

for Arun District Council



Design and Access Statement

Land at St Johns Close,
Westergate,
West Sussex,
PO20 3TH

Rev C March 2018

MH Architects Ltd
Ground Floor
Bicentennial Building
Southern Gate
Chichester
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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 Planning Permission for the construction of two new dwellings at the land in St Johns Close, Westergate, 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 0.07Ha and currently is in use as a car parking area, enclosed by an array of boundary fencing and hedges. The site is surrounded by residential dwellings to all sides, with access to the site obtained via St Johns Close. The application is for the construction of two semi-detached bungalows, each with 2 bedrooms.

The application will make use of the existing vehicular access point off St Johns Close, whilst maintaining rear access to Orchard Cottages east 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. Additional studies have been commissioned to accompany this application including a Topographical Survey.

The proposals are for a low density scheme that retains a large amount of green space, either as private rear garden, or landscaping buffers to the site perimeter. The bungalow 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.

1.0 Introduction



Figure: Views from the site courtesy of Google Maps

2.0 Site Assessment

2.1 Physical Context



Figure: Site aerial (site shown in red for indicative purposes only)

The application site comprises a parcel of land measuring 0.07Ha and shaped by the boundaries of the residential rear gardens on Hook Lane, St Johns Close and Orchard Cottages, Westergate Street to the west, north and east respectively. To the south the site is bounded by the post office building and a house, both of which face onto the road rather than the parking court. The majority of the windows to house that face into the parking court are in first floor dormers as shown in the photograph below.

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, and commonly 2 storey.



Figure: View from the site looking south courtesy of Google Maps

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
- Above and below ground services 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.

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 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.

The bungalows will be added to the council's housing stock to replace properties sold under the Right to Buy scheme and will be made available to local people in housing need from the local Council's waiting list.

3.0 Involvement

The site offers an opportunity to create high quality homes that will knit into the existing fabric of the extended site context.

Our previous experience with Secure By Design means that we have identified and incorporated their typical 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 proposals are to provide 2 dwellings, with associated refuse, car parking and cycle storage.
- 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 the bungalows.
- Unit to be bespoke and 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 dwelling will be designed to make best use of the external environment with regard to sustainable benefits such as natural light and 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 the main 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 meets 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.

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 two 2 bedroom homes with nearby parking spaces, and a pitched roof 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 a car parking area and this scheme would bring the land into better use to provide a home for local residents of the Westergate area. An existing access road off St Johns Close connects the site, and also provides rear access for several adjoining properties.

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.

The new dwellings will have their own private gardens incorporating a storage shed for cycles and an area for bin storage for refuse & recycling. A bin collection point is provided near the entrance to the site.

The development would allow for 2 private in a tandem arrangement car parking spaces for each new bungalow. Six re-provided parking spaces have been included to replace some of those lost in the development.



Figure: Proposed Site Plan

6.0 Amount

The site area measures 0.073 hectares so the site density would be 27 dwelling 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.

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 cycle sheds located within the private gardens to store at least one bicycle.

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 retain existing rear access for neighbours.

Private outdoor space has been allocated to the dwellings affording residents excellent green areas to enjoy. The garden size exceeds local planning standards. This is in part to make good use of the low density of the site layout and also to ensure large separation distances from the site's boundaries.

Reference to local waste management guidance has identified the requirements for bin storage throughout the site, this has been interpreted as follows; each bungalow will be provided with 1 x 240ltr bin for domestic refuse and 1 x 240 litre bin for the recycling. The kitchen will have internal recycling space to encourage use.

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.

Figure: Schedule of accommodation

SCHEDULE OF ACCOMMODATION

UNIT	ACCOMMODATION	Internal Area
01	2 bedroom, 4 person bungalow	70.8 sq. m
02	2 bedroom, 4 person bungalow	70.8 sq. m
TOTALS:-		
2 no.	2 bedroom, 4 person bungalow	141.6 sq. m
Development Site		
		0.073 Ha
Site Density		27.4 Units/Ha
Car Parking		
		TOTAL = 10 spaces
		2 spaces allocated for each bungalow
		6 spaces re provided
Cycle Parking:		
		1 secure cycle space for each bungalow in sheds (see plans)
Refuse & recycling :		
		Recycling space in all kitchens to meet CfSH
		Refuse and recycling storage in rear gardens
		and collection at the entrance to the site

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 site has one existing entrance down the access road from St Johns Close that is already in use by existing residents, refuse vehicles and fire appliances. This road leads through the site giving access to the new units and leading to re-provided parking spaces.

