

Design and Access Statement
Rising Sun Housing Development
June 2021

NOVIUN
ARCHITECTS

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1.0 Introduction



The following design and access statement is prepared by Novium Architects to support the full planning application for the land adjacent to the former Rising Sun Public House (current Tesco Express store) in North Bersted.

The proposal consists of construction of seven new dwellings consisting of two and three bedroom homes and associated access and landscape works.

The proposal has been designed in accordance with the Arun District Design Guidance, relevant Planning policies and Nationally Prescribed Space Standards.

The statement should be read in conjunction with the drawings, documents and reports supporting this application.

2.0 Site



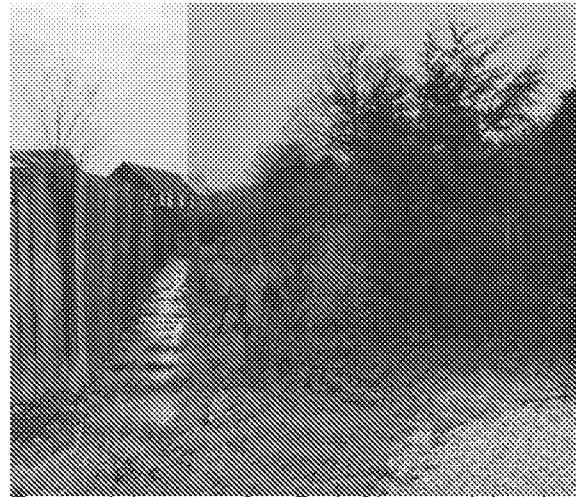
View of the site from South east



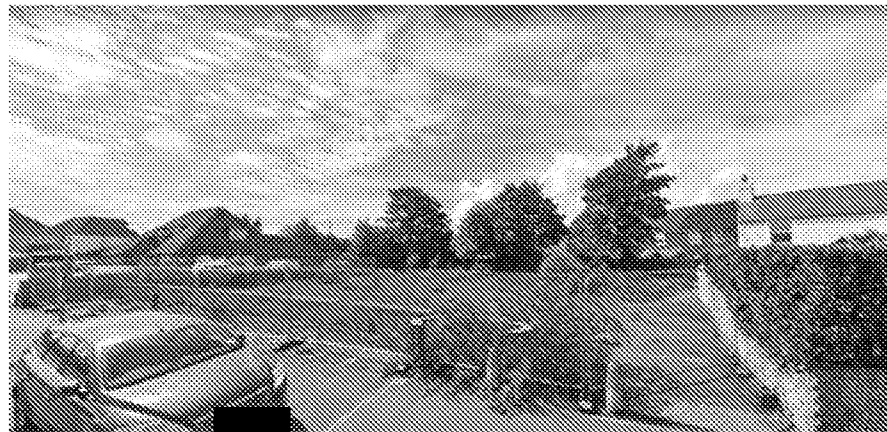
View over the fence from St Clair's garden



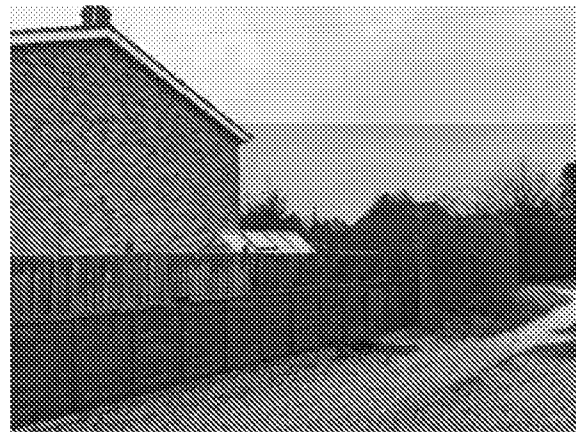
View from back of the site



Foot path between Sun Park Close and the site



View of the site from North east



View from the access road on the southern boundary



View of the site from Sun Park Close



View of the site from St Claire's Garden

Site context

The application site is located within Arun District Council, approximately 2km to the north of Bognor Regis town centre and in an area called North Bersted.

Located on the western side of the B2259, the application site consists of the land to the rear and side of the Tesco Express store. The site was formally the rear garden and parking area for The Rising Sun Public House which was closed and subsequently redeveloped into a Tesco Express. The site is generally flat and there is an existing dropped kerb that provides vehicular entrance to the site.

The site consists of a few trees and hedges. The North, South and West boundaries are defined by a series of fences and brick / flint walls. The eastern boundary currently has no permanent boundary fencing.

The current Tesco Express store is a 1 -1/2 storey building with a recent single storey side extension which is used to house plant equipment and also used for storage. The roof form of the store is different to the rest of the properties along the main road.

To the north, the site is boarded by the residential curtilage of no. 359/361/363 Chichester Road. These are two-storey, cottage style, terraced properties with a traditional gable-ended slate roof. Immediately opposite the site is a series of semidetached properties with mock Tudor style timber

detailing. This architectural feature is a common detail among the properties in the area and appears on a number of properties in the vicinity of the proposed site.

Immediately south, the proposed site abuts the rear access road serving the properties along Bedford Road. To the southeast, the site also abuts a pair of recently constructed two-storey, semi-detached dwellings.

To the west of the site consists of the rear gardens, parking and garages of the two storey residential terrace properties of Sun Park Close and St Claire's Garden.

3.0 Local Context

North Bersted has developed as a residential suburb serving Bognor Regis and is accessed by the A259 /B2259. A259 is a principal distributor road connecting Chichester to Bognor Regis on the south coast. The character of the immediate surroundings are predominately residential.

