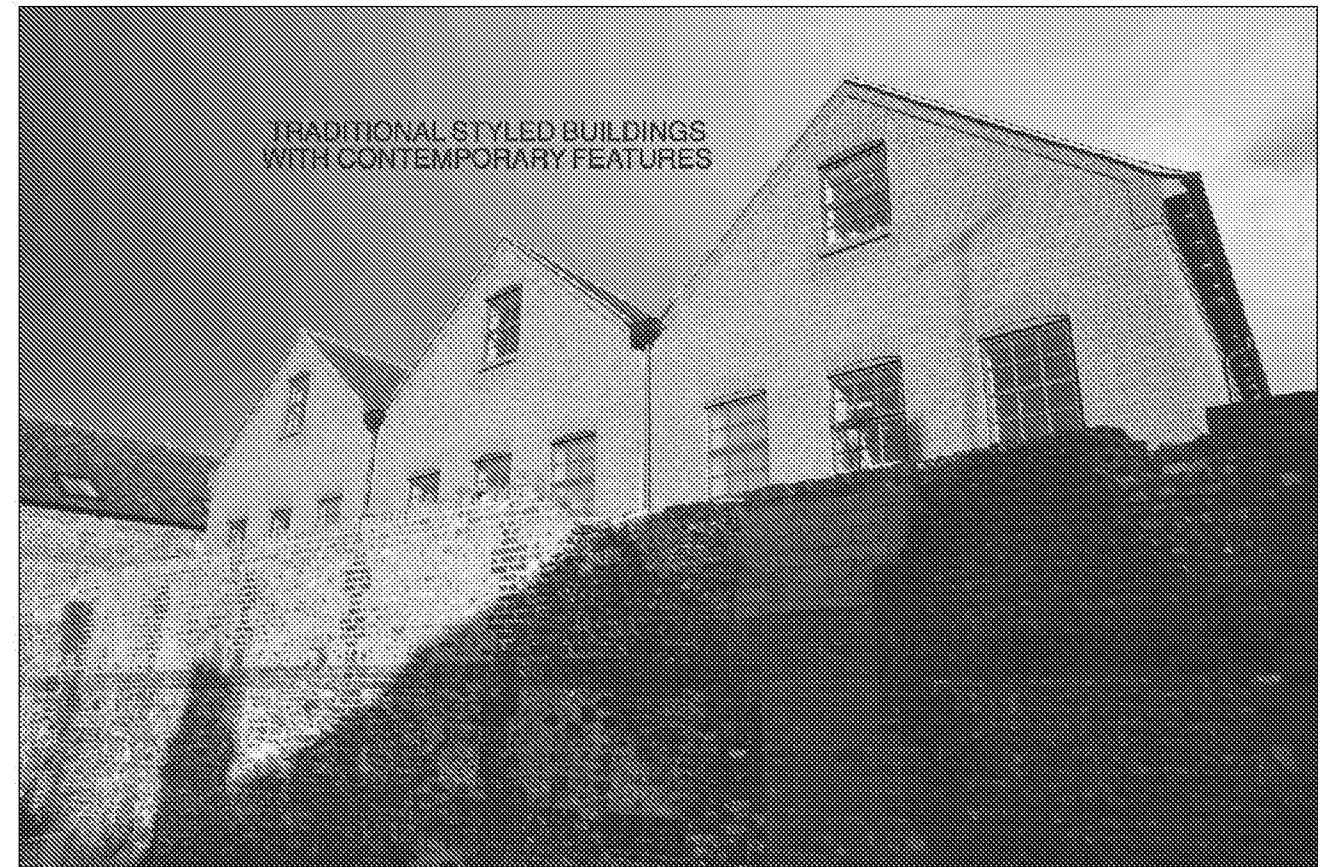
3 STOREY WITH ROOF
ACCOMODATION - TRADITIONAL
STYLED PITCHED ROOF, WITH
CONTEMPORARY FEATURES



3 STOREY WITH ROOF
ACCOMODATION - TRADITIONAL
STYLED BUILDINGS



3 STOREY WITH ROOF
ACCOMODATION - TRADITIONAL
STYLED PITCHED ROOF, WITH
CONTEMPORARY FEATURES



TRADITIONAL STYLED BUILDINGS
WITH CONTEMPORARY FEATURES

03 Site Description

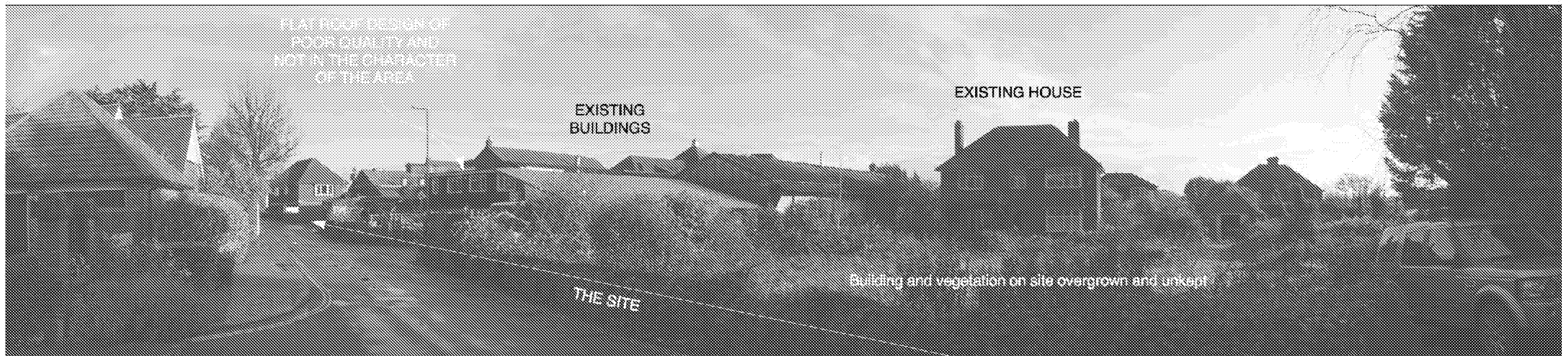
3.1 The resultant plot (combining numbers 14 and Greenhurst) is large being circa 3,659 sq m. The plot has huge potential to accommodate additional built form without upsetting the balance between building and the context of the site.