Separation distances and associated garden sizes are significant and have been developed in consultation with the Arun Planning Department. With regard to overlooking, specific attention has been paid to the proposed site layout and the roof form to respect existing properties. Similarly a single storey building is proposed to minimise the impact on the surrounding homes. The proposed layout means that the ground level windows of the post office look into the shared parking and access area. The adjacent home to the south has a single small window at ground level that looks over the pedestrian access and parking area. Both of relationships provide surveillance without infringing privacy for either party. The first floor windows on the southern boundary overlook the proposed roof so the light into them is retained.

The bungalow's primary elevation faces into the courtyard. This layout provides good levels of natural surveillance to the public areas, yet has private rear gardens that meet the existing boundary of the neighbours allowing good levels of privacy. Placing the proposed structures away from the boundaries allows for most existing trees and foliage to remain untouched by the development. New paths have been shown north and south of the rear garden to retain existing pedestrian rear access to adjoining properties. These are overlooked from the bungalow to provide natural surveillance.

7.0 Layout



Figure: Proposed Site Plan



8.0 Scale

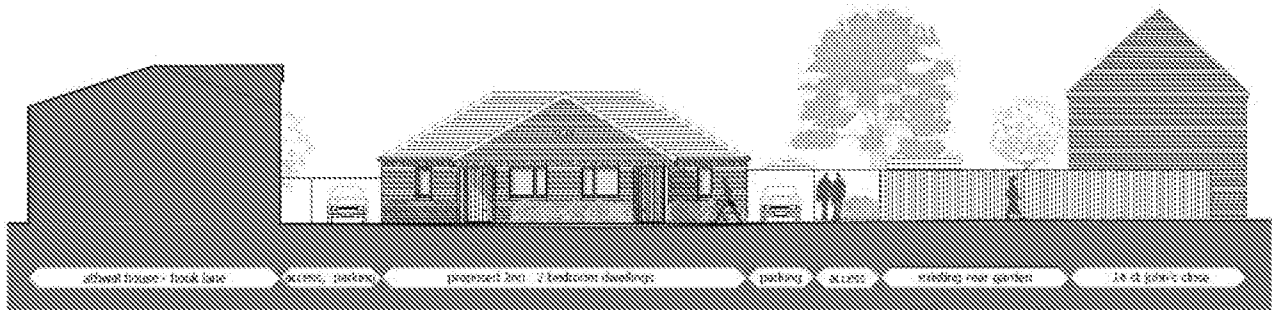


Figure : Proposed site context elevation

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 two new bungalows, rather than houses in order to relate to the height of the buildings to the south of the site and the scale of surrounding homes.

Articulation has been introduced with a cruciform footprint and roof form with set back entrances.

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 contemporary nature of the development. 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 bungalow 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 roofing has been proposed with matching ridge tiles. Grey PVCu windows are proposed along with black gutters and downpipes and it is noted that the Local Authority would seek samples of materials and windows in due course. 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.

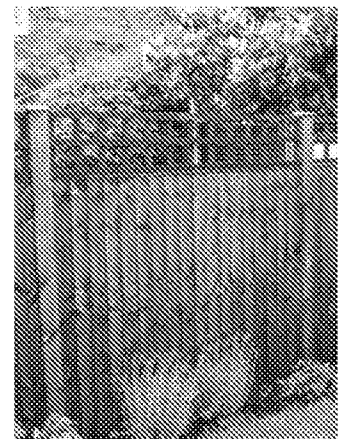
Extensive planting, defined in places with timber knee rails soften the site and amongst other benefits, reduce the appearance of car parking spaces and increase the ecological potential of the development.

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 bungalows will have their own private gardens. New plants are proposed along some of the boundaries to 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).
- 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.
- 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 detached layout 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 approximately 200m from the local shop and there is a large supermarket approximately 6 miles away, in Shripney Road, Bognor Regis. The site is close to the A27 and provides excellent links to Bognor Regis, Chichester, Brighton and Portsmouth.

Further afield the site is approximately 5 miles from Chichester, 4 miles from Bognor Regis and 25 miles from Brighton. Barnham train station can be found 2 mile 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 well established village 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 5 minutes.