The surrounding area has a mixed architectural vernacular, which comprises of 1930's and 1950's two-storey, semi-detached housing on reasonable size plots. Most of the immediate neighbourhood consists of mock Tudor properties. There are some modern infill developments such as apartments and terraced houses

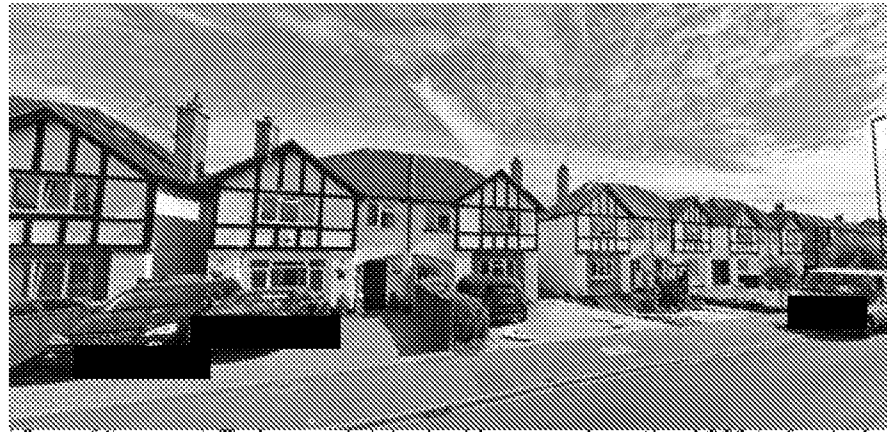
The site is well served by shopping facilities and benefits from good access to a range of community and amenity services. The site is within walking distance to the Bartons Infant school, North Berstead Primary School, nurseries and GP surgery.

It is a 25-minute walk to the Bognor Regis town centre, with direct access to the bus route with a request stop directly in front of the site. This provides a 1.5 mile - 8 minute cycle journey to the centre of Bognor Regis and train station. In combination the site is in a sustainable and highly accessible location to be considered for a residential development..

The development provides an opportunity to infill the site with a housing type that completes the urban grain and provide much needed housing for the locality.



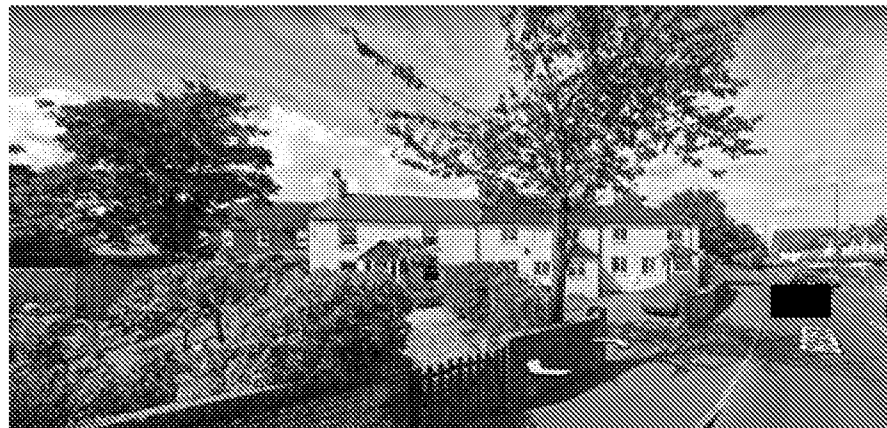
View of the semi-detached houses on the south eastern boundary



View of the mock Tudor semi-detached houses along the A259 in front of the site



View of the Tesco Express Store



View of the cottages north of the site



View of the terraced mock Tudor houses along B2259 and Bedford Road

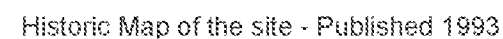
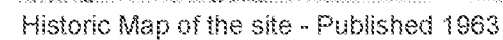
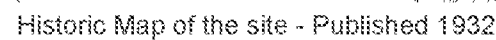
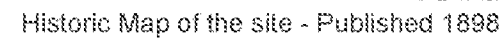
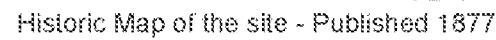


Site History and Evolution

From the historic OS maps it is apparent that for the majority of the past 150 years the site has been built upon, either for housing or other purposes, until 1960's when it became a Public House.

The area immediately surrounding the site has evolved considerably as the corresponding Historic maps show. The largest development was undertaken in the 1960s where the housing density greatly increased with the spread from Bognor

town centre along the main A259 access road from Chichester. This included the North Bersted parade which has a variety of retail outlet with independent shops, restaurants and takeaways some larger national chains.



5.0 Site Analysis

The site is surrounded by two-storey residential properties on three sides.

The only vehicular access point is off Chichester Road as on the diagram. Haverfordwest Close acts as a service road to the properties along Bedford Avenue as well as the development site.

The northern half of the site is exposed to some level of traffic noise. Please refer to the acoustic report for details. Although the southern half of the site is much secluded, it is slightly exposed to the noise generated by plant equipment of Tesco Express near the south eastern corner and is examined within the Acoustic survey.

There are some mature trees on site and nesting birds. Please refer to the ecology report for further details.



6.0 Site Constraints

Privacy distances

The blue dotted lines on the diagrams show the recommended distances that the scheme should adhere to as per the Arun District Design Guidance.

The scheme is designed to maintain these guidelines.

The terrace of house near Tesco express has a solid facade along the boundary and maintains a recommended gap of two meters to prevent any surface spread of fire.

Acoustics

The properties are set back from the main road adequately to fulfil necessary acoustic requirements and maintain a reasonable distance from the plant area of the Tesco Express store. Both properties will have enhanced glazing and mechanical ventilation to meet acoustic requirements. Please refer to the acoustic report for further design measures advised.

Existing Trees

There are a number of trees on site. None of them are identified as protected.

Flood Risk

The flood risk summary of the area review suggests that the area has a very low risk of surface water flooding. However the area along Chichester Road is identified as medium to high risk of surface water flooding.



Figure 147: Private Front & Rear Garden

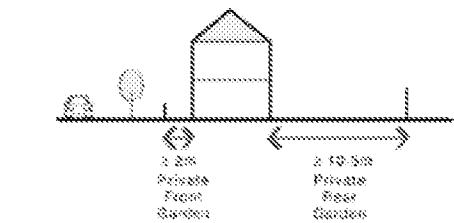


Figure 148: Back to Back Separation Distances

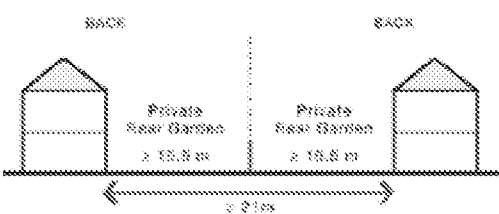
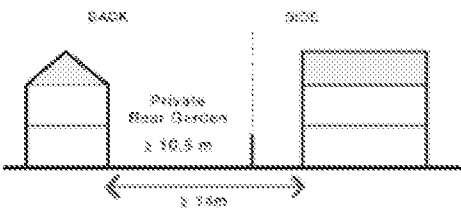


Figure 150: Back to Side Separation Distances



Separation Distances between Habitable Rooms

Back to Back: min. 21m between habitable rooms of properties or to existing buildings.

