

CORINTHIAN ARCHITECTURAL DESIGN

Main Road, Fishbourne, West Sussex. PO18 8BD

> 01243 576 078 > [REDACTED] > contact@corinthianad.co.uk

DESIGN & ACCESS STATEMENT

Site Address - 34-44 Carlton Avenue, Bognor Regis, West Sussex. PO21 3LR

Proposal - Proposed Residential Development Comprising 8 Detached Dwellings

Ref - Counterpoint/Carlton

Date - June 2021

Contents -

1. Site Location & Amenities
2. Existing Property & Context
3. Access
4. Project Brief, Design Overview, Appearance & Materials
5. Extent of Proposal, Scale & Building Line Formats
6. Specialist Reports
7. Landscaping & Planting
8. Dwelling Access, Layout, Usage & Legibility, Disabled Use
9. Flooding
10. Local Authority Planning History
11. Response to Planning Policy
12. Conclusion

1. Site Location & Amenities

Aldwick is a coastal parish within the Arun district of West Sussex, which includes part of the suburbs of Bognor Regis to the East . The parish also includes the smaller settlement of Rose Green.

The site is positioned on the Eastern side of Carlton Avenue and accessed from Carlton Avenue between numbers 34-36. The site forms part of the rear gardens to 34-44 Carlton Avenue.



Fig 1 OS Extract (Carlton Avenue)

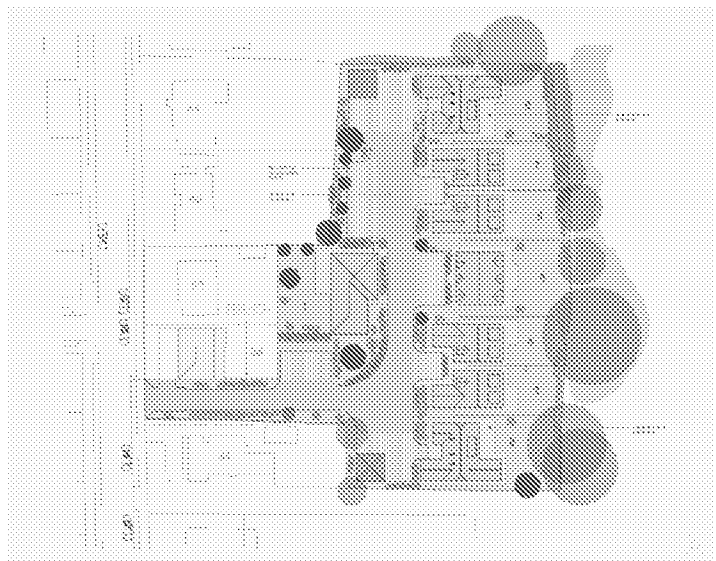


Fig 2 Proposed Site Layout

Carlton Avenue remains a predominantly residential street situated to the west of Rose Green running between Rose Green Road and Nyetimber Lane. There is a comprehensive range of local facilities within easy walking distance in the centre of Rose Green.

The street scene comprises a mix of detached two storey chalet style properties and bungalows that occupy plots of varying sizes. The houses to the East of the road are set in substantial plots that back onto the western boundary of Avisford Park recreation ground. The core of original properties appear to have been built in the 1940's with many built later in the 1950's; in more recent years many of these have undergone substantial modernisation and extension.

The Rose Green Junior School is located, on the opposite side of the road, off Raleigh Road; it is a locally managed school maintained by the West Sussex Local Authority.

Carlton Avenue is well located for convenient access, particularly by pedestrians and cyclists, to the full range of retail facilities and transport links in the centre of Rose Green. There are well maintained footpaths on both sides of the street.

2. Existing Property & Context

The site is currently predominantly open gardens. A small single storey garage is to be demolished to allow for the site access.

Specific immediate adjacent property comprises -

- (a) Rear garden of 48 Carlton Avenue to the North.
- (b) Park and Playing Fields (Avisford Park) to the East.
- (c) Entrance Drive to backland development to the South.
- (d) Existing bungalows to the West.



Fig 3 Site looking West



Fig 4 Site looking South



Fig 5 Site looking North East



Fig 6 Site looking North

3. Access

Site access is located between 34 & 36 Carlton Avenue and the requirement for 2.4m x 43m visibility splays, in accordance with the Manual for Streets, is easily satisfied. Traffic speeds on Carlton Avenue are extremely low and the traffic volumes are also generally low. The entrance road will be designed to form a Shared Surface Street in accordance with the Manual for Streets.

The entrance road will meet the requirements of The Building Regulations and The Fire and Rescue Services Act in relation to fire service access whilst other emergency service will be able to access the site with ease. Emergency evacuation from the new dwellings will be similarly unhindered.

