

for Arun District Council

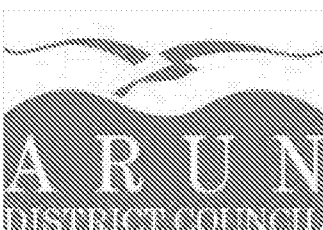


Design and Access Statement

Land at Barnett Close,
Eastergate,
West Sussex,
PO20 3UW

Rev. B January 2016

MH Architects Ltd
Ground Floor
Bicentennial Building
Southern Gate
Chichester
PO19 8EZ



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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 2no. new dwellings at the land to the west of 10 Barnett Close, Eastergate, 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 0.038Ha and currently is in use as a car parking area, surrounded by an array of boundary fencing and hedges. The site is surrounded by residential dwellings to all sides, with vehicular access from Barnett Close to the north and there is also pedestrian access from the south. The application is for the construction of two 2 bedroom flats.

The application will make use of the existing vehicular access point off Barnett Close which will be widened and improved as appropriate. 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 gardens, or sizeable landscaping buffers to the site perimeter or building. The flats 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

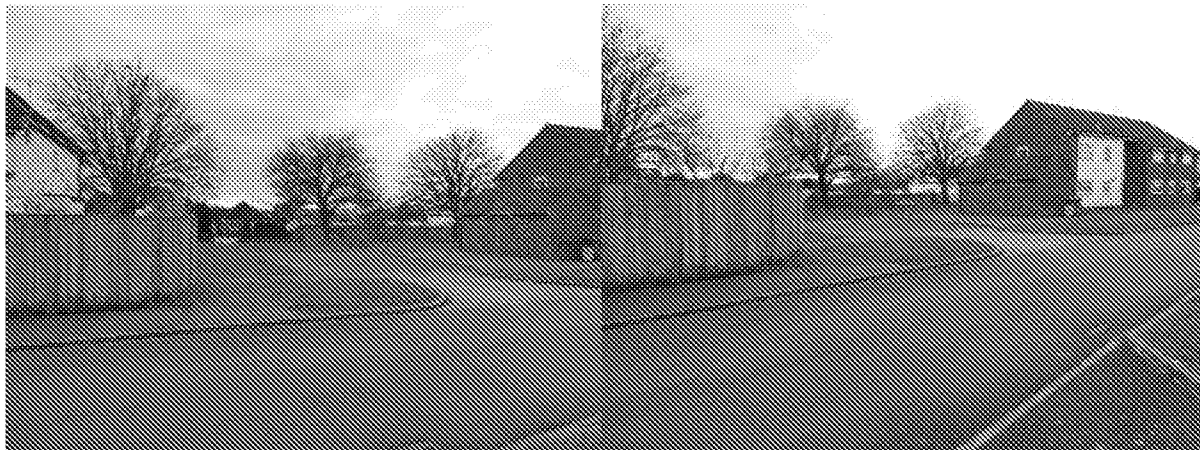


Figure: Site Location Plan (aerial image and red site boundary line for indicative purposes only)

2.0 Site Assessment

2.1 Physical Context



Figure: Site aerial (site shown in red)

The application site comprises a parcel of land measuring 0.08Ha and shaped by the boundaries of the residential buildings on Barnett Close.

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 generally pitched and commonly 2 storey. The buildings to the east are large detached and semi-detached houses while the those to the west and north are 2 storey blocks of flats.

The main road, Nyton Road runs south of the site but is separated from the it by a wide landscape strip including large, mature trees. There is a path on the north side of this strip that give access to the site on foot and the houses and flats either side of the site front onto this footpath.

Vehicular access for cars using the current parking on the site and for the adjacent homes is from the minor road, Barnett Close on the north side of the site.

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
- Parking survey
- 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 above and below ground services routes and connections.

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.

The flats will be added to the Councils 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 Councils waiting list. The Council currently has a very high demand for 2 bedroom properties to rent.

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:-

- 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.
- Take into consideration existing services above and below ground both in terms of avoiding infringement on 'no build zones' and providing suitable connections to the new properties.
- 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

The site is currently a vacant car park within a residential area so additional residential units are an appropriate use of the site. The scheme would bring this land into better use to provide homes for local residents of the Eastergate area. An existing access road off Barnett Close connects the site and provides access for refuse collection and emergency vehicles as for the existing homes.