Back to Side: min. 14m between habitable rooms and side gable of adjacent property.

Front to Front: min. 16m between habitable rooms of properties facing each other.

Back to Boundary: min. 12m between habitable rooms and site boundary to existing landscaping.

Private Rear Garden: min. 10.5m depth (smaller gardens with adequate daylight and privacy may also be acceptable in certain circumstances, when justified).

Private Front Garden: min. 2m depth which will act as a defensible zone and privacy strip.

Balconies: max. 2m beyond the building frontage, subject to minimum balcony to balcony distances of 17m. At least 3sqm of useable space.

Residential Communal Shared Spaces: minimum 40sqm plus 10sqm for each unit.



Extent of Building from surface water

● Green ● Yellow ● Red ● 100m zone ● Location not specified

Figure 149: Front to Front Separation Distances

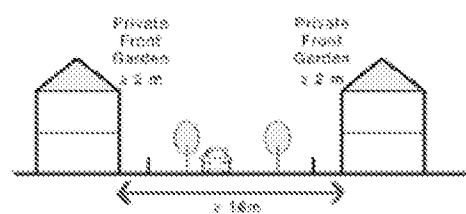
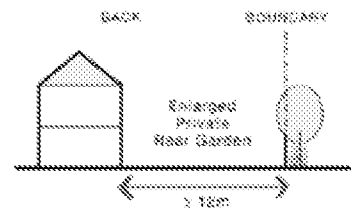


Figure 151: Back to Boundary Separation Distances



These standards should inform all developments, with no separation or difference in quality between spaces provided for private or social housing tenants



Residential Amenity - Make sure that the scheme:

- Provides outdoor residential amenity space to fulfil a variety of functions and accommodate a range of activities.
- Ensures that amenity spaces are of an appropriate size and shape.
- Considers topography and orientation to maximise amenity, allowing for maximum daylight and sunlight.
- Retains existing boundary walls, fences and hedges to preserve the street scene, and provides new boundary features where appropriate.
- Is integrated with surrounding uses and ensures that amenity is not compromised by proximity to parking, busy roads or refuse areas.
- Provides a mixture of private and communal amenity spaces wherever possible, with a balance appropriate to suit housing types.
- Incorporates natural surveillance of communal spaces, while seeking to minimise overlooking of private spaces through shape and positioning (the 25-degree and 45-degree rules).
- Provides communal spaces which are open, accessible and shared by all regardless of age, ability or socio-economic status.
- Provides external access to rear gardens where needed, avoiding long and narrow alleyways.



The appropriate level of residential outdoor amenity space should be determined through analysis of existing and proposed levels of open spaces, and the functions of these spaces.



Prepare a plan to indicate the type and size of amenity space that has been provided for each residential unit.



Building for Life 12 - 11. Public and private spaces (CABE, 2018)
Building Regulations - Access to and use of buildings: Approved Document M (2016)

7.0 Planning & design guidance

Key drivers

There were a number of key drivers in the positioning of the units.

Relationship to the street

The terrace of houses facing Chichester Road is maintaining a relationship similar to the adjoining terrace properties.

Privacy distances

The position of the buildings to address the street is balanced against the desire to give privacy to the occupants of the new units and the existing houses.

Amenity

The design provides suitable external spaces to comply with the Arun District Design Guidance.

Height, scale and massing

The new development will respond to the existing mass, height, scale and the character of the existing street frontage. The development will respond to the existing rhythm of the area.

Materials

The new development will respond to the façades and roof of the existing houses.