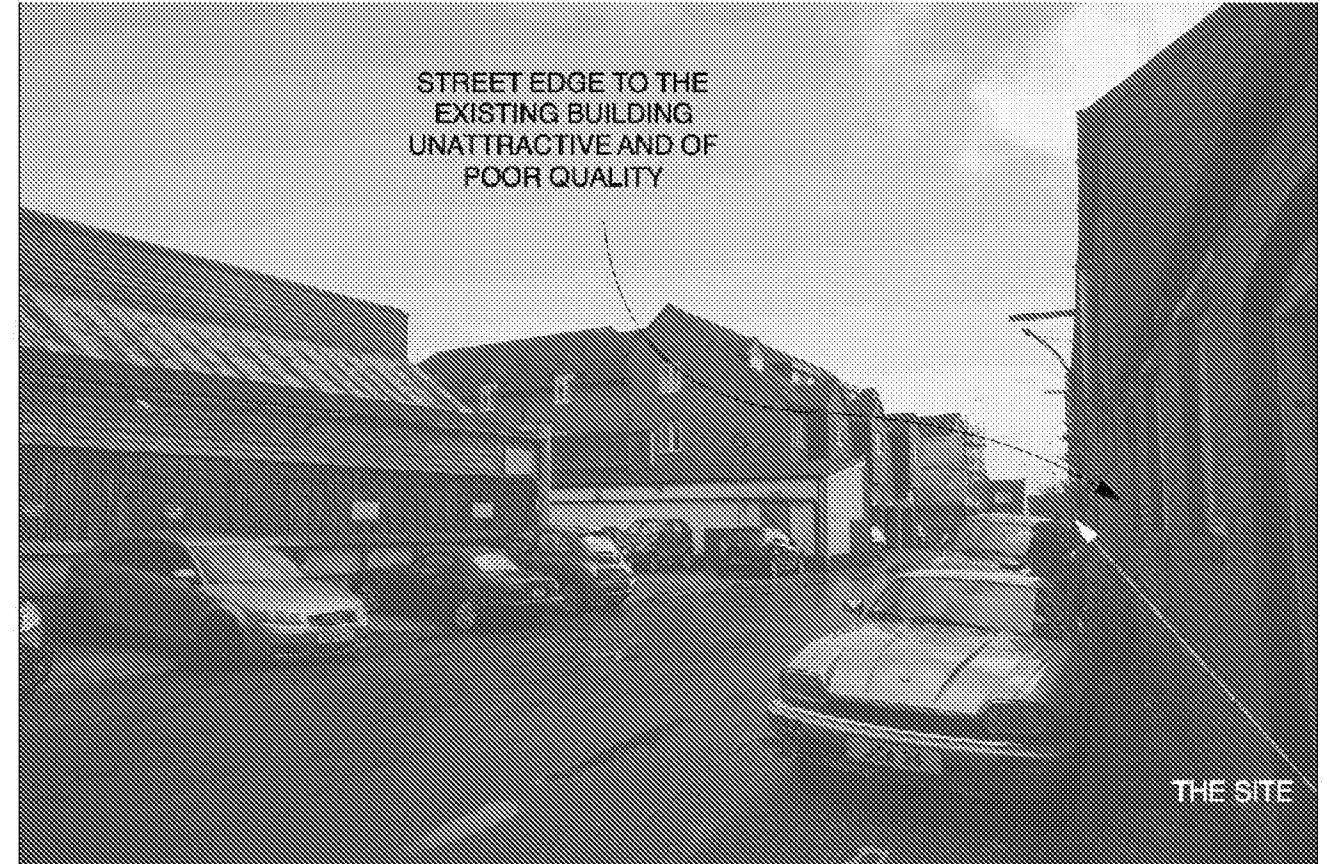
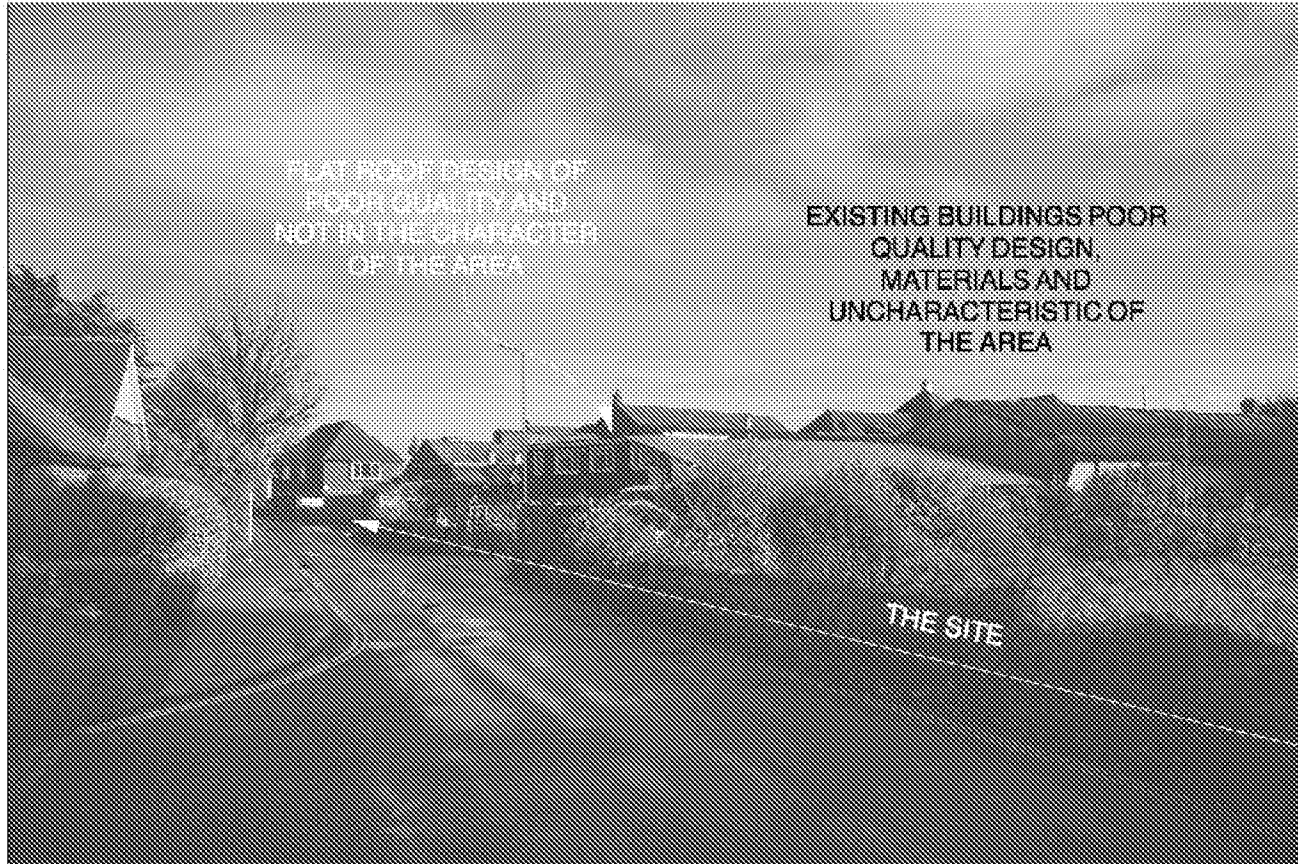
3.2 Greenhurst is a large detached dwelling set well back from the road with an uncharacteristically large front garden. The building is of traditional design and is brick built with clay roof tiles. The plot is under developed and has huge potential to create a positive contribution to the character of the area. The building has some initially pleasing features although upon further consideration presents little architectural merit to the street scene or to the wider character of the area. It presents a neutral contribution to the surrounding area at best. Its demolition and replacement with a quality building will enhance the street scene.

3.3 14 Fitzalan Road is a former ancillary building of the Swallow Brewery, constructed circa 1897. The structure exists to the most eastern part of the site and extends hard up to the road edge. As part of Pre-Application discussions, Arundel town council applied to have this structure listed. A detailed report, produced by WYG, was prepared and submitted to Historic England who concluded that the structure is not worthy of listing. The building is not within a Conservation Area, nor is it locally listed. Its demolition and replacement with a quality building has no grounds, therefore, for objection. A metal yard with associated structures exist further west adjacent to Riverside House. These structures do not contribute in a positive manner to the character of the area and the construction of a quality development in its place should be welcomed and encouraged.