The new dwellings will fully comply with Part M of The Building Regulations. Hard standing around the dwellings will ensure that all users are treated equally, be they wheel-chair users, those with baby transport, the ambulant elderly or the able bodied. The arrangement of the dwellings, and their citing, will ensure that all occupants have equal and convenient access.

4. Design Overview, Appearance & Materials

The design will take precedent from the surrounding area and importantly, incorporate the use of high quality materials.

The dwellings will be designed to respect their context and the accommodation configured to ensure minimal impact on the amenity of neighbouring properties.

Adequate separation distances will ensure privacy of internal accommodation for new and neighbouring properties, and that of the principal areas of amenity. The outlook from any principal window has been similarly protected by these distances.

Consistent with Outline Planning Approval for 8 no detached dwellings (AW/130/18/OUT), the proposal presents eight detached single-storey and chalet-first-floor type well-designed dwellings.

Whilst it is proposed confirmation of materials will be by condition, the following high quality and contextually suitable face materials are initially proposed -

PLOT	Walls	Roof	Fenestration
1	Face Brickwork & Flint-work	Plain Clay Tiles	D.Glazed uPVC (white)
2	Face Brickwork & Weather-boarding	Plain Clay Tiles	D.Glazed uPVC (white)
3	Face Brickwork & Weather-boarding	Plain Clay Tiles	D.Glazed uPVC (white)
4	Face Brickwork & Weather-boarding	Plain Clay Tiles	D.Glazed uPVC (white)
5	Face Brickwork & Weather-boarding	Plain Clay Tiles	D.Glazed uPVC (white)
6	Face Brickwork & Weather-boarding	Plain Clay Tiles	D.Glazed uPVC (white)
7	Face Brickwork & Weather-boarding	Plain Clay Tiles	D.Glazed uPVC (white)
8	Face Brickwork & Weather-boarding	Plain Clay Tiles	D.Glazed uPVC (white)

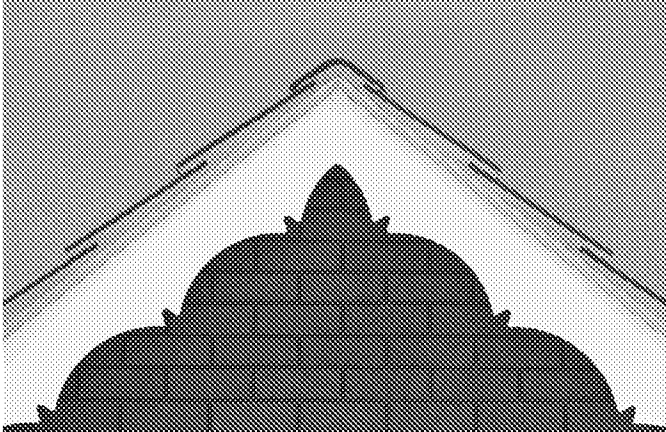
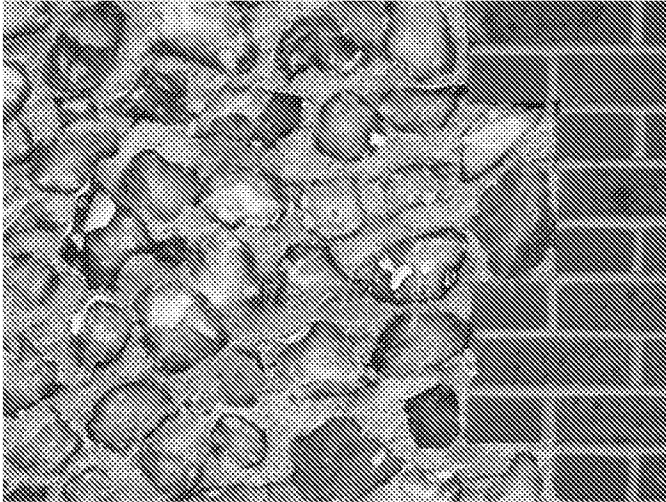


Fig 7-10 Materials (from left to right)
Black Weatherboarding, flint and face brickwork, plain clay tiles, decorative barge boards.

Applicable plots will use decorative barge-boards and finials. Rainwater-goods will be black uPVC. Front doors will be composite. Whilst the main fenestration material will be D.Glazed uPVC (white), bi-fold doors shall be ALU (white).

A physical material sample-board is to be provided to Arun for consideration and approval prior to any commencement. Bin storage will be provided in each dwelling with a bin collection point located next to the access road. Safe and secure cycle parking will be provided within the large rear gardens and garages.

5. Extent of Proposal, Scale & Building Line Formats

The application site measures approximately 4907m² (0.49ha).

