SHRIPNEY ROAD
DESIGN & ACCESS STATEMENT

ECE Architecture

ARUN DISTRICT COUNCIL BE/137/19/RES

ECE Architecture

18th December 2019

Brooklyn Chambers
11 Goring Road
Worthing
West Sussex
BN12 4AP

76 Great Suffolk Street
London
SE1 0BL

Colston Tower
Colston Street
Bristol
BS1 4XE

Telephone
Sussex 01903 248 777
London 0207 928 2773
Bristol 0117 214 1101

sussex@ecearchitecture.com

london@ecearchitecture.com

bristol@ecewestworks.com

www.ecearchitecture.com

Revisions

Revision	Notes	Issue Date	By	Checked By
A	Reserved Matters Submission	18.12.2019	MP	AK

ARUN DISTRICT COUNCIL BE/157/19/RES

Contents

1.0 Introduction 5
1.01 Introduction 6

2.0 Executive Summary 7
2.01 Project Overview 9
2.02 Design Approach 8
2.03 Scheme Summary 8

3.0 Site Description 9
3.01 Site Description 10
3.02 Site Location 10
3.03 Site Views 11
3.04 Character Approaching Site 12
3.05 Local Area 13
3.06 Site Access 14
3.07 Planning History 15

4.0 Use 16
5.01 Site Use 17

5.0 Amount/Density 18
5.01 Type and Amenity 19
5.02 Schedule of Accommodation 20

6.0 Layout 21
6.01 Site Layout 22
6.02 Plots 1-6 23
6.03 Plots 7-10 24
6.04 Plots 11 and 16 25
6.05 Plots 12-15 26
6.06 Plots 17-20 27
6.07 National Design Guide 28

7.0 Scale 29
7.01 Surrounding Building Heights 30
7.02 Proposed Building Heights 31
7.03 Proposed Building Pitch Heights 32

8.0 Appearance 33
8.01 Elevations 34
8.02 Street Composition 35
8.03 Materials 36

9.0 Landscaping 37
9.01 Landscape Strategy 38
9.02 Landscape Materials 39
9.03 Open Space Strategy 40

10.0 Access 41
10.01 Development Access 42
10.02 Accessibility 42
10.03 Car Parking & Cycle Storage 42
10.04 Vehicle/Cycle/Pedestrian Diagram 43
10.05 Movement Diagram 44
10.06 Sustainability 45
10.07 Crime Prevention 45

11.0 Conclusion 46
11.01 Conclusion 47

ARUN DISTRICT COUNCIL BE/157/19/RES

1.0 INTRODUCTION

1.01 INTRODUCTION

1.02 Introduction

This Design and Access Statement has been prepared to identify and explain the design process and decisions which have resulted in the submission of this Reserved Matters Application.

The application site is located to the east of the Shripney Road, in the village of Shripney, 2 miles north of Bognor Regis. The site has formally been used as a nursery and a dwelling. On the site there are the remains of greenhouses, poly tunnels and outbuildings that are scattered around the site as well as a detached cottage.

Bognor Regis is accessible via public transport and contains a range of regional facilities and amenities. The site is located 2.4 miles from Bognor Regis Train Station, and there are bus services from within the village.

This application seeks approval for the reserved matters of layout, scale, appearance and landscaping under phase 2 of outline consent BE/151/18/PL. The units and layout have been updated fro the reserved matters application but the broad principles and site layout remain in line with the outline approval.

Phase 2 relates to the 20 units North of the public footpath. A reserved matters application for the chalet bungalow (phase 1) South of the public footpath has already been approved under ref: BE/58/19/RES.

The scheme seeks to gain approval for 21 units, one a replacement unit for the existing cottage and the other 20 a mixture of new build house and apartments.

The proposal makes efficient use of the site whilst providing quality public amenity space, which is accessible to both new and existing residents of Shripney. There will be an appropriate level of car and cycle parking proposed on site.

This application will contribute 20 new dwellings to Arun District Council’s current housing land supply requirements with 30% of the housing being affordable.

This document will outline our design approach and details of the proposed scheme and should be read in conjunction with our drawings and all other consultant information provided with this application.

Client . . . . . Castle Property Developments Ltd.
Architect. . . . . ECE Architecture
Planning Consultant . . . . . ECE Planning
Landscape Consultant. . . . . Lizard Landscape Design and Ecology
Drainage Consultant. . . . . Hilson Moran

ARUN DISTRICT COUNCIL BE/151/18/RES

2.0 EXECUTIVE SUMMARY

2.0 EXECUTIVE SUMMARY

2.01 Project Overview

The original outline planning approval for 21 units in 2017 established the principle of development which this application follows. ECE were asked to review the outline planning scheme and take it forward to the reserved matters application.

The proposed scheme sets out to deliver a clear design vision which provides the following specific benefits:

• Provide a development with a high level of architectural quality that responds to the site's location within Shripney village.

• Provide a high quality mixture of smaller family orientated homes that have access to both public and private amenity space.

• Provide public amenity space to the new residents.

• Create a strong sense of place through high quality architectural details whilst referencing the local vernacular.

2.02 Design Approach

The design approach aims to respect the site's setting within Shripney whilst drawing upon the architectural style and material use in the wider context of Bognor Regis. These influences will be used in an interesting and creative way to provide an individual and dynamic residential development.

The scheme will retain and enhance the existing green boundary conditions of the site, whilst looking to introduce new planting that will help to merge the scheme into its rural and residential setting.

The layout will aim to minimise the potential visual impact of the site from the surrounding open space.