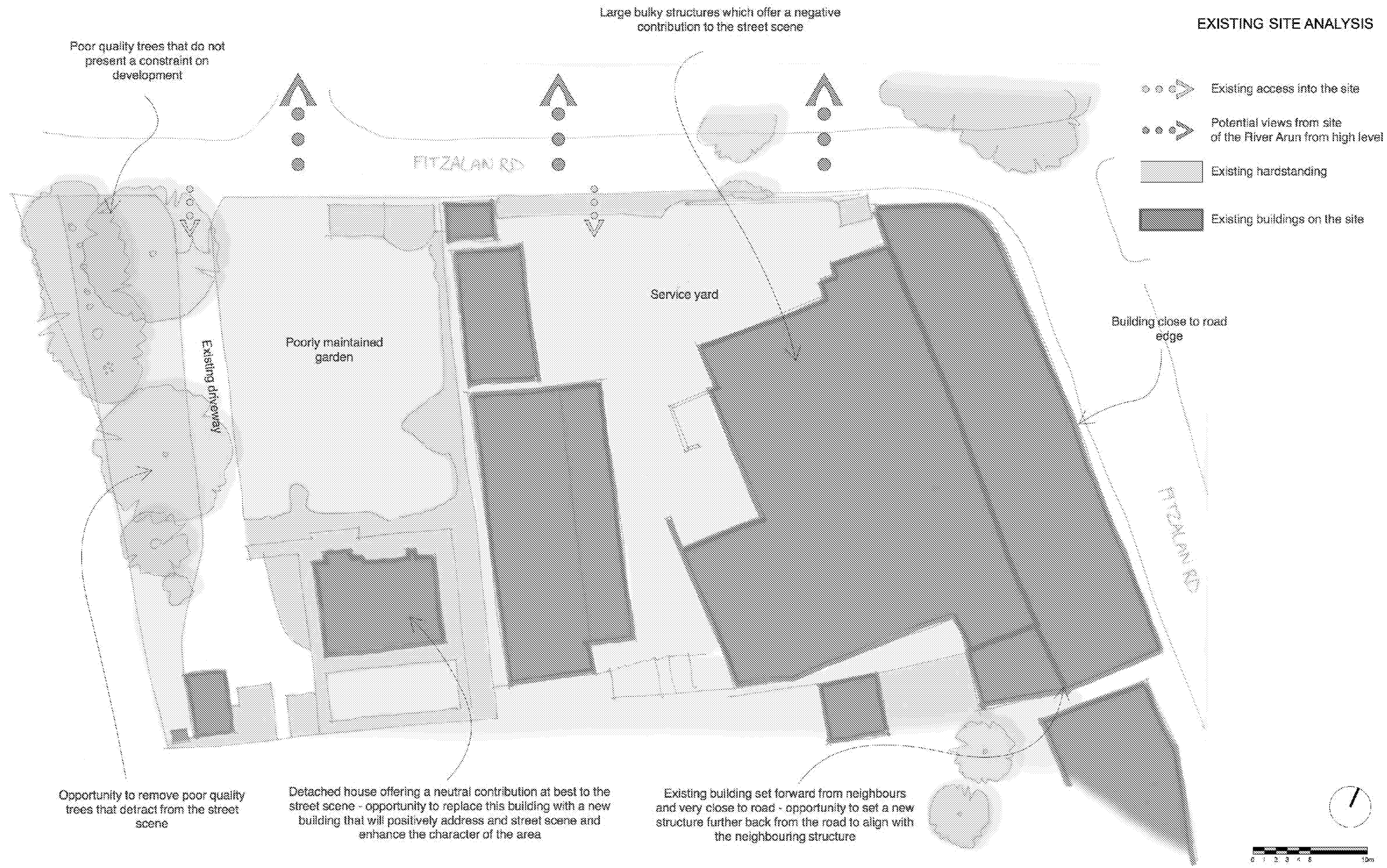
3.4 There exists an opportunity to enhance the street scene with a well designed scheme. It is firmly believed that if constructed this scheme would significantly enhance the street scene and surrounding area.

EXISTING BUILDINGS ON SITE, AND LANDSCAPING OF POOR QUALITY AND DESIGN, IN NEED OF MAINTENANCE AND OUT OF CHARACTER WITH THE TOWN OF ARUNDEL. CORNER PLOT OFFERS CHANCE TO CREATE LANDMARK BUILDING OF HIGH QUALITY DESIGN





EXISTING SITE ANALYSIS



04 Design Response

4.1 Use / Amount

4.1.1 The proposed residential use of the site is appropriate in this area and is consistent with the existing use of the Greenhurst part of the site. New development is not uncommon in the local area and developing the application site would bring about the best use of land which is currently under used. The local authority have no objection to the use of the site as retirement living.

4.1.2 The proposal is to replace the existing properties with a sensitively designed scheme comprising of 22 one bedroom and 24 two bedroom retirement apartments with associated living facilities. The layout of the building has been borne out of a careful analysis of the character of the area and the footprint responds directly to the shape of the road which turns sharply to the south. Throughout the design process great effort and attention to detail has been applied to both the internal functional layout of the buildings as well as the external appearance. The proposals utilise only the best materials and craftsmanship and will create a pleasant and ergonomic living environment. The buildings have been designed to sit comfortably within the parameters of the site, respecting natural features and development characteristics of the area.

4.1.3 The proposed amount of development is appropriate to the size of the site and has been considered to reflect the surrounding building line and offers potential to provide additional homes to the area which should be considered to be a public benefit.

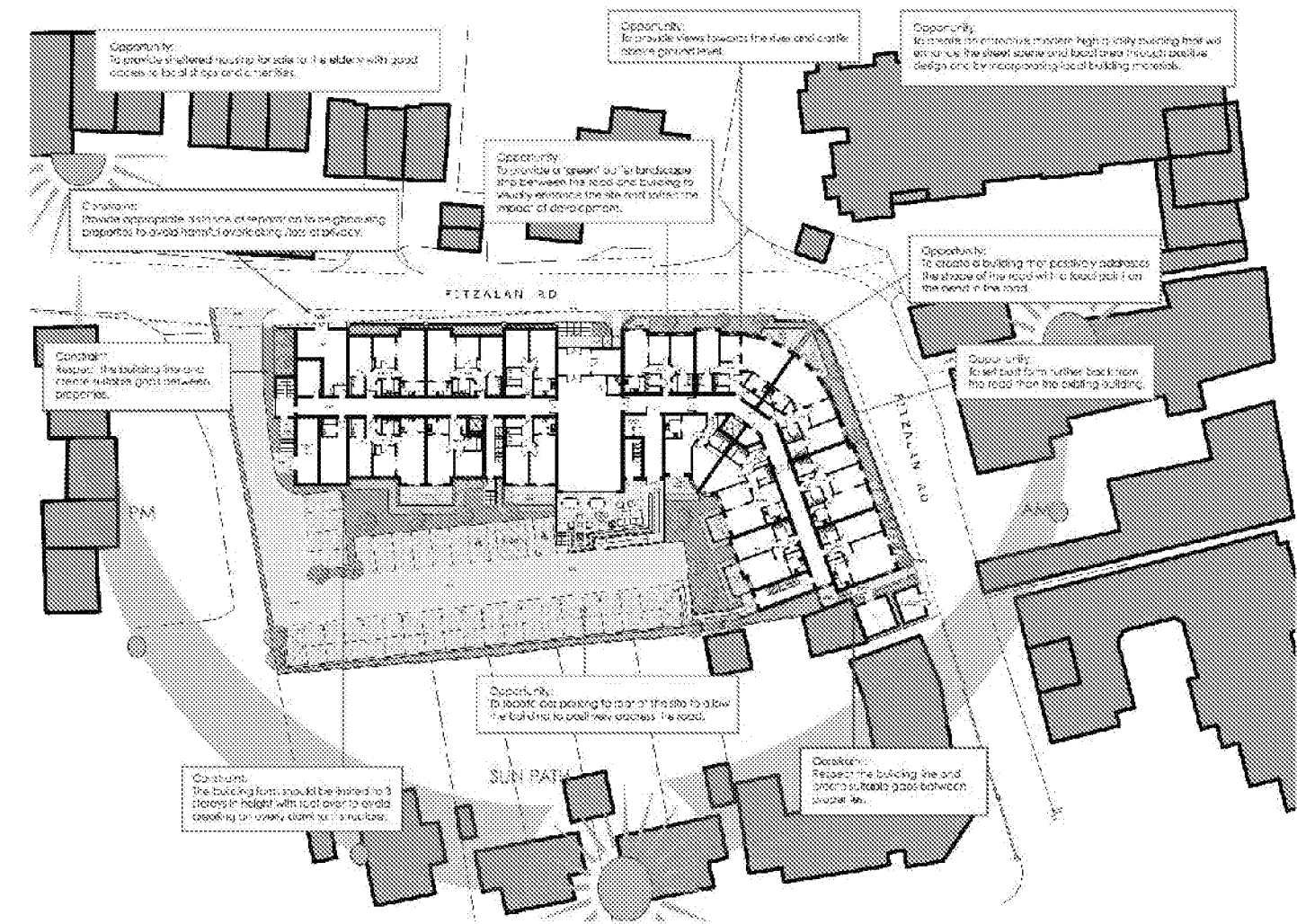
4.1.4 46 generously sized apartments are proposed. All flats have access to high quality communal landscaped gardens, and most ground floor flats have private patio terraces. Lines of sight from windows have been carefully considered to avoid harmful overlooking to neighbouring properties.