Overlooking between the plots, and neighbouring houses, has been avoided. There is adequate turning space within the development for vehicles, including utility vehicles, to be able to enter and leave in a forward gear.

The scale of the new dwellings will be entirely in keeping with the area in general. The gardens and grounds will meet local size requirements and the landscaping will be sympathetically designed. An approximate overview of plot size, garden length and parking is as follows -

UNIT	Plot Width	Approx Internal Area	Min Rear Garden Length	External Parking	Garage	Waste & Recycle
1	17.4 m	118 m2	10.3 m	2 no	NO	3 no 240 L
2	14.5 m	139 m2	15.7 m	1 no	YES (2 sp)	3 no 240 L
3	9.7 m	122 m2	11.8 m	2 no	NO	3 no 240 L
4	9.7 m	122 m2	12.4 m	2 no	NO	3 no 240 L
5	14.8 m	170 m2	13.2 m	3 no	NO	3 no 240 L
6	9.7 m	122 m2	13 m	2 no	NO	3 no 240 L
7	9.7 m	122 m2	11.6 m	2 no	NO	3 no 240 L
8	15.2 m	139 m2	14.9 m	0 no	YES (2 sp)	3 no 240 L
Visitor parking Spaces				2 no	NO	

Schedule of individual unit accommodation -

UNIT	Approx Internal Room Area
------	---------------------------

Unit 1

Hallway	13.7 m2
WC / Bathroom	4.6 m2
Living / Dining / Kitchen	50.4 m2
Bedroom One	16.1 m2
en suite	4.2 m2
Bedroom Two	12 m2
Bedroom Three	10.5 m2

Unit 2/8

Hallway	10.6 m2
WC / Bathroom	4.4 m2
Living / Dining / Kitchen	45 m2
Bedroom One	20.8 m2
en suite	4.4 m2
Bedroom Two	17.2 m2
en suite	6.2 m2
Bedroom Three	14.1 m2

Unit 3/4/6/7

Hallway	12 m2
WC	2 m2
Living / Dining	27 m2
Kitchen	11.2 m2

Bedroom One	16.3 m2
en suite	5 m2
Bedroom Two	11.3 m2
Bathroom	6.1 m2
Bedroom Three	14.9 m2
en suite	4.5 m2

Unit 5

Hallway	13.5 m2
WC	3 m2
Living	19.5 m2
Dining	14.3 m2
Kitchen	18 m2
TV Room	10.6 m2
Bedroom One	18.1 m2
en suite	4.5 m2
Bedroom Two	14.1 m2
en suite	3.2 m2
Bathroom	7 m2
Bedroom Three	12 m2
Bedroom Four	11.3 m2

Each of the dwellings will provide 3 no 240 L standard waste bins comprising 2 within a dedicated external housing (general waste and recycle) with a further 1 (garden / green waste) within garden or garage as applicable. The roadway will be sufficient to accommodate a large triple axel refuse vehicle which can reach the bin collection point in compliance with the Manual for Streets. Please refer to swept-path-analysis (SPA) for further details.

In addition, long term cycle storage can be accommodated within the rear gardens with short term storage (in the form of ground mounted hoops) to the front driveway of each dwelling if desired.

6. Specialist Reports

The accompanying specialist reports are provided as part of this submission -

- (a) Arboriculture Report
- (b) Surface Water Drainage Proposal

7. Landscaping and Planting

New planting of trees, shrubs, bushes and flora will be introduced over the coming two seasons. Existing native Yew and Birch trees at the site are to be retained and transplanted within the site where possible with existing native trees reinforced by evergreen non-native trees to aid with screening. The site is relatively well screened from neighbouring properties by existing fencing in varying condition and existing mature planting that will be retained, restored and reinforced as necessary. Common areas will be laid to grass with abundant planting of shrubs and trees. The gardens to the houses will be turfed and separated by close boarded fencing. The entrance drive and parking areas will be designed to form a shared surface drive which will be both safe and pleasant to use for both vehicular and pedestrian users.

8. Dwelling Access, Layout, Usage & Legibility, Disabled Use

Clear and legible layouts have been incorporated into the design, together with future-proofing of dwellings to allow for ground floor living. Disabled access and use of the dwellings will meet / exceed Part M of the current building regulations.

9. Flooding

The site sits in Flood Zone 1 and as such, a separate FRA is not deemed necessary. Please refer to specialist surface water

drainage design and report.