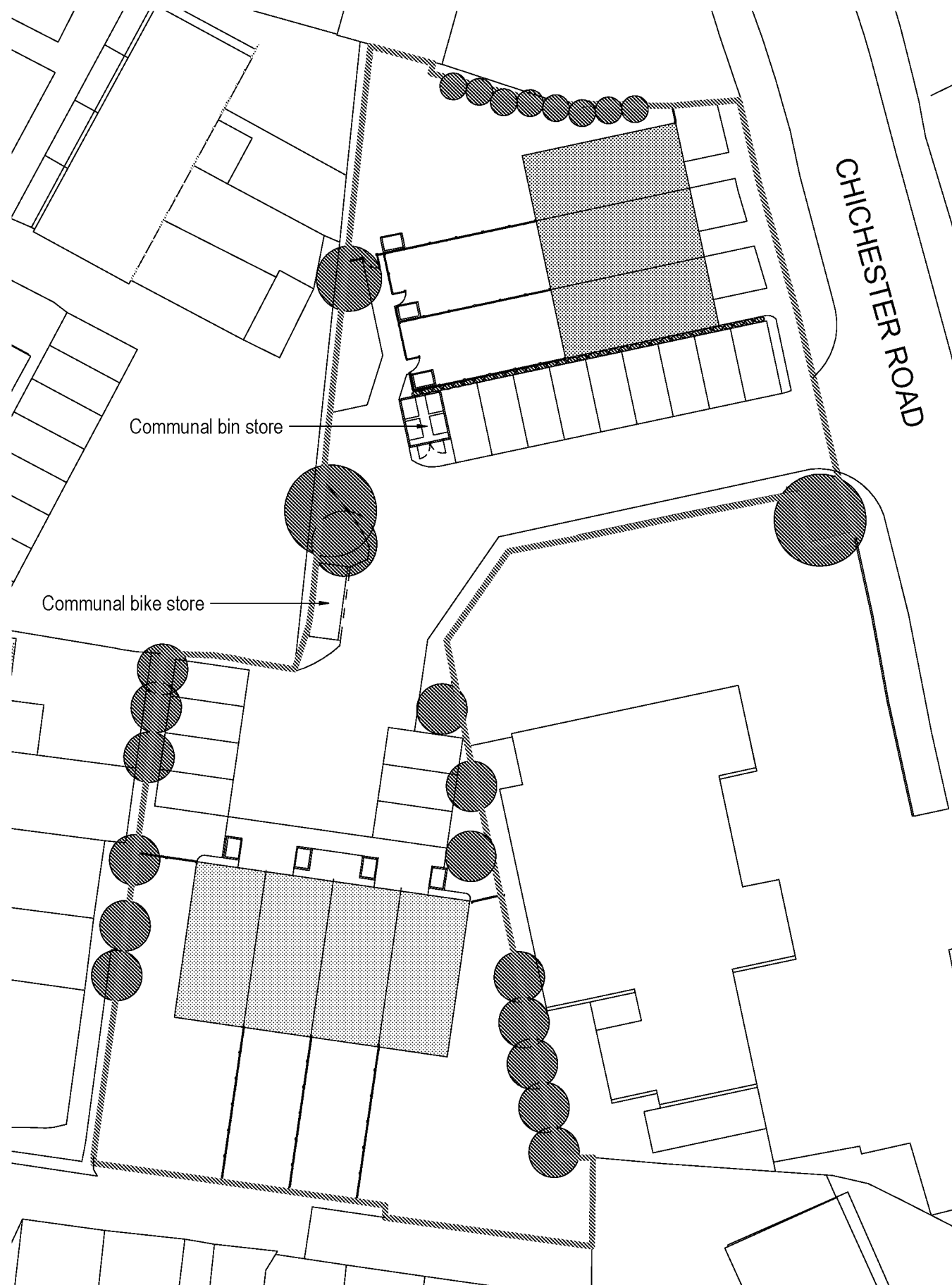
Parking

Development will provide parking for vehicles and cycle for both residents and visitors.

Development and Consultation

As part of the development of the scheme the Arun District Planners were consulted via the pre-planning consultation route. Main comments were related to the density, scale, relationship with the neighbouring properties and materiality

8.0 Design development



Development

The scheme proposes seven two and three bedroom homes with front and rear gardens. The proposal also provides a communal bin store and bike store with the required number of resident and visitor parking. The scheme shows 14 parking bays as per the Arun District Design Guidance document.

Arun district experiences high levels of housing need and housing affordability is a major issue. In implementing its Affordable Housing Policy, the Council will seek 30% affordable housing on-site on residential developments of 11+ residential units.

The residential use is in keeping with the character of the local area. The proposal uses the site effectively whilst meeting requirements set out by the Arun District Design guidance.

Although, the majority of the trees will be removed to accommodate vehicular access and manoeuvring, they have been replaced strategically to meet aesthetic requirements and as screening.

Inclusion

The site topography is uniform and fairly flat. The dwellings have been designed to meet Part M of the Building Regulations and allow for easy access, which includes level access to the front entrance doors, internal turning space for wheelchairs and downstairs toilet facilities.

Safety

The design and layout of the proposals have had regard to the need and opportunity to reduce crime and fear of crime. Specific measures integrated into the scheme include:

- A small, intimate development where new residents are more likely to recognise each other, and challenge potential unauthorised

visitors.

- Overlooking of accessible open spaces (access ways, driveways, entrances to the site) from multiple viewpoints, e.g. from within the kitchens to the front street and from within upper bedrooms and landing to the side and rear of the properties.
- Private garden areas protected by secure boundary treatments, including replacing all damaged site boundary fences and retention of existing secure boundary treatments.
- High security doors and locking window, meeting 'Secure by Design' standards.
- Bin storage within each curtilage – bins will be housed in a purpose built stroage. For some properties, these are located in the front gardens and for others they are located in the rear garden, with a communal lockable bin store in between the two terraces.
- Secure cycle storage is accessible for both terraces.

Option Appraisal

Several layouts have been explored and the most favourable option was submitted for pre-planning consultation.

The revised proposal has incorporated recommendations made within the pre-planning advice such as the number of units and orientation.

9.0 Layout



General Arrangement

The layout consists of two terraces of houses with one facing Chichester Road and the other with four houses closer to the southern section of the site.

All these properties are designed to meet the Nationally Prescribed Space standards.

All the properties have a front and a back gardens to meet the relevant standards of the Local Authority.

The two-bedroom houses to the front have west facing back gardens and rear access serving the bin store and the communal cycle store.

The remaining three bedroom houses have south facing rear gardens with a smaller landscaped area to the front with storage for bins and access to the properties.

The design complies with the required distances that are to be maintained from neighbouring properties.

The end-wall of the three bedroom terrace house is 14m away from the Sun Park Close properties and does not impede within the 25 degree rule.

The new development does not have any windows facing the western boundary with Tesco's Express, and is over 3.5mtrs away from this development which avoids surface fire spread.

The three bedroom terrace properties orientates away from the plant area of Tesco Express. These are screened from the existing properties by a line of planted trees.

The majority of the trees will be removed as part of the development to allow for access. However, new trees will be provided as part of landscape proposals enhancing greenery and visual screening.

Car Parking

The design provides 14 parking spaces for residents and 2 for visitors.

The scheme has been designed to reduce the visual impact of the motor car motor car. For example, by setting the majority of homes back from the access road and by grouping the spaces together along the main access road, the scheme allows for a significant green space and new trees in front of each home.

Cycle Parking

A total of 12 cycle stands have been provided in a common area that is accessible from both terraces.

Waste

A communal bin store housing for refuse and recycling is situated in an easily accessible location from each terrace, without exceeding the recommended travel distance for both resident and collectors, off Chichester Road to comply with Part H of Building Regulations.

In line with the recommendations contained in Arun District Design Guide the site masterplan has been designed to ensure that refuse collection vehicles can park at the kerbside adjacent to all dwellings, or situated within 25 metres walking distance for refuse workers of any designated collection points.

