

for Arun District Council



Design and Access Statement

Canada Road,
Arundel,
West Sussex,
BN18 9HZ

Revision D
September 2018

MH Architects Ltd
Ground Floor
Bicentennial Building
Southern Gate
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Contents Page

- 1.0 Introduction
- 2.0 Site Assessment
 - 2.1 Physical Context
 - 2.2 Social Context
- 3.0 Involvement
- 4.0 Evaluation

Design

- 5.0 Use
- 6.0 Amount
- 7.0 Layout
- 8.0 Scale
- 9.0 Appearance
- 10.0 Landscaping
- 11.0 Sustainability

Access

- 12.0 Sustainability of the Location
- 13.0 Environment Agency: Flood Risk Map
- 14.0 Inclusive Access
- 15.0 Application Submission

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 5no. new dwellings at Canada Road, 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 894m² and currently comprises of 4 residential bungalows, surrounded by an array of grass and hedges. To the south of the site is a community hall and to the west a sheltered housing block. Access to the site is obtained via Canada Road, which is surrounded by mostly residential buildings in all directions.

The application is for the construction of five units of 2 bedroom that are arranged in a terrace of houses and chalet bungalows. Parking will be in a “lay-by” formation on Canada Road to the North of the site. 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 proposals are for a low density scheme that retains a large amount of green space, either as private rear gardens, or sizeable landscaping buffers to the site perimeter. The homes 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.