10. Local Authority Planning History

Current Outline Planning Approval for 8 no detached dwellings (AW/130/18/OUT) Approved 03/08/18

Previous relevant planning history, -

AW/135/14/OUT Outline application for residential development consisting of 2 detached 3 bed bungalows, 2 detached 3 bed chalets & 4 semi detached 3 bed chalets with new access between no's 34 & 36. Resubmission of AW/53/13/

AW/53/13 Outline application for residential development consisting of 2 detached 3 bed bungalows, 2 detached 3 bed chalets & 4 semi detached 3 bed chalets with new access between no's 34 & 36.

AW/135/14/OUT Refused 02-09-14, AW/135/14/OUT Appeal: Withdrawn 18-08-15

AW/53/13 Refused 30-04-13, Appeal: Dismissed 20-03-14

11. Response to Planning Policy

The principle and density of development at the site was established through application AW/130/18/OUT. However the applicant recognises that development at the site is supported by Policy H SP1 as the site importantly contributes towards Arun's housing requirement.

Local Plan Policy D SP1

There is not a single dominant design characteristic of the area but the adoption of 8 No. bungalows and chalet style detached houses is deemed entirely in congress with the established design context of the area and heights and densities of the surrounding buildings. The layout of the site recognises the dominant feature of the area, Avisford Park, with habitable rooms orientated towards this existing green infrastructure and the built line a minimum of 10m from the boundary to minimise overlooking. Materials proposed in the application are deemed appropriate as they are either equivalent or superior to that in use in the surrounding area.

Local Plan Policy D DM1 & Design SPD J

The proposal draws on the character elements of merit from the surrounding area and seeks to improve these elements in terms of scale, massing, layout, density, build materials, landscaping and design features. Importantly the density of dwellings has been accepted through application W/130/18/OUT. A mix of brick and weatherboard cladding with clay roof tiles are deemed at the higher end of quality within the context of the surrounding area and design details such as decorative barge boards and roof finials along with fenestration head and sill details will seek to improve the character of the area further. The layout of the site seeks to maximise the visual amenity of the existing woodland and trees and improve this aspect through a comprehensive landscape plan. The site layout and landscape plan recognise the importance of public realm, legibility and movement as well as safety and crime prevention for future occupiers.

Local Plan Policy D DM2 & Design SPD H.04

National space standards for the internal areas are surpassed as are the external space standards. Rear gardens are a minimum of 10.5m in depth to the rear boundaries with a 2m+ depth to the fronts to create a defensible space which will incorporate abundant landscaping to enhance the public realm and biodiversity. Positioning of 1st floor fenestration has been carefully considered to minimise overlooking and maintain privacy for future occupiers.

Local Plan Policy ECC SP1, Policy ECC SP2 & Design SPD K

Please see separate SuDS report for surface water drainage proposal. The site is located in flood zone 1 with very limited risk to fluvial and tidal flooding. Located on the south coast of England careful consideration has been given to the impacts of solar gain and energy efficiency. Extreme summer temperatures are becoming the norm in the south east of England so the layout of individual units has considered this important factor. The main habitable rooms have been located to the east of the buildings minimising the impact of the solar gain from the afternoon sun and reducing the requirement/necessity of home cooling equipment. The gardens run west to east allowing for the important southerly aspect during winter but once more creating shelter from the hot late afternoon sun during summer. Renewable energy provision has been allowed for by the selection of flat roof dormers to the rear of the units. This allows for the installation of low incidence photovoltaic cells to the rear of the properties thereby maximising the use of the southern aspect and minimising the impact of the cells on the visual amenity of the area. Fenestration size, position and quantity allows for good natural ventilation flows and wide side passage ways between the properties allows for future occupiers to install mechanical ventilation and cooling systems with minimal impact on amenity of surrounding properties.

Design SPD Policy I & Parking Standards SPD Policy

The proposal recognises the importance of 'future proofing' the car and cycle provision of the development and the 6 Guiding Principles of the recently adopted Parking Standards SPD. Each of the proposed units will meet the required car parking space requirements and the wider site will allow for visitor parking and delivery vehicle parking. Whilst none of the proposed units will have private driveways each of the allocated parking spaces in closest proximity to the proposed units will have easy hook-up access to electric vehicle charging points located on the houses. Each of the proposed garages will also have electric vehicle charging points meaning over 50% of the allocated parking spaces will have access to charging points well in excess of the current requirements. The generous rear gardens will allow for safe and secure bicycle parking and the ample hard landscaping areas to the front of the properties will allow for abundant short term bicycle storage.

12. Conclusion

Taking into account the site's extant permission for eight detached residential houses, this application progresses the detailed design of the overall scheme in creating a well-considered individual and sensitive development.

Using high quality materials and set within thoughtful landscaped gardens, it is proposed that the development generates a well needed group of individual new homes in the area.

It is hoped that the Local Authority, Parish Council and local residents will view the scheme positively, and agree that this group of high quality new homes can form part of, and improve the character of the local area.