Vehicle tracking data is included with this application. The swept path details demonstrate that a large refuse vehicle could manoeuvre satisfactorily in and out of the proposed access from Chichester Road

Height in Context

Based on the surrounding buildings two-storey houses are appropriate on this site

Relationship to Chichester Road

Two-storey properties helps to blend with the surrounding properties along Chichester Road. The roof form follows the established pattern of the existing houses with the roof gable running parallel to the road

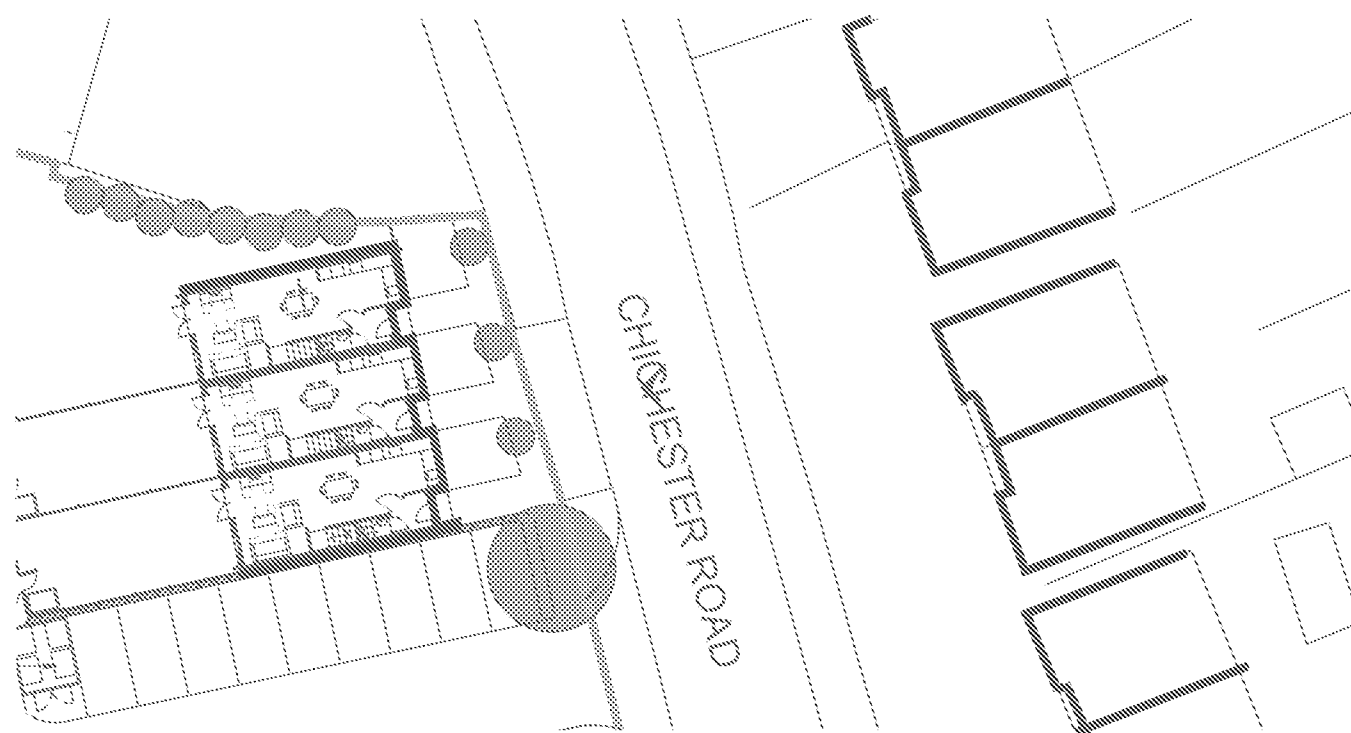
Legibility of Entrance

Similar to the existing mock Tudor properties with their entrances set back, all the primary entrances of the proposed ground floor properties are recessed.

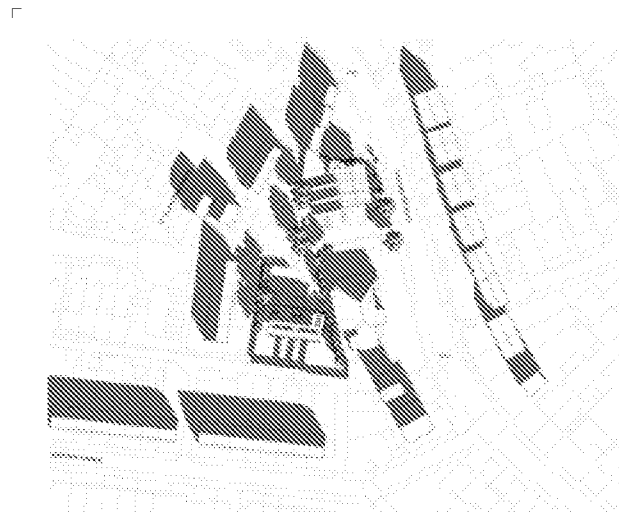
Building Rhythm

Whilst the block reads coherently as a whole, there is also a legibility to the front facade so it is clear where one house stops and another begins.

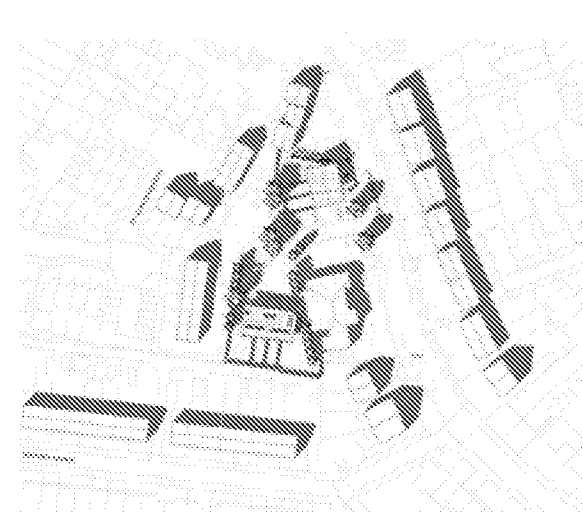
The repeated pattern of windows and recessed entrance of each unit is strengthened with the use of the materials. The use of black timber cladding mimics the appearance and features of the prominent neighbouring mock Tudor properties.