4.1.5 The amount of development proposed on the site is appropriate having regard to both the relevant planning policies and the character and appearance of the area and is the result of careful analysis of the plot and its opportunities and constraints.

4.1.6 There is an opportunity to redevelop this site with a high quality development. The new buildings would create a positive contribution to the street scene and would provide much needed new homes for the elderly within the borough.

4.1.7 A communal terrace/patio is provided for residents, as well as a communal lounge located to the rear of the site.

4.1.8 Without harm to the character and appearance of the area or any harm to the amenity of neighbouring properties, the appropriate amount of development for this particular site will be accommodated.

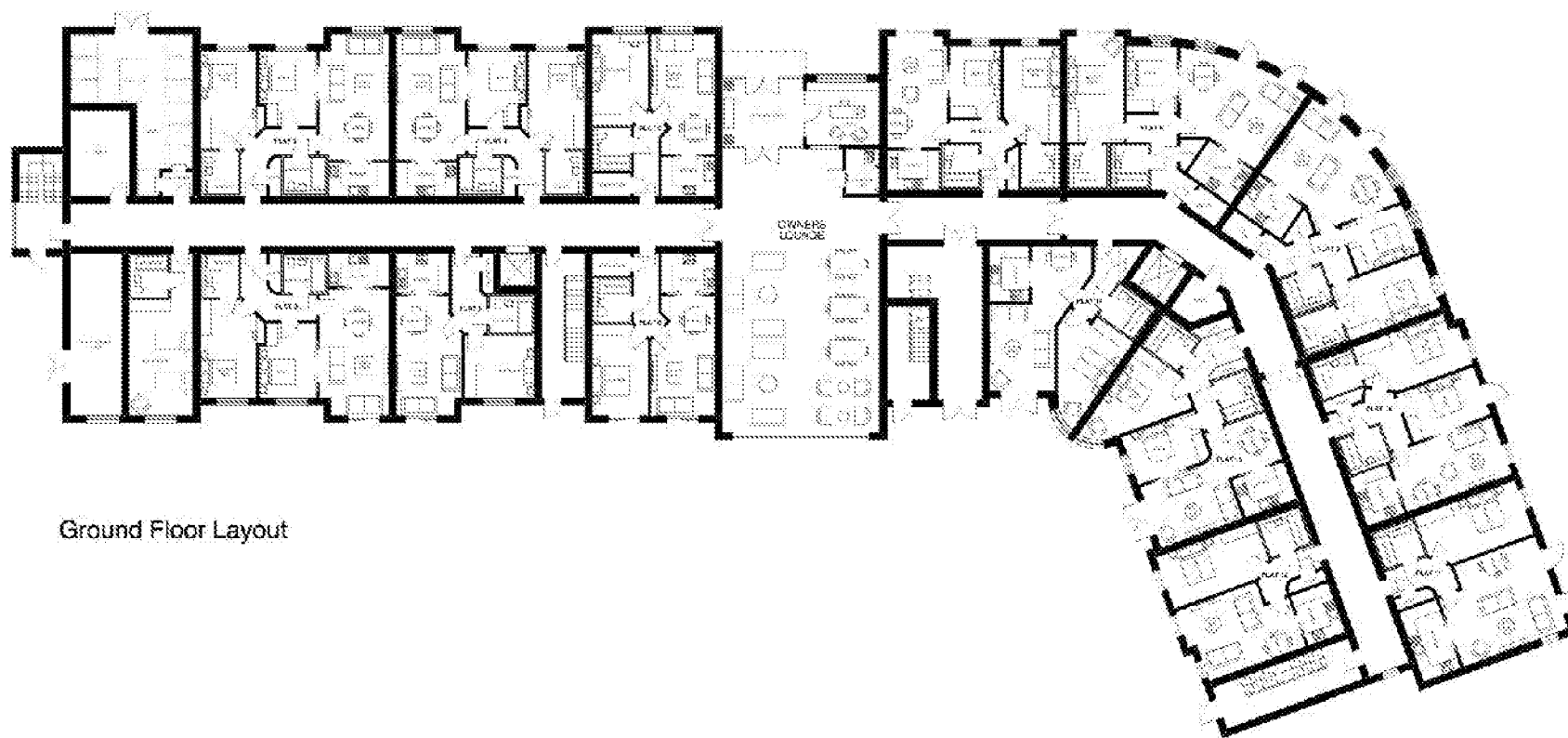


Site Opportunities And Constraints



Indicative 3D Images showing design language changes





Ground Floor Layout

4.2 Layout

4.2.1 The layout of the proposed building takes into consideration the following factors:

- (a) Create apartments which respect the neighbouring properties in terms of visual impact, overlooking and overbearing.
- (b) Avoid harm to the amenities of neighbouring properties.
- (c) Provide suitable level of parking.
- (d) Orientate to allow the site to be enjoyed to its maximum capacity.
- (e) To protect important trees on site and to compliment the sylvan setting with a new high quality landscaping scheme.
- (f) To create functional dwellings / plans that will encourage high quality retirement living.

4.2.2 The siting of the proposed building enables suitable distances to all boundaries. The proposed building is sited to respect the established pattern of development as demonstrated by the block plan that forms part of the planning application drawings. There will be no detrimental impact through loss of light, over looking or overbearing as a result of this development to any neighbouring property. As can be seen from the submitted plans, the proposed building would not have a detrimental impact on the neighbouring buildings through loss of light or outlook.

4.2.3 The design and orientation of the windows ensures that no material overlooking or harm is caused to adjoining properties. The careful and considered design reinforces the fact that no detrimental impact or overlooking will be caused to neighbouring properties as a result of the proposal. The proposed gap between the scheme and its neighbours is consistent with and typical of the area and therefore further enforces no issues of loss of amenity.

4.3 Scale and Appearance

4.3.1 David James Architects has carried out an extensive analysis of development along Fitzalan Road and have given a great deal of consideration to the site, in relation to the overall design and how it relates to the surrounding context. The building has been designed with a traditional form which will create a soft and attractive appearance with added visual interest brought by a contemporary approach to the composition of the facades and assignment of materials.

4.3.2 External design and appearance

The external design and appearance of the scheme has been prepared taking into account the character of the surrounding area, the historic brewery use of the site and the site's constraints / opportunities.

The building has been intentionally visually divided into two main forms, to reduce the perceived bulk and mass of the scheme. The focal part of the building which fronts and addresses the corner of Fitzalan Road, has been designed with reference to a Brewery Style Architecture, as a mark of respect to the former use of the site. A low level link, which acts as the main entrance adjoins this part of the building to the West Wing which draws design influence from Otters Quay.

In brief, the key elements of the scheme's design:

- A building of traditional form, to accord with the surrounding architecture, with contemporary detailing that will further enhance the quality and character of the area.
- To utilise quality materials from a palette that is common throughout the area.
- To maximise on glazed areas to living accommodation to create light filled interiors some of which will enjoy fantastic views over the river.

4.3.3 The materials proposed are subtle and are from a muted palette. They include brickwork, timber cladding and slate roof tiles. The materials are high quality and form a vital part of the overall design. The proposed materials respect the character of the surrounding area and will work extremely well within the site as well as complimenting the overall design.