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 flats each with nearby parking spaces. The proposal is two storey to echo the predominant form found in surrounding developments. This use is entirely appropriate given the established community it adjoins. The layout will provide parking to serve the new homes and replace some of the parking lost due to the development.

The ground floor flat will have its own private garden to the east, incorporating a storage shed for cycles, while the first floor flat will have a cycle store off the path at the west side of the building. Each has a bin store for refuse and recycling at the private front garden and there is a bin collection point off the side access path.

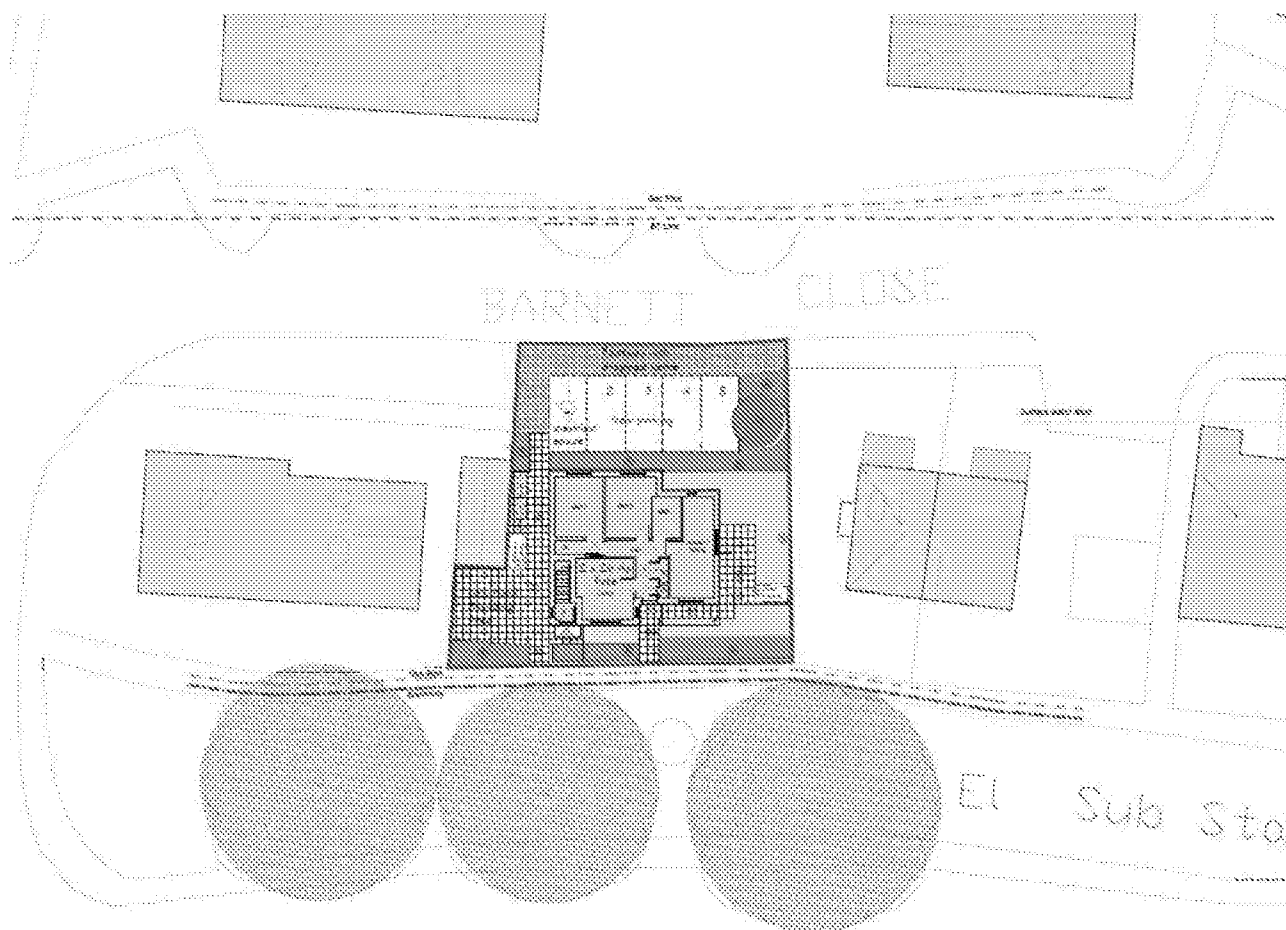


Figure: Proposed Site Plan

6.0 Amount

The site area measures 0.038Ha with some being retained for open and landscaped space. The site density would be 52.9 dwelling units per hectare, which is in line with the principles of housing policy 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 Eastergate, serving an established housing need. There is space within the secure cycle sheds to store at least 1no. cycles each and each flat will have one private, secure shed.