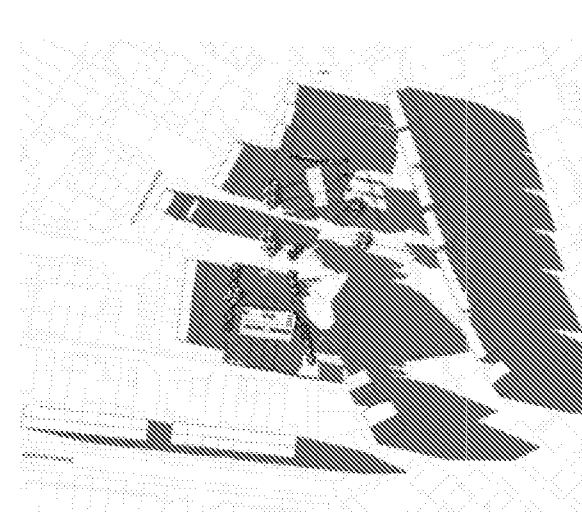
12.0 Shadows and Orientation



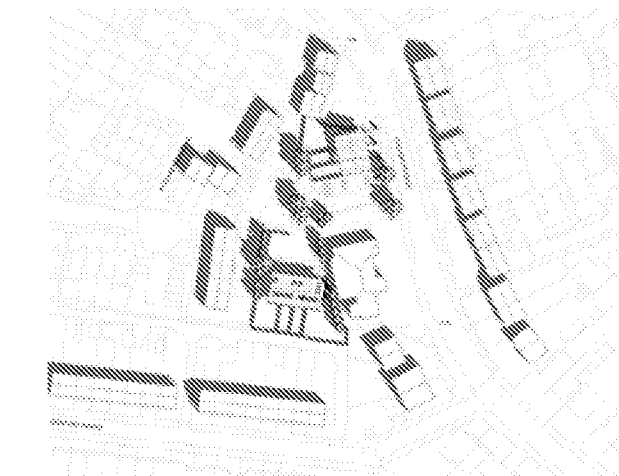
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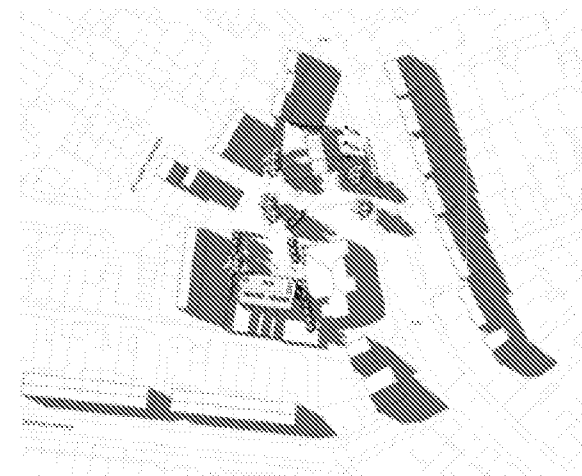
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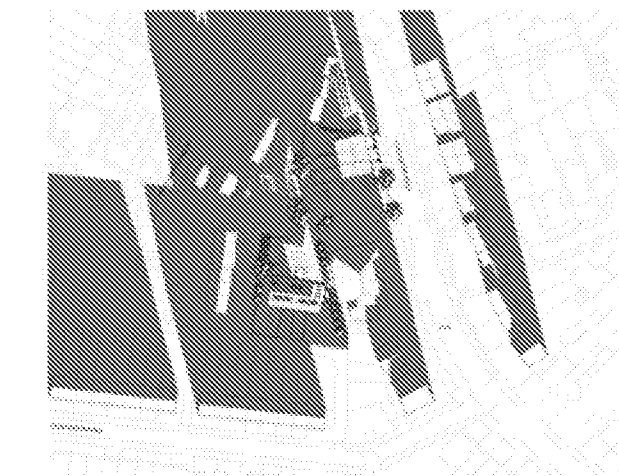
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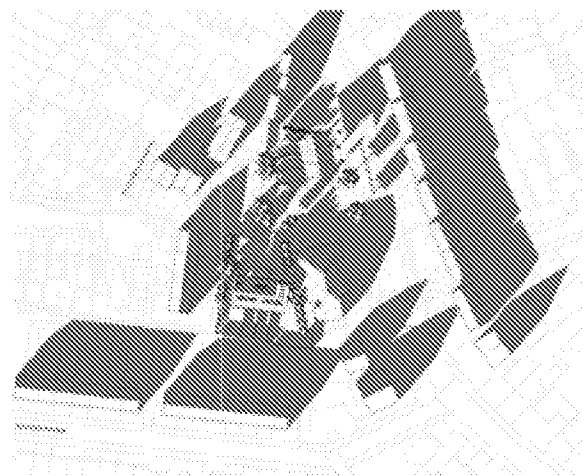
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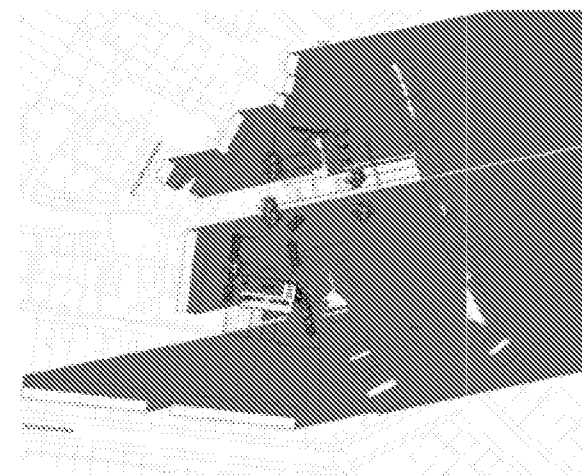
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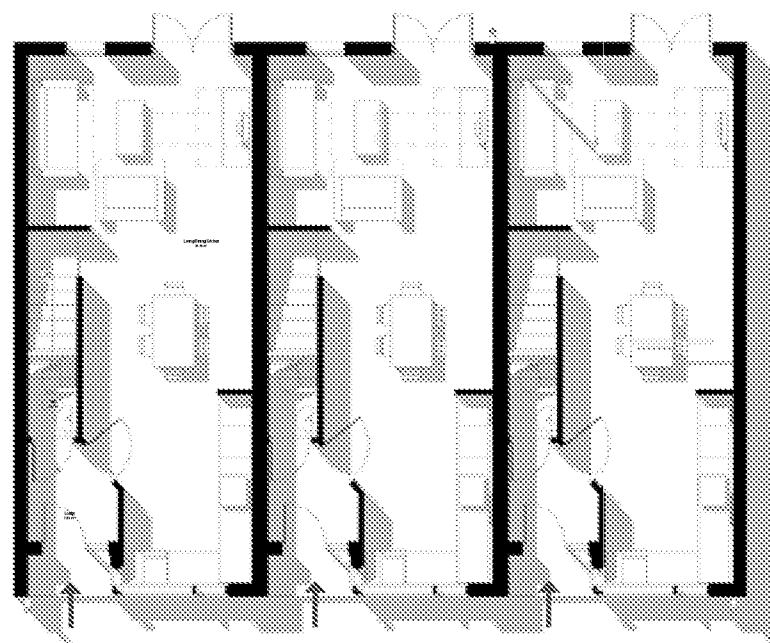
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Shadow Studies