4.3.4 The proposed height and overall massing of the building has been carefully considered in relation to the neighbouring properties and the wider context. As can be seen, the overall height of the building is similar to other buildings that neighbour the site. The proposed building has varying eaves lines at 2.5 and 3 storeys. The building has been intentionally designed to resemble two buildings as it addresses Fitzalan Road. The block to the west has a massing, composition and roof form similar to and influenced by Otters Quay, previously described. The block to the east that addresses the bend in the road has been designed to resemble flats rather than individual houses. Both blocks have a different composition, appearance and material selection. They are adjoined, creating a single building, by a link that is considerably set back from the road. Creating the appearance of two distinct buildings visually breaks down and reduces the perceived massing of the scheme. It also adds visual interest. The appearance has been simplified since the initial scheme submitted for Pre-Application advice at request of the Case Officer.

4.3.5 The proposal works well within the site contours and has an effective layout to suit the existing ground condition and site levels. The ground floor level is raised to take account of flood risk.

4.3.6 The accommodation has been arranged in plan to ensure that each flat has a pleasant setting/view of the river for units located on high levels. The locations of windows and balconies have been carefully considered to ensure that no overlooking is created to neighbouring properties - in turn balconies that are assigned to each flat are private and not overlooked. Each dwelling flat has been carefully designed to ensure comfortable, ergonomic and high quality layouts are achieved.



Building Front Elevation



Building Rear Elevation

4.3.7 This application follows a previous scheme which was withdrawn due to concerns raised by the local authority. The design which forms this current application, addresses those concerns made by the Case Officer, and the building now takes on a notably different form and design language. The massing of the building has also been assessed in great detail, and reduced so that it does not infringe upon the Right to Light enjoyed by neighbouring properties.

The drawings below illustrate the differences between the withdrawn and the current proposals. Noticably the main differences are;

1.) design language change (from Contemporary to Brewery Style) in the part of the building which addresses the turn in the road (Fitzalan Road)

2.) significant reduction in height and massing front the curve in the road. The building terraces back from ground to second floor, visually reducing the perceived mass and insuring the building does not infringe on Right to Light enjoyed by neighbouring properties.

3.) significant reduction in linking element, which is now single story.

4.) reduction in overall length, and roof massing of the more contemporary part of the building adjacent to Otmers Quay.

5.) the main entrance of the site has been moved from the centre of the site, the the western corner on Fitzalan Road which improves accessibility.

6.) it is felt that the overall design philosophy is much improved and will be a suitable addition to the streetscene than the previous proposal.



Current Scheme



Withdrawn Scheme

4.4 Landscaping

4.4.1 The proposed landscaping has been carefully considered to enhance the appearance of the proposed building and to soften the impact of development from the street scene.

4.4.2 Hard landscaping has been kept to a minimum and soft landscaped areas have been carefully designed which will soften the impact of development and provide quality outdoor amenity areas in addition to private balconies. Patio areas are provided where possible for additional amenity space in addition to landscaped gardens.

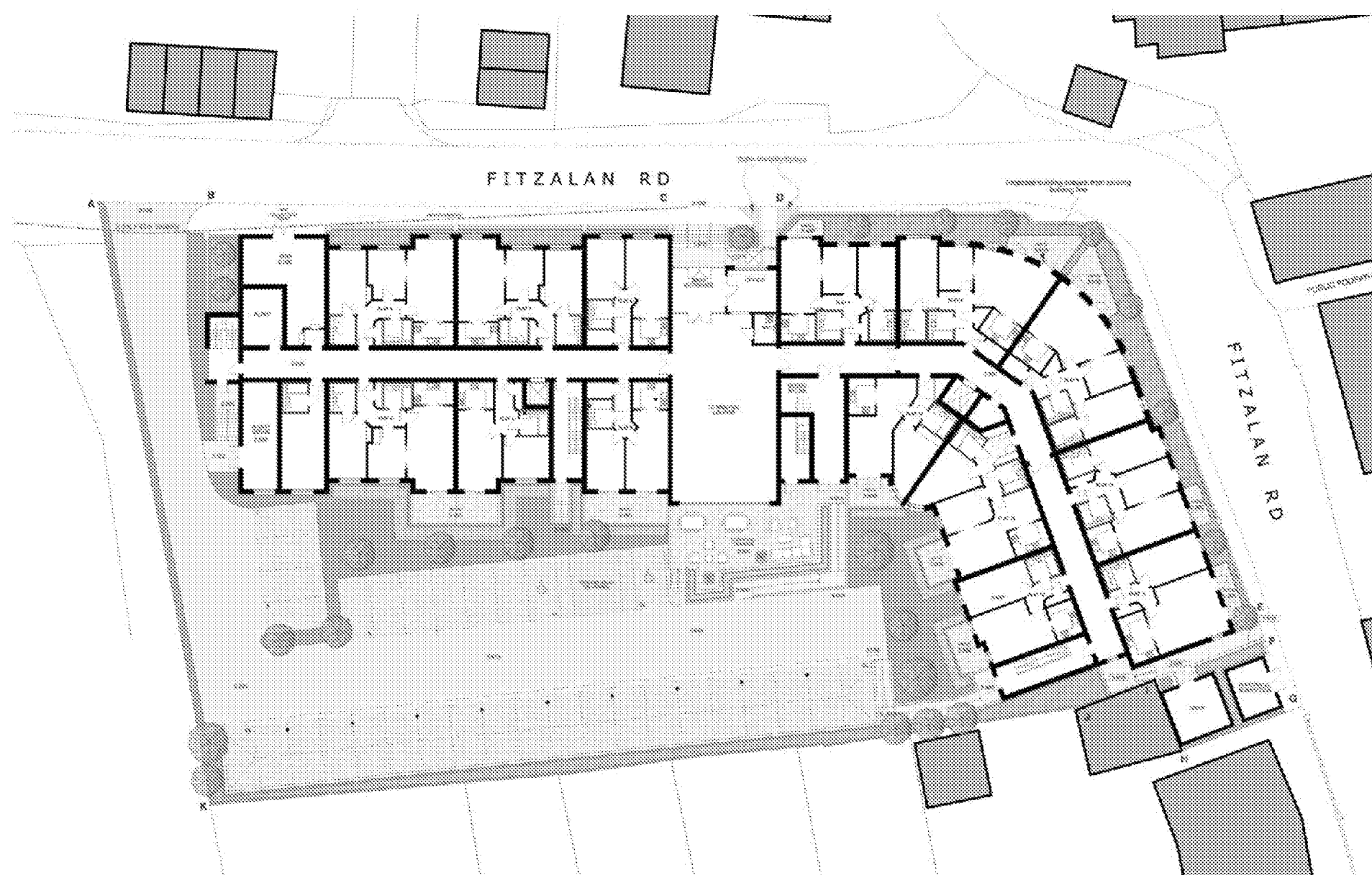
4.5 Access Principles

4.5.1 Vehicular and pedestrian access to the site is accessed via a new driveway located to the west of the site off Fitzalan Road. The car park has been located to the rear of the site out of view and allowing the building to address the road.

4.5.2 32 parking spaces are provided which is an over provision in terms of car parking policy.

4.5.3 The approach to the buildings will be designed to allow ambulant access which will comply with current design standards, set out in the Building Regulations, 2004 edition "Access to and use of Buildings", Part M.