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. The number of spaces is in excess of the amount required for the new development in order to replace the parking lost by the development of the existing car park. It is proposed to provide 5 spaces, 1 of which is allocated to each flat and 3 that are for general use. Of these 3 the one adjacent to the path satisfies the criteria for a disability space and will have level access.

Private outdoor spaces have been allocated to each dwelling in the form of private front gardens and either private rear garden or balcony overlooking the trees to the south. This affords all residents excellent green areas to enjoy. 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 house will be provided with 1 x 240ltr bin for domestic refuse and 1 x 240 litre bin for the recycling. Both homes will have internal recycling space to encourage use.

We propose that bins will be stored in an enclosed area off the side path, providing discreet and convenient bin storage and collection. This bin area is a short distance from the road, with level access, but is also behind the building line, keeping it discreet.

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: Proposed Schedule of Accommodation

SCHEDULE OF ACCOMMODATION		
UNIT	ACCOMMODATION	Internal Area
01	Ground floor, 2 bedroom flat	73.65 sq. m
02	First floor, 2 bedroom flat	81.43 sq. m
TOTALS:-		
2 bedroom flats	= 2 units	
Development Site	0.038 Ha	
Site Density	52.9 Units/Ha	
Car Parking	TOTAL = 5 spaces including 1 disabled 1 space allocated for each flat 3 spaces re provided	
Cycle Parking:	1 secure cycle space per flat in sheds (see plans)	
Refuse & recycling :	Recycling space in all kitchens to meet CfSH Bin storage area off side path	

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 arrangement of the adjacent houses and flats where the front entrance is from the footpath to the south while the parking is at the rear to the north has been continued. This creates an attractive infill elevation to the main frontage and convenient access to parking that is overlooked. A private side garden has been provided to the east of the building for the ground floor flat. The first floor flat has a large balcony that faces south over the green landscaped area and trees. Both flats are arranged so that the lounge and kitchen face the front while the bedrooms and bathroom are at rear which is more private and quiet.

Separation distances and associated garden sizes are significant as it fits the open nature of the location, and have been developed in consultation with the Arun District Planning Department. With regard to overlooking, specific attention has been paid to the proposed site layout and the fenestration of new dwellings to respect existing properties.

The layout provides good levels of natural surveillance to the public areas, yet has a private rear garden that meet the existing boundary of the neighbours to allow 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.

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, and the proposed scheme provides an appropriate use for the underused site. Landscape buffers are to be formed around the edge of the development.