2.0 Site Assessment

2.1 Physical Context

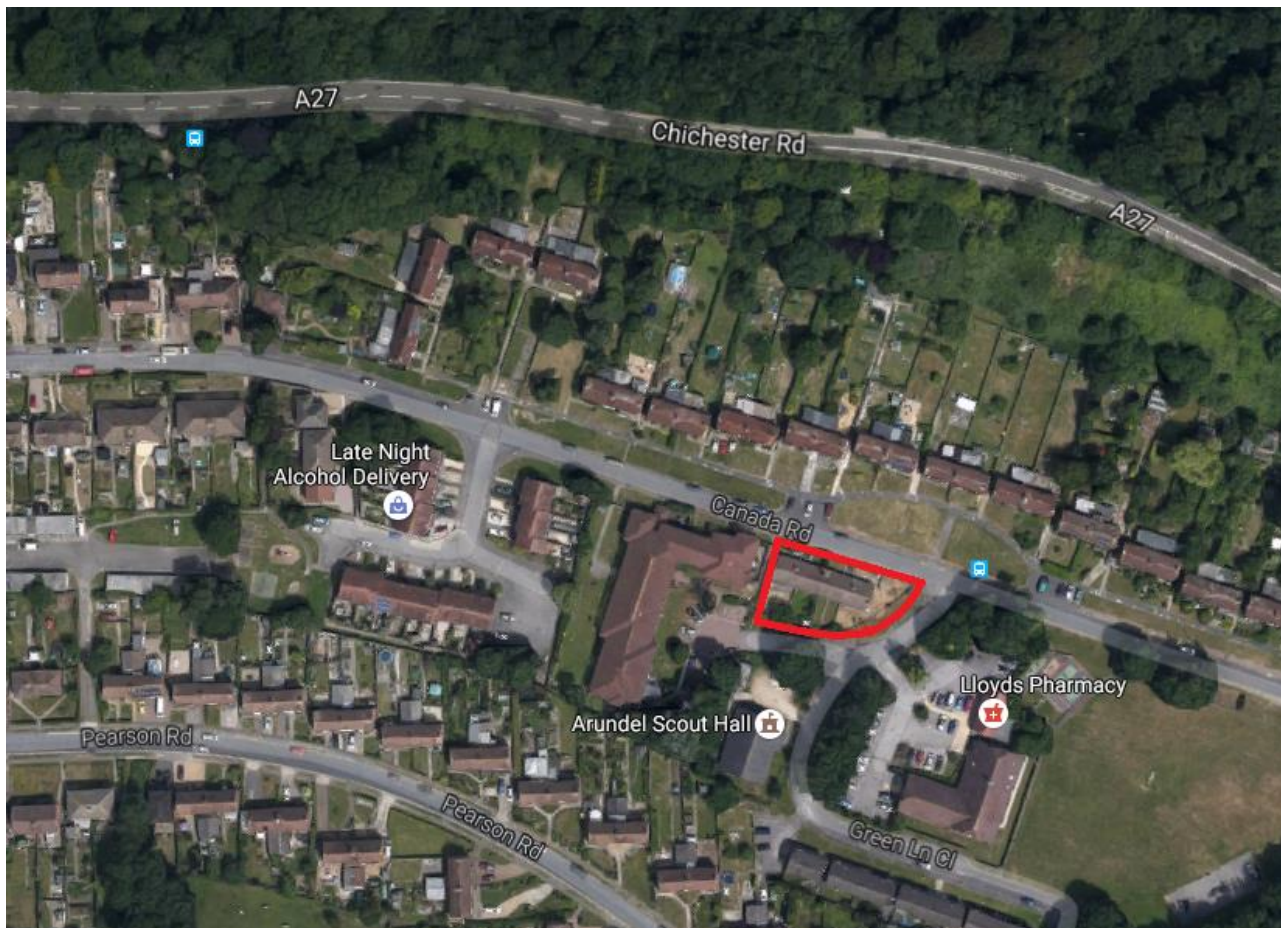


Figure: Site Location aerial view (red site boundary line for indicative purposes only)



The application site comprises a parcel of land measuring 0.09 hectare and shaped by Canada Road to the north, Green Lane Close to the east, Hill Terrace and Arundel Scout Hall to the south side and Mustchin Foundation sheltered housing to the west.

The surrounding residential buildings exhibit red or brown brick, with slate or tile roofs. Side and top hung casements form the window openings and doors vary between timber and PVC. The roofs are pitched, predominantly with gable ends and commonly 2 storey.



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
- Tree Survey by ARB Tech
- Existing utilities and services searches
- Site visits and photographic studies by MH Architects

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.

The utilities searches provided locations for existing below ground services routes that require 3m clear zones either side running to the north and through the east of 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.

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 existing surrounding 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 and will provide affordable rented council owned accommodation to meet the housing needs of the area and replace some of the houses sold under the right to buy. They will also replace small 1 bedroom bungalows which are suffering from structural defects with larger 2 bedroom homes making better use of the site

The proposals will contribute the S106 affordable homes contribution if the sites are used for open market homes.

3.0 Involvement

Arun District Council have consulted neighbours and their views have been considered in the revised layout. As a result the parking has been moved from the south of the site to the north.

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

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 brief is to provide 5no. dwellings, with associated refuse, car parking and cycle storage in response to a defined housing need.
- 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.
- The development is to be bespoke 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 and provide 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 with current 'level' access requirements.
- Protect the main existing trees and planting where viable, 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.
- Contain buildings within the parts of the site that do not fall within the 3m clear zone either side of existing underground services on the north and east.
- Provide sufficient parking that is safe to manoeuvre into and out from.
- Take into account the site constraints analysed during the 'assessment' stage of the design process and work within these restrictions.

Design

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 3 houses and 2 bungalows organised in a terrace to echo the predominant form found in surrounding developments. This residential use is entirely appropriate given the established community it adjoins.

The site is currently holds 4no. Bungalows in poor condition and this scheme provides an appropriate solution for the underused site to provide more homes for local residents of the Arundel area. Existing roads and footpaths provide access to the site and allow for refuse and emergency vehicle access.

Figure: Proposed Site Plan

6.0 Amount

The site measures 0.09ha, with some areas being retained for open and landscaped space. The site density would be 56.18 dwelling units 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 on the following page 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.

The development will provide 5 unallocated car parking spaces and 1 allocated space, which exceeds the West Sussex County Council parking calculation for the local area. 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. There is space within the secure cycle sheds, located within the private gardens, to store at least 1no. cycles for each unit.

Private outdoor spaces have been allocated to each dwelling affording all residents excellent green areas to enjoy and include a patio area and rear access path.

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. On bin collection days they will be moved to the collection points adjacent to the footpaths along the south of the site.

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.