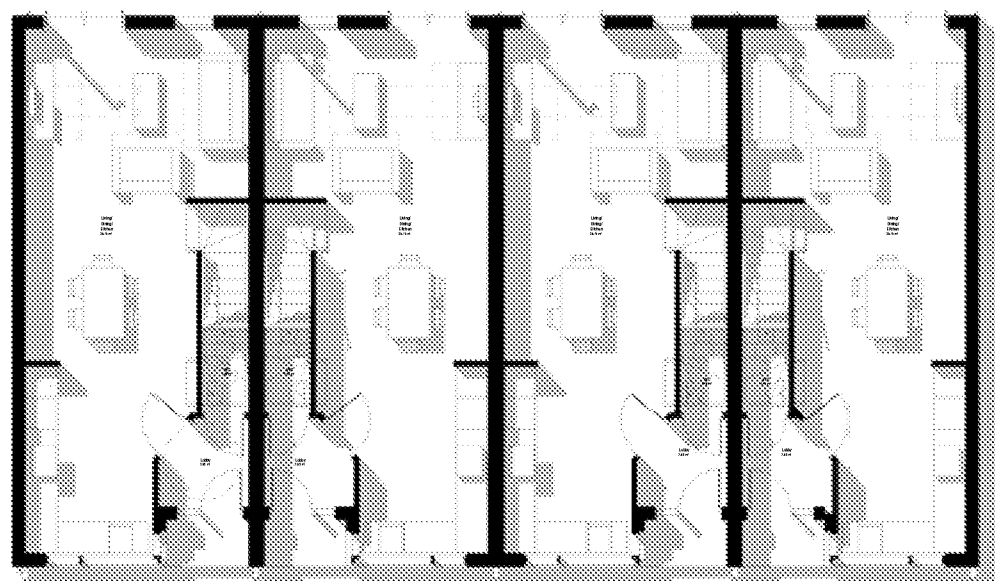
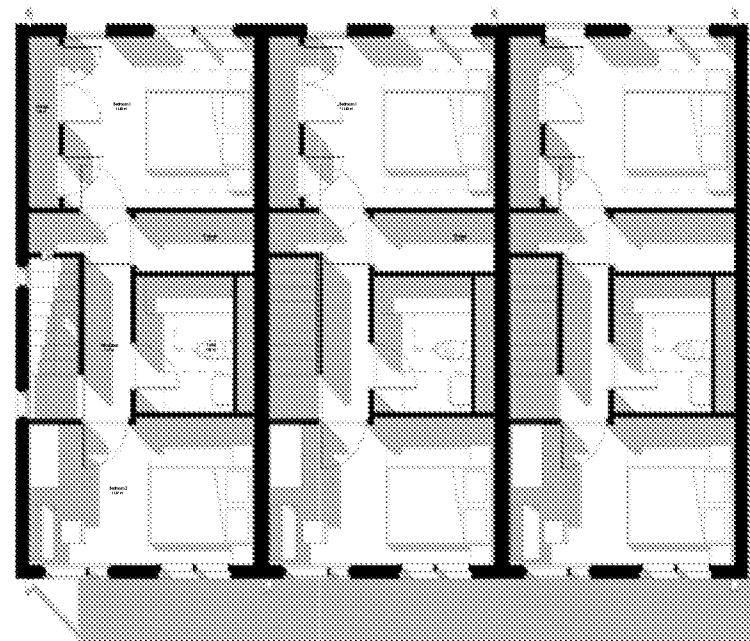
The shadows that the proposals will cast have been explored at different times of the day throughout the year to see the impact they have.

Impact on surroundings

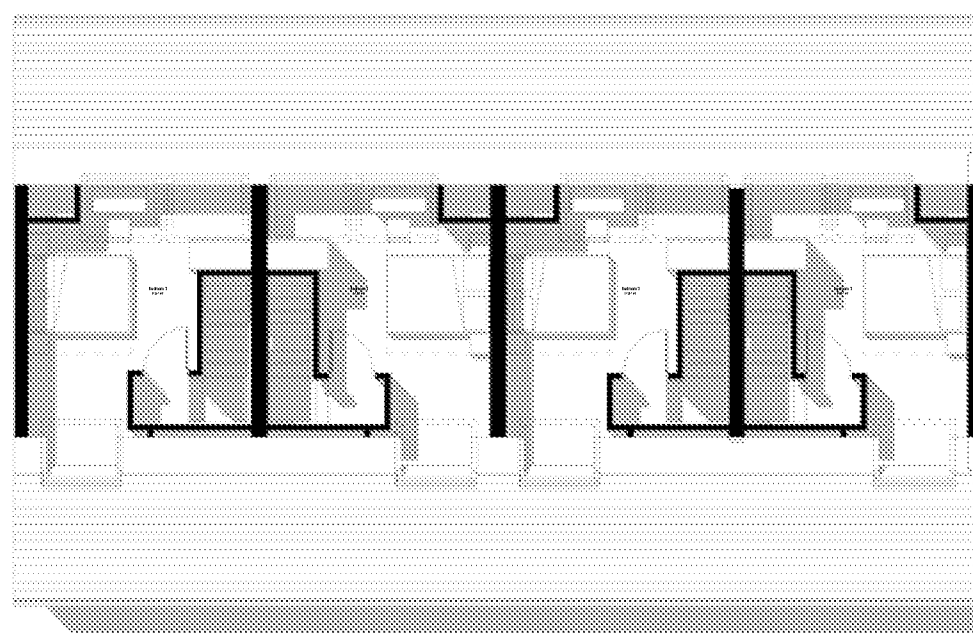
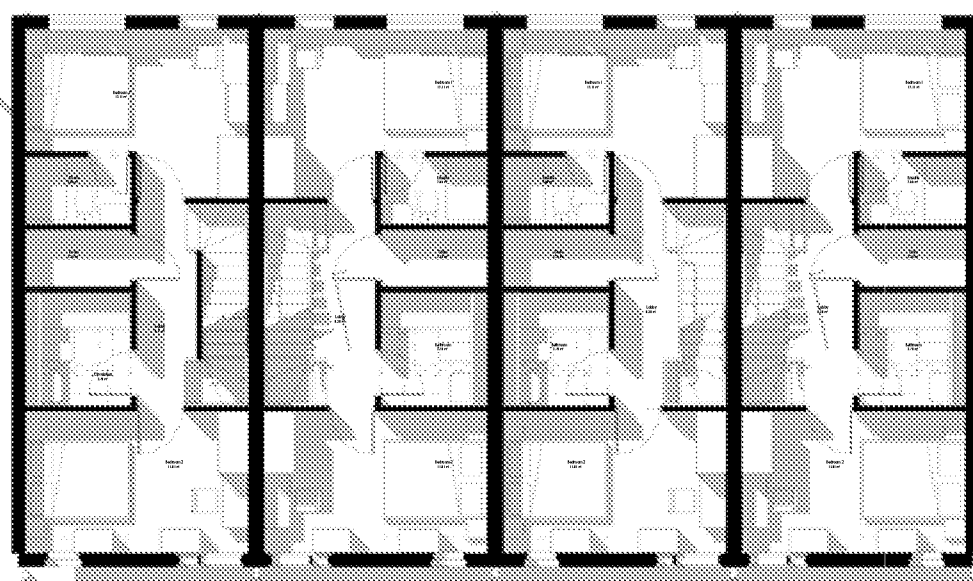
The proposals have little to no impact on the two-storey terraces on Sun Park Close or to the terraced cottages to the north due to the orientation and positioning of the units.