Site plan for proposed scheme

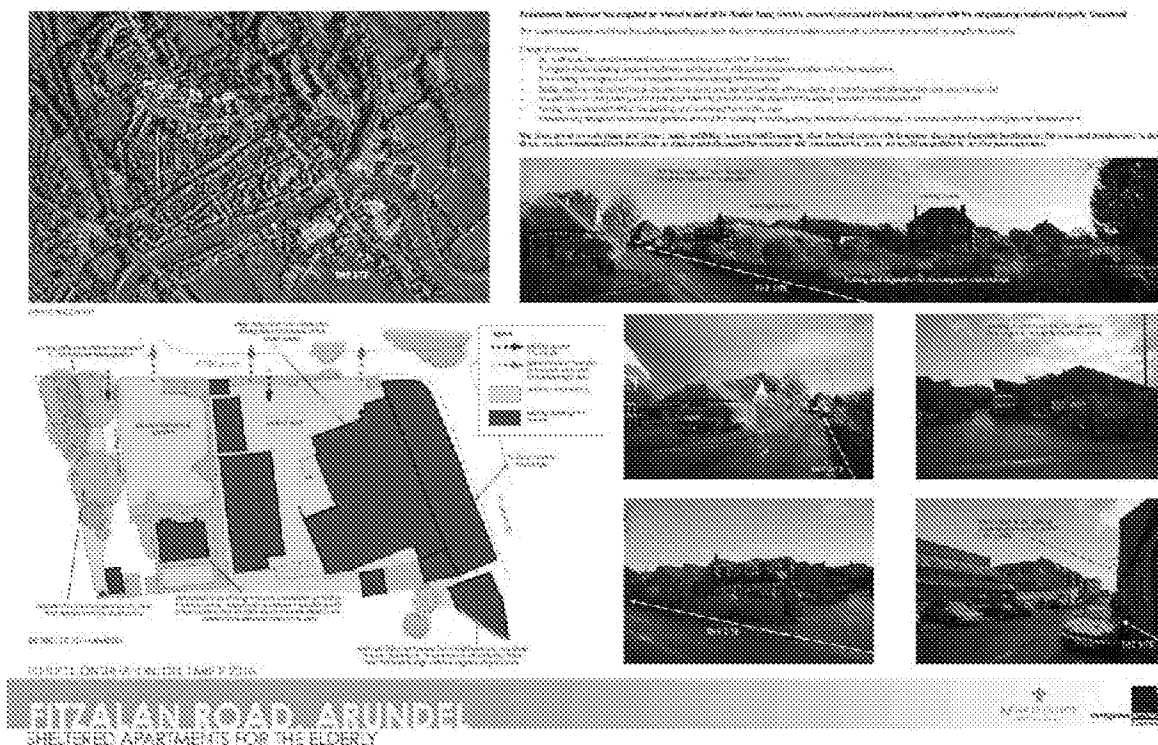


4.6.1 Renaissance Retirement make a priority to effectively engage with the public prior to finalising proposals for redevelopment. A public consultation was held where initial plans for this application were displayed along side general information about the development and concept sketches showing the proposed style and appearance of the building.

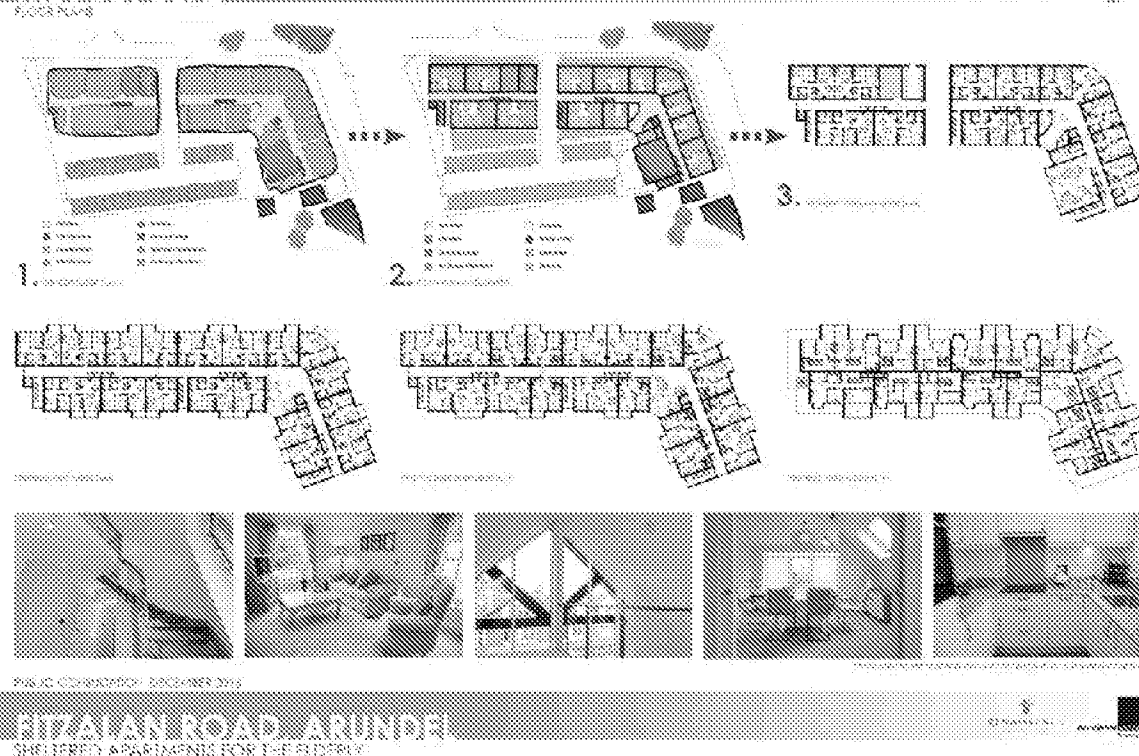
4.6.2 The event was well attended by members of the public which included owners of properties located within close proximity to the application site. Renaissance Retirement and David James Architects received a very positive response from attendees particularly with regard to the appearance of the building.