Aldingbourne Primary School is located 300m from the site, with Omiston Six Villages High School located 1 mile 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.

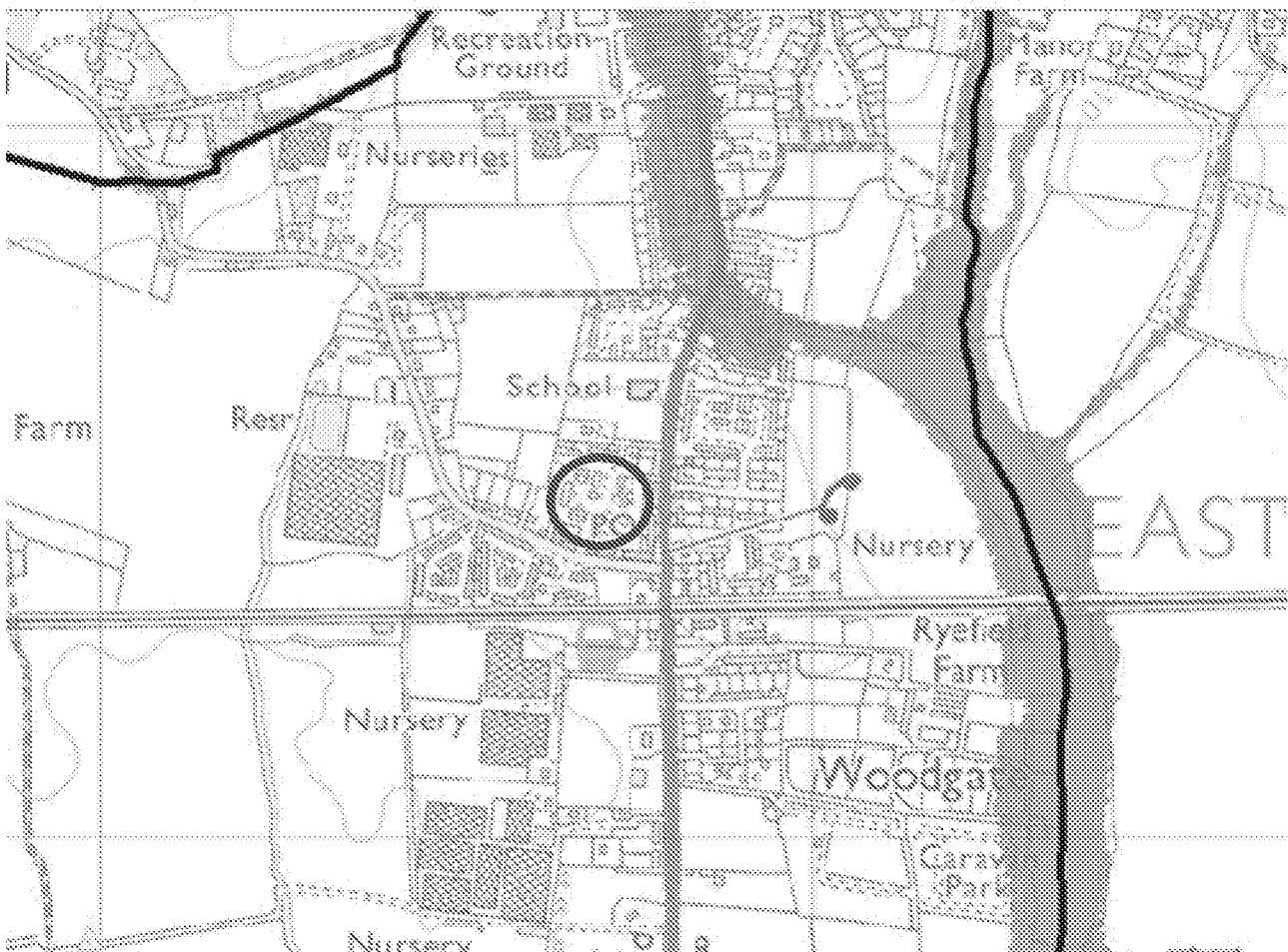


Figure : Flood risk map

-  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 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 dwelling has incorporated some Lifetime Homes criteria. The Lifetime Homes standard aims to make units suitable and adaptable to meet a broad range of disabling conditions. This allows 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, 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.