Two Bedroom 4 persons house



Three Bedroom 5 persons house



13.0 Modular Construction

Combining extensive research and utilising previous experience this scheme has been designed around a standardised system incorporating MMC.

By the use of MMC this site will achieve the aims set out in the ADC SDP. Through inclusive design and adaptability the scheme provides an accessible site for all residents and visitors with a clear level setting and environment. The unique construction allows adaptability over the property lifetime enabling flexibility. MMC provides a different production method that sets it apart from standard construction - speed of production, huge reduction in site waste, community support through job creation and training and near passive capabilities through high quality production techniques and adaptability.

Energy Performance

MMC out performs Part L of Building Regulation requirements, demonstrates optimisation of carbon emissions through design, production and delivery methods. Utilising data from previous schemes, and performance modelling using SAP, scheme consultants Cactus predict household energy bills will be greatly reduced.

All homes on this site will be 'A' rated under their Energy Performance Certificate. All manufacturing and design in accordance with Premier accreditation Guarantee.

All units are produced in a strictly controlled household energy bills to be greatly reduced. factories. This modern method greatly reduces waste, site time and impact on the community with reduced onsite construction times. The assumption by central government towards MMC on all new sites, means that this development will clearly show the progression towards achieving this aim.

Utilising MMC this scheme ensures overall quality enabling digitalized maintenance and management procedures; uses simple and robust materials allowing the scheme to blend with the wide ranging vernacular of North Bersted.

It also maintains a high quality development by creative use of MMC production whilst greatly enhancing the local area and streetscape.

14.0 Appearance

M a t e r i a l i t y

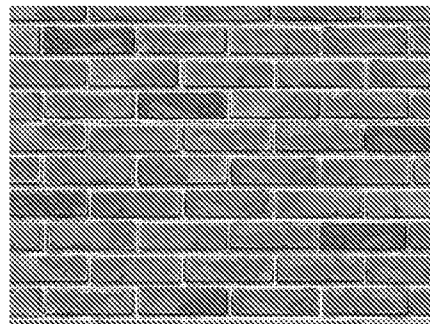
The proposed homes will be constructed using a mixture of white silicone render and red brick slips. the brick slip system is chosen to match the appearance of the surrounding red brick buildings.

Roof tiles will be Marley Modern Grey or similar to be approved.

Windows and doors will be black colour UPVC framed and the rainwater goods will match the door and window colour.

To help with the overall composition of the elevations the two windows on the front elevation are linked with a black timber panel.

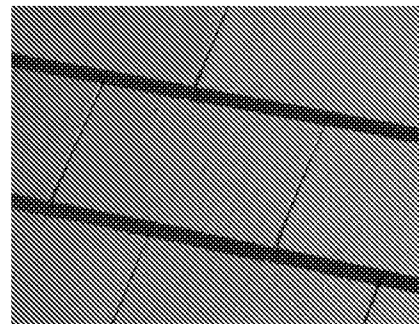
Although the composition of the proposed elevations contemporary, it has drawn inspirations from the context and local heritage



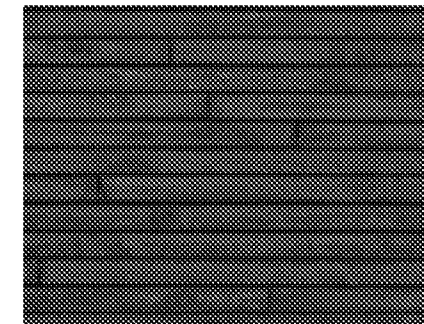
Brick



White render



Concrete roof tiles



Timber Cladding



Pedestrian Access

The main entrance to the site is visible from Chichester Road. It will be well lit and will have good visibility to make it a safe and inviting route whether day or night. There is a dedicated footpath serving all units.

Vehicular Access

The main car park is accessed via a road and 9 spaces are located perpendicular to the two bedroom houses and a further 7 spaces are located in the southern part of the site.

Emergency Access

The emergency services can access the site from Chichester Road.

Security

Private external entrances to the ground floor units are visible from Chichester Road. The bin store and the cycle store to the rear of the site will also be secured.

Policy & Approach

The design complies with Part M of Building Regulations providing each dwelling with a level access



The proposal provide much needed housing on a constrained site in way that balances density, amenity and public realm.

Feedback from consultations has been used to inform the design and consideration has been given the scale and materiality of the building. The scheme provides an opportunity to provide quality new homes in an area in need of high quality housing.

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