Figure: Schedule of accommodation

SCHEDULE OF ACCOMMODATION

UNIT	ACCOMMODATION	Internal Area
1, 2 & 3	4 person 2 bed house	79.4 sq. m
4 & 5	4 person 2 bed chalet bungalow	80.3 sq. m
TOTALS:-		
	05 dwellings	398.8sq. m
Development Site		0.089 Ha
Site Density		56.18 Units/Ha
Car Parking		5 unallocated spaces, 1 allocated
		TOTAL = 6 spaces
Cycle Parking:		1 secure cycle space per dwelling in sheds (see plans)
Refuse & recycling :		Recycling space in all kitchens to meet CfSH
		Refuse vehicle collection at rear of the site
		bins stored in rear gardens

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 principle of the layout echoes the existing buildings with the front of the terrace facing onto the more major route, Canada Road, creating an active street scene. Private gardens are at the rear and to the side of the end of terrace unit providing southern aspects to all of them. Parking is in a layby arrangement at the front for the majority of the spaces. The end of terrace unit has a private parking space at the rear, accessed from Green Lane Close. This will require a new crossover, whilst the parking at the front will involve alterations to the highway and public footpath.

Chalet bungalows have been located on the western end of the terrace to minimise the impact on the adjacent sheltered housing by retaining the form and mass of the existing buildings.

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. Private rear gardens are enclosed with 1.8m close boarded fences to allow good levels of privacy. The existing tree to the south of units 4 and 5 is to be retained if possible.

The pedestrian entrance from the footpath on Canada Road connects to the front doors with a gently sloping path to provide 'level' access and thresholds behind a retaining wall. This path re-joins the public footpath at the north west corner with a short flight of steps. 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.

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. Landscape buffers are to be formed along the front, northern edge of the development.

Each dwelling will have its own private garden incorporating a storage shed for cycles and an area for bin storage. Bin collection is from the rear of the site in areas within the site and not on the public footpath. These collection points are easily accessed by refuse vehicles which already use Green Close Lane to the east.

7.0 Layout



Figure: Proposed Site Plan



8.0 Scale



Figure : Proposed site context elevations

As with the layout, the scale of the proposed submission has been appropriately designed to create a scheme which takes into account the sizes and proximity of the existing nearby houses and trees. The essence of this guiding principle translates across many of the headings covered in this document yet is particularly relevant to scale.

The development proposes 3 new houses and 2 new chalet bungalows, reflecting the scale of the homes to the along in Canada Road and Green Lane Close.

The form and scale of the buildings represent the existing larger terraced or semidetached houses in the surrounding area to the site. Articulation has been introduced in the form of varied ridge heights and the use of set backs and differing plan widths.

This variety creates a pleasant broken up appearance and flows with the natural gradient of the site, that is in keeping with the housing principle found in the surrounding context. The gables emphasise key corners and act as ends to long views. The primary elevation and front doors of each house are well related to the site layout to avoid any unsightly blank elevations.

9.0 Appearance

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 development's 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 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 has been proposed to the roof pitches with matching ridge tiles. PVCu windows with light coloured reconstituted stone cills are proposed and it is noted that the Local Authority would seek samples of materials in due course. Black PVCu gutters and downpipes have been proposed with dark grey eaves, soffits, and bargeboards. 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. Porch canopies will be contemporary style with flat roofs clad in single ply membrane and grey metal fascia.

Extensive planting softens the site and amongst other benefits, increases the ecological potential of the development.



Figure : Proposed elevations

10.0 Landscaping

The external landscaping has been designed to be 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.

All of the properties will have their own private garden, with direct access via the ground floor living space. New plants are proposed along the site boundaries to denote boundaries to the new units, soften the buildings into 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

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).
- 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.
- 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 layouts adopted.

12.0

Sustainability of the Location

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 close to the A27 and is approximately 10 miles from Chichester, 10 miles from Worthing and 20 miles from Brighton. Arundel station can be found 1 mile walk from the site. Direct trains to Portsmouth, Southampton, London Victoria and Brighton are available from this station, with connections in both directions along the South coast.

The site is 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.

Arundel C of E Primary School is located 0.7 miles from the site, with Omiston Six Villages High School located in Westergate approximately 5 miles away.

13.0

Environment Agency: Flood Risk Map

The attachment below, taken from the Environment Agency 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

- Flood Zone 3
- Flood Zone 2
- Flood defences (Not all may be shown*)
- Areas benefiting from flood defences (Not all may be shown*)

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 no greater than 1:20 to front doors.

Finished floor levels have been set to enable level thresholds throughout with easily identifiable paths leading to entrances 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 have been designed to achieve the 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.

Figure : Typical unit layout

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 as well as Arun District Council to be submitted for planning permission.

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