7.0 Layout

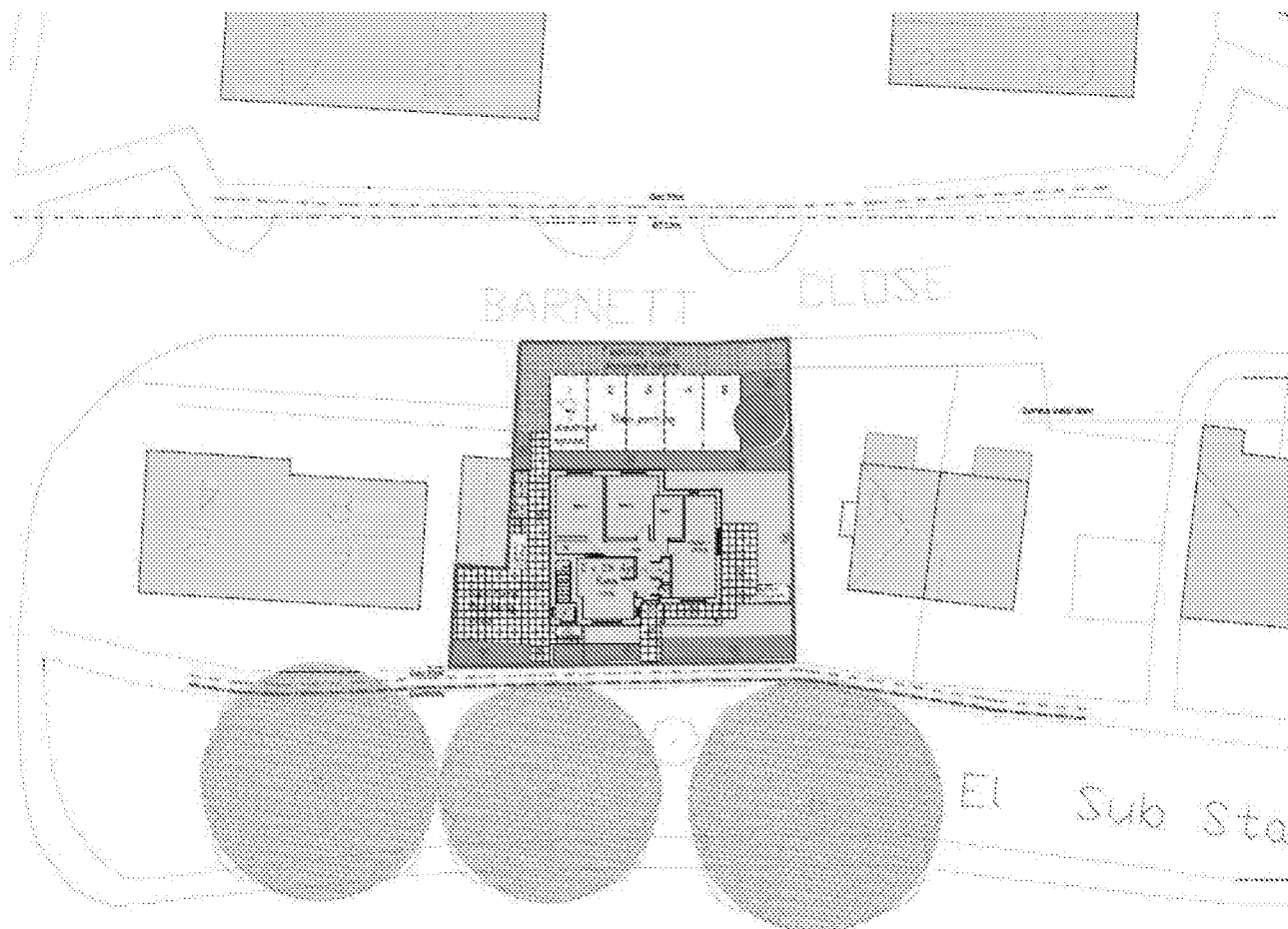
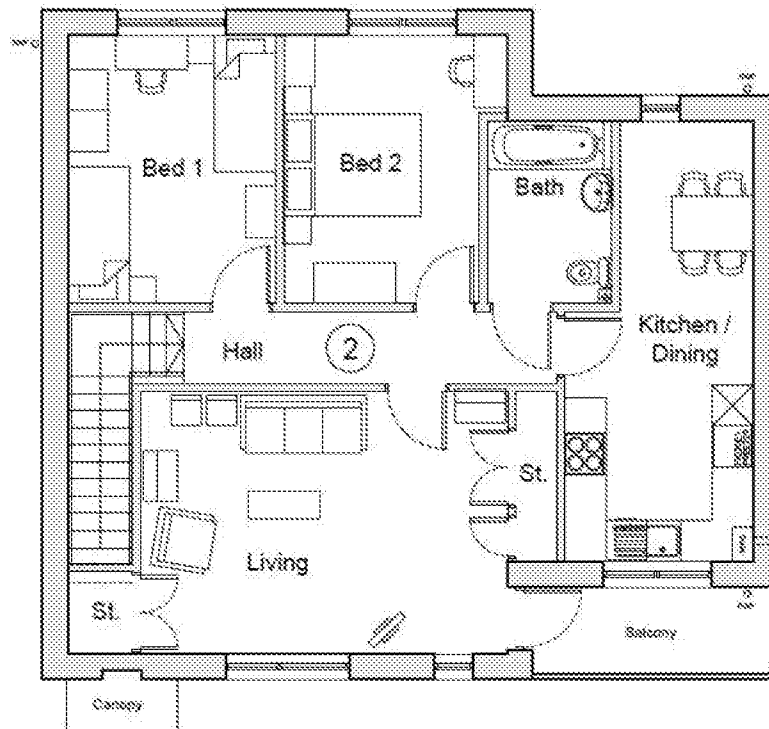