4.6.3 Concerns raised by a few neighbours have been taken on board as part of the developing design.

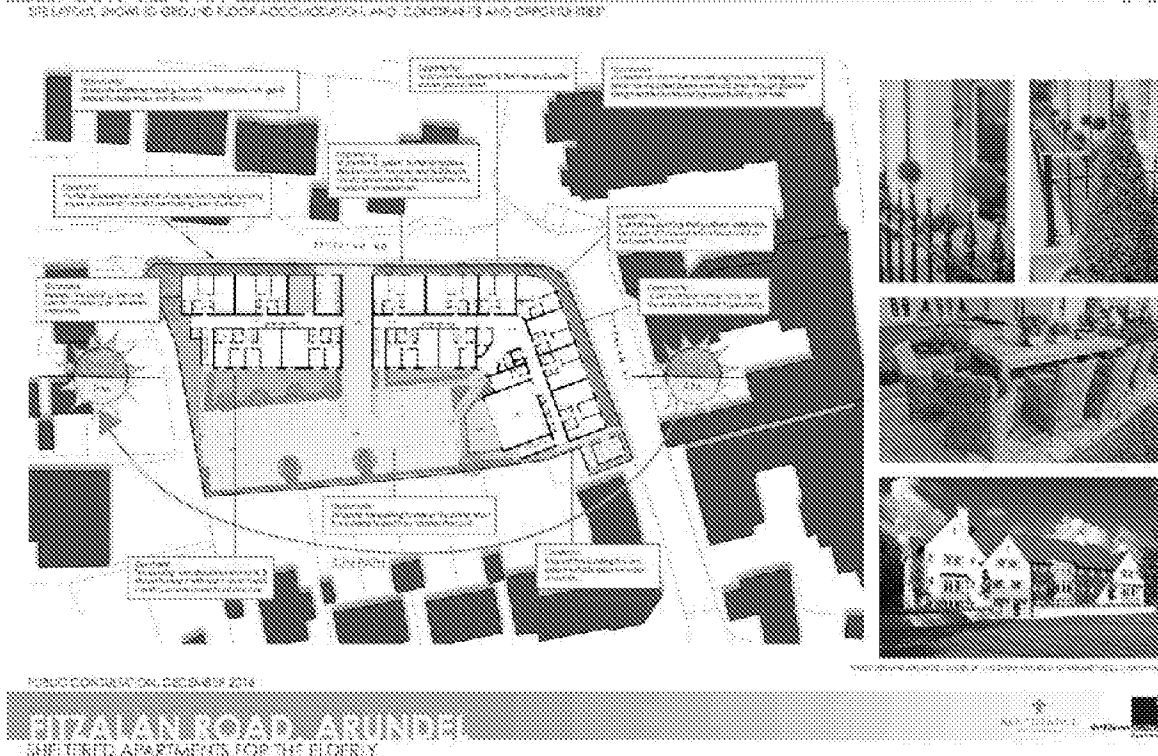
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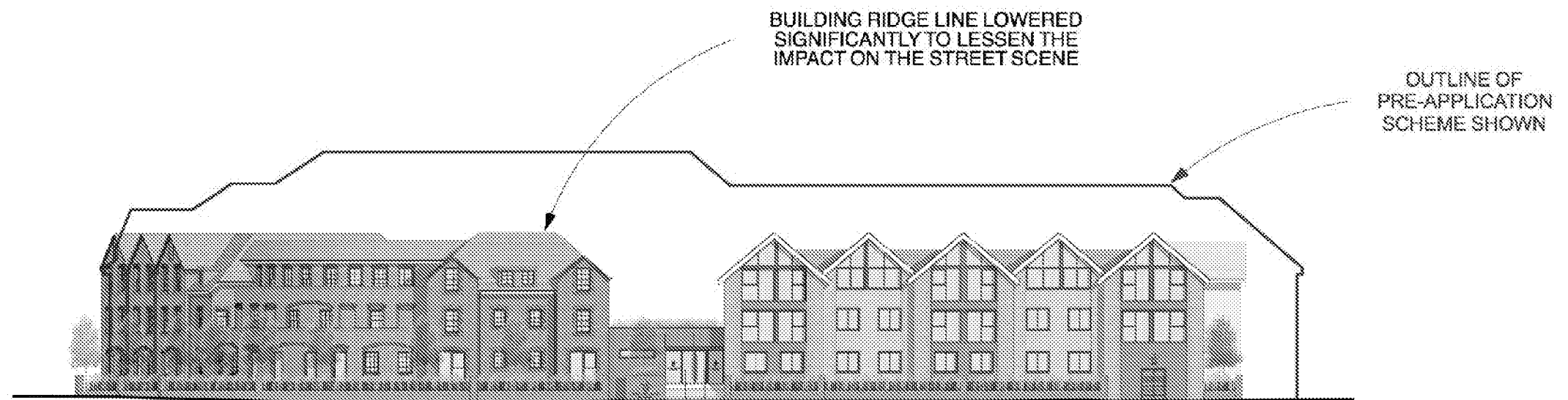
03