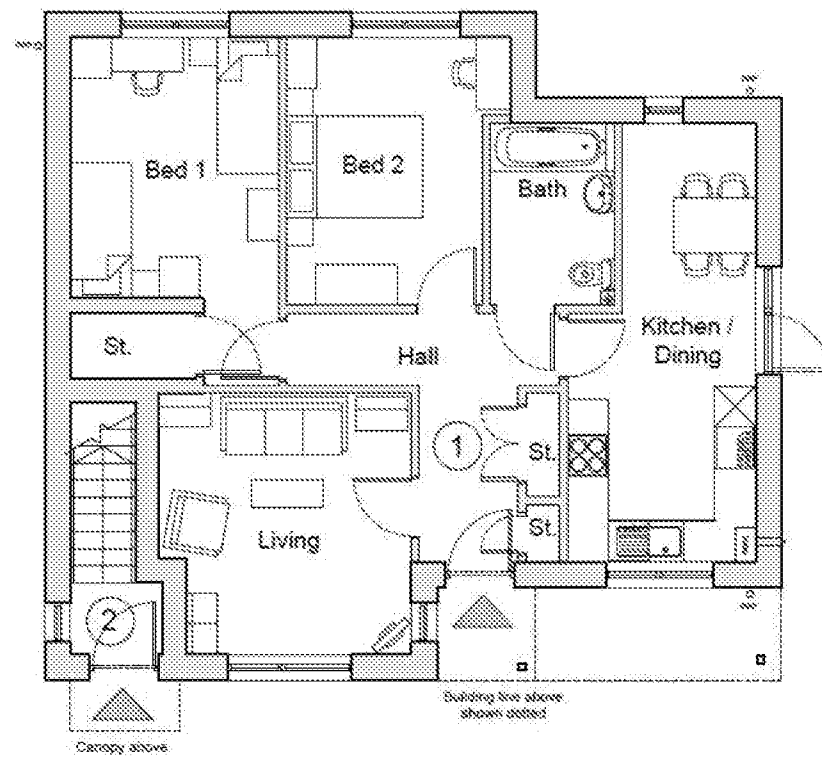
Figure: Proposed Site Plan



7.0 Layout



First floor plan



Ground floor plan

Figure: Proposed Unit Layouts



8.0 Scale



Figure : Proposed street scene

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 1 building, two storeys in height, reflecting the scale of the homes in Barnett Close with associated parking.

The houses form and scale represent the existing larger semidetached houses or blocks of flats in the surrounding area to the site. Articulation has been introduced in the form of porch projections, a balcony and the use of set backs and differing plan widths.

This variety creates a pleasant broken up appearance that is in keeping with the surrounding context. This is enhanced by roof pitch alignments so that the street scenes feature a variety of eaves and gables. 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



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 reconstituted stone 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 tile 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. Black PVCu gutters and downpipes have been proposed. 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 and a new tree 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.

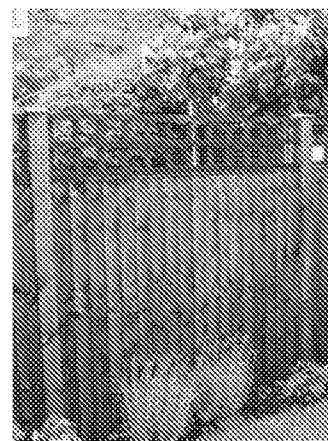
We have striven to retain the existing trees and hedge rows as natural buffers to the new development as this not only separates visually but helps to ground the new development into the existing natural surroundings. The provision of adequate root protection zones during the construction period and where necessary a supervised strip ensure that retained trees will not be affected by the proposed development.

The ground floor flat will have access to their own private garden, which will be directly accessible via the ground floor living space. The upper floor flat will have outdoor provision in the form of a balcony.

The short section of existing hedge on the south boundary has been retained and extended to form a screen to the new hardstanding area. New plants are proposed along the site boundaries to denote boundaries to the new units and 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.

Existing boundary treatments will remain the same as existing, while areas of new fencing will be provided as necessary. Fences to the private side garden will be 1.8m close boarded set behind the building line. The front gardens will be separated from the footpath by a low brick wall and from each other with a timber knee rail. 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 and by following the ecological report.
- The development has a good building footprint in terms of heat loss criteria and day lighting, by virtue of the semi-detached 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 approximately 150m from the local shop and there is a large supermarket approximately 3.6 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 27 miles from Brighton. Barnham train station can be found approximately 1 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. There is a bus stop directly in front of the building on the main road with numerous services.

The site located within a small 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.

Barnham Primary School is located 1.2 mile from the site, with Omiston Six Villages High School located a 2 minute walk 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.

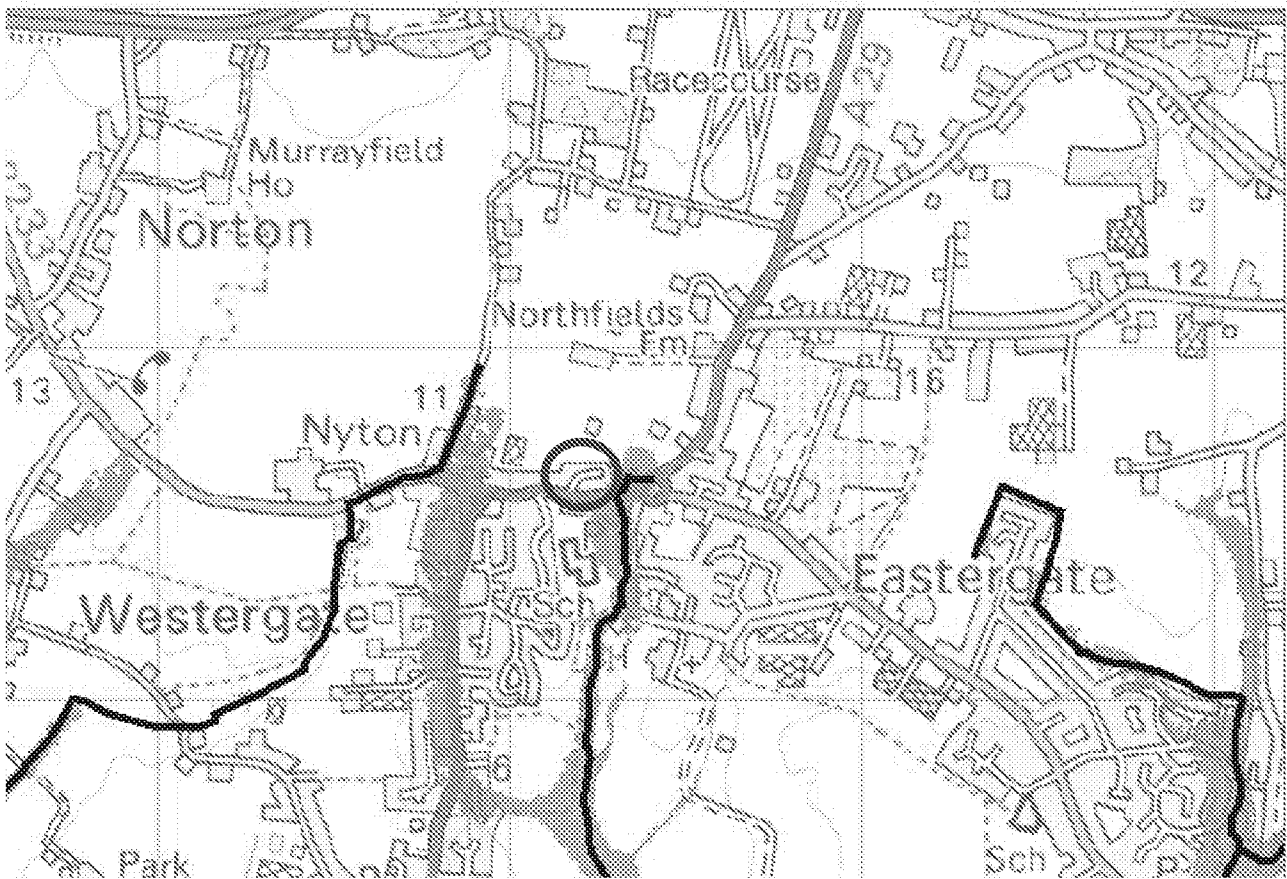


Figure : Flood risk map

-  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 at approximately 1:20 to 1:40 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 have been designed to the Lifetime Homes criteria. 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 outline 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.