davidjames architects & partners ltd ©

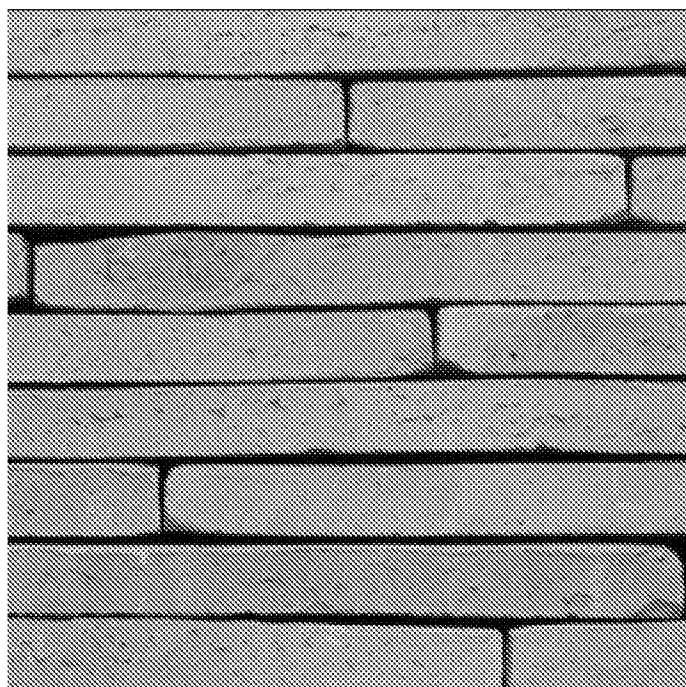


Indicative Model Showing Design At Pre Application Stage

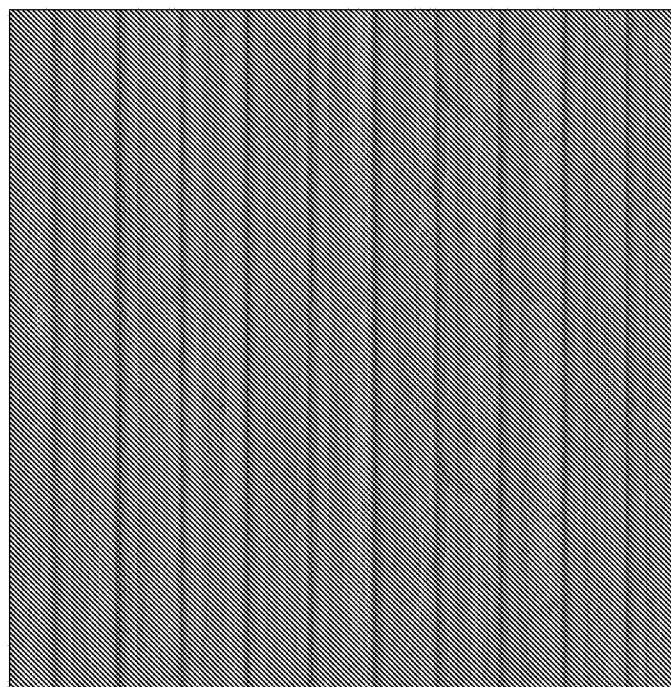


Street Scene Showing Changes From Public Consultation

PROPOSED MATERIALS



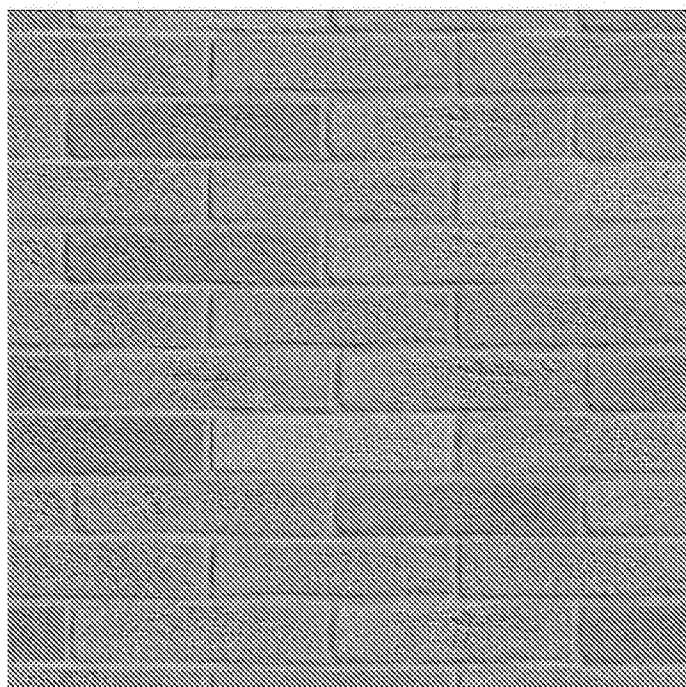
BUFF BRICK



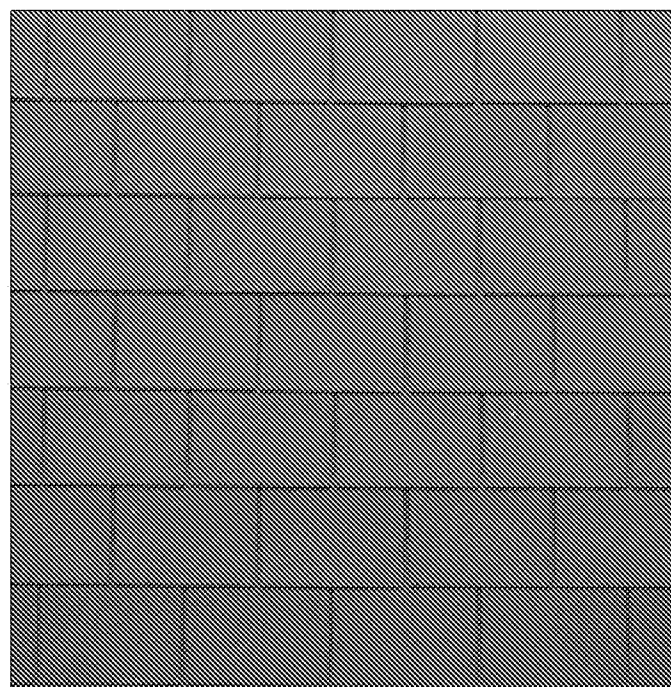
DARK TIMBER EFFECT CLADDING



ALUMINIUM FRAMED DOORS & WINDOWS



RED BRICK



SLATE EFFECT ROOF TILES

05 Heritage Asset Statement

5.1 The application site lies, not within, but within close proximity to the Arundel Conservation Area. The boundary of the Conservation Area runs along the adjacent side of Fitzalan Road to the east after the bend in the road. As the site is not located within a Conservation Area, a full Conservation Area Appraisal is not required, a heritage asset statement has been included never the less. David James Architects have considered the impact of the proposed development on the Conservation Area and the following points should be noted which confirm that the proposed development will not have an adverse effect on the setting of the Conservation Area and will enhance it.

5.2 In Conservation Areas, new development should make a positive contribution to the local character as stated within the NPPF. Local Planning Authorities should look at the opportunities of a development to draw on the contribution made by the historic environment and the character of the area. It is firmly believed that this scheme will make a positive contribution to both the street scene and consequently to the Conservation Area.

5.3 The proposal is in compliance with all relevant planning policies, causing no harm to the appearance of the area, character and to the amenities of any neighbouring residents or to highway safety. It is considered that there are no sustainable grounds of objection and request the support of the Local Planning Authority.

5.4 The proposed development in no way threatens the Conservation Area and it does not cause any harm in any way. The character of the Conservation Area is not only maintained but is enhanced by the proposed development which is well designed.

5.5 There are no highways issues, no overlooking concerns, no issues with scale mass and bulk, no issues with design language. The proposal assembles sufficient land to accommodate a type, scale, density and form of development that would preserve the character and appearance of the area and the prevailing pattern of residential development.

5.6 At the heart of the National Planning Policy Framework is the **'Presumption in favour of sustainable development'**. Paragraph 14 advises in respect of decision making that this means; "approving development proposals that accord with the development plan without delay", this Statement has demonstrated that the proposals are sustainable and accord with the development plan. There is a clear presumption that Planning Permission be granted.

06 Part M and Transport Links

6.1 The building has been designed to meet the requirements of Part M of the Building Regulations.

6.2 The sites location is extremely sustainable for retirement living.

6.3 The site is within easy walking distance of main bus stops and is ideally suited to a development of sheltered housing.

07 Energy and Resources

7.1 Sustainability Strategy in Land Procurement - Renaissance Retirement support the government's decision to move forward with the rejuvenation and redevelopment of brownfield sites, such as the application site. The company chooses plots located in areas to encourage social inclusion and cohesion, together with the reduction of using the private car.

7.2 Orientation - The orientation of the site is suited to benefit from a layout that takes advantage of passive solar gain. Opportunity is made to include glazed areas that will enable the accommodation to benefit from solar gain through most of the day. This will also ensure good levels of daylight within the principle living rooms, thereby reducing the use of electric lighting during daylight hours.

7.3 Sustainability - In addition to the above general design layout consideration the proposed apartments will be designed to meet the relevant Part L Building Regulations compliance.

7.4 Heating - The flats may be heated by sustainable heating systems that will work in conjunction with under floor heating.

7.5 Orientation - The principal living spaces will exploit solar gain and thereby reduce the requirement for electrical lighting in daylight hours.

7.6 Thermal Mass - The building is likely to be constructed using traditional methods including an external double skin cavity wall with an inner leaf of concrete block. This construction type is proven and will provide a high thermal mass and will enable the building to absorb heat during daylight hours and to release it slowly at night.

7.7 Room Layout - All principle living spaces are orientated to maximise solar gain and natural light.

7.8 Window Sizing and Positions - To increase passive solar heat gain, large windows are provided to living areas.

7.9 Natural Ventilation - The apartments have large opening windows which will allow an acceptable level of natural ventilation and a heat recovery ventilation systems will also be installed.

7.10 Natural Lighting - Large glazed areas will prevent the need for reliance on internal (artificial) lighting.

7.11 Energy Efficiency - All light fittings will be suitable for low energy lamps.

7.12 Materials - Locally sourced and traditional materials will be used wherever possible.

7.13 Labour - Labour used will be local where possible in order to reduce travel time.

7.14 Insulation - Insulation will be of high level and will meet the requirements of building requirements Part L1 2010.

7.15 Embodied Energy - Materials used will have low embodied energy and be recyclable where possible.

08 Conclusion

8.1 This Design and Access Statement demonstrates that the proposed development has been designed with full regard to the character of the application site and to the character of the surrounding area.

8.2 The proposed building sits comfortably within the plot and is of a scale that is in keeping and respects the character of Fitzalan Road and the surrounding properties.

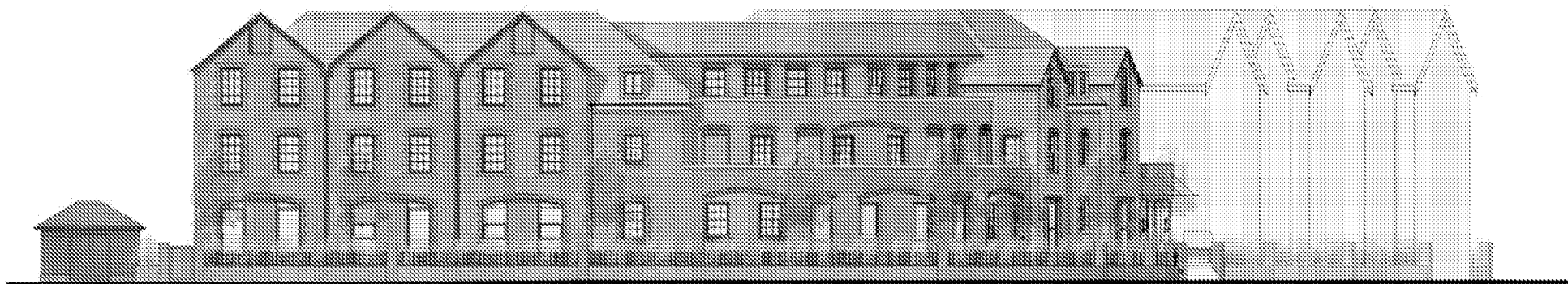
8.3 It is considered that the proposed building is well designed and utilise quality materials and will be an exciting and well conceived addition to the street scene. It will also enhance the character of the area through its attractive appearance and sensitively designed facades.

8.4 All access and parking requirements are successfully dealt with and the scheme provides appropriate parking for a sheltered housing scheme.

8.5 There are no highways issues, no issues with scale mass and bulk, no issues with design language and it should be acceptable to Local Authority to demolish the existing building which has a neutral impact on the street scene. The scheme will not result in material overlooking or harm to neighbouring properties.

8.6 The design has evolved through direct consultation with local residents and neighbours to the application site.

8.7 The proposal assembles sufficient land to accommodate a type, scale, density and form of development that would enhance the character and appearance of the area and that would preserve the prevailing pattern of residential development.



Elevation Showing Final Design