The origins of the scheme come from the approved outline planning consent BE/63/17/OUT. Many design elements have been retained and in places enhanced. Some elements such as the site access have been retained completely as it is a proven and approved approach.

2.03 Scheme Summary

Working from the approved Outline planning application BE/63/17OUT, the scheme aims to improve upon the previous design.

20 residential units are provided comprising of eight 3 bedroom, fours 4 bedroom, two 2 bedroom houses and four 2 bedroom flats and two 1 bedroom flats, 30% of which would be affordable

Ecological conditions of the site have been maintained and enhanced to boost ecology and create effective buffers between the development and its surrounding context.

Careful consideration has been made to both materiality and scale in order to ensure that scheme respects the surrounding area whilst creating a unique residential development.

ARUN DISTRICT COUNCIL BE/137/19/RES

3.0 SITE DESCRIPTION

3.0 SITE DESCRIPTION

3.01 Surrounding Character and Urban Structure

Shripney is a community in the Arun district of West Sussex. Originally a 13th century hamlet, it now forms part of the built up area around Bognor Regis. It lies on the A29 road and is comprised of mostly residential properties. The village is primarily residential in character with a number of local services such as a Pub, Hotel, and Restaurant. The site is surrounded by residential properties which are irregular in character, materiality and form. The site is bounded to the west by Shripney Road, to the south by the public foot path, the Robin Hood pub and hotel to the north and to the east is open countryside.

3.02 Site Description

The application site is located 2 miles north of Bognor Regis and is currently accessed from Shripney Road. The site is less than 3 miles from Bognor Regis town centre and railway station, and can be accessed by car from the A29 to the west. The site is approximately 0.72 hectares and is currently not used for either agricultural or grazing purposes and is un-farmed. An existing detached cottage currently sits in the north of the site and will be removed as part of the application. The site is generally level, rising gradually towards the eastern boundary and has a range of trees, mainly situated around the perimeter. The site is located 2.4 miles from Bognor Regis train station which provides direct services to London Victoria. The surrounding land use is predominantly residential with agricultural sites located to the east. There are a range of detached and semi-detached dwellings that surround the site. Generally the dwellings in the surrounding area are two storeys in nature and use a varying palette of materials such as timber boarding, stone, red and buff brick, render and clay roof tiles. The hotel to the north of the site presents a built form that resembles a terrace of cottages in a traditional vernacular architectural style. The collection of structures is visually large and sprawling. The existing dense hedgerows create an enclosed nature to the site which presents an exciting opportunity to provide an individual and dynamic development which offers well designed family homes to help meet the demand in Arun. In January 2018 an Application for Outline Consent was approved, granting permission for 21 units with associated parking, landscaping and infrastructure. This permission established the principle of development on the site as acceptable. The approval is also a ‘Departure from the Development Plan’.

Aerial View of Existing site

Site boundary

Site View

1 Character approaching view

ARUN DISTRICT COUNCIL BE/137/19/RES

3.03 Site Views

1. View towards site from residential houses opposite

2. View of cottage entrance with rights of way path alongside

3. View of rights of way path which neighbours the site

4. View towards northern site entrance

5. View looking south from existing northern site entrance

6. Northern site boundary looking south from Robin Hood pub

1

2

3

4

5

6

3.0 SITE DESCRIPTION

3.04 Character Approaching Site

The immediate surrounding vicinity to the site is predominantly residential in nature. Although, immediately north of the site is the Robin Hood pub and Premier Inn which is a series of extended brick, cladding and rendered buildings.

Slightly further along Shripney Road to the north is Marigolds and Shripney Gardens Caravan Park, that provide permanent and temporary housing.

To the south east of the site, is Shripney Lane along which there are a number of historic residences that comprise of the original hamlet.

Development in this location should try to respect its surroundings and make considered use of brick, timber cladding, render and tiled pitch roofs to reflect the nearby developments, both existing and approved.

1. Robin Hood pub with adjoining Premier Inn sits next to the site

2. Mix of bungalows and semi detached dwellings sit further north along Shripney Road

3. A mix of brick and render detached two storey houses which sit opposite the site

4. Detached house which sits further south along Shripney Road

5. Detached farmhouse style house down Shripney Lane

6. House on Shripney Lane

ARUN DISTRICT COUNCIL BE/137/19/RES

3.0 SITE DESCRIPTION

3.05 Local Area

Amenity

Much of the local amenity is located to the South of the site in Bognor. However, there is a pub near by and roads that lead quickly into Bognor.

The areas to the South of the site contain a variety of amenity spaces from shops to schools and Arun leisure centre.

Transport

There are bus stops located along Shripney Road which provide regular access into Bognor. Bognor itself has a train station which can provide wider public transport to nearby larger cities.

1. Bersted Brooks ParkGrowing ares
2. Industrial Park
3. Buisness Park
4. Bersted Park, Community Center
5. Bersted Green Primary School
6. South Bersted C Of E Primary School
7. Arun Leisure Centre
8. Golf Club
9. Felpham Community College
10. Downview Primary School
11. Public House

3.0 SITE DESCRIPTION

3.06 SITE ACCESS

The existing access point is located on the West side of site off of Shripney Road. This acts as the main access for vehicles and pedestrians. There are no other access routes on the site.

We will maintain the access on the West side but will alter the existing position slightly in line with the outline approval.

ARUN DISTRICT COUNCIL BE/137/19/RES

3.0 SITE DESCRIPTION

3.07 Planning History

The site has the approved outline planning consent (BE/63/17/OUT) for 20 houses and flats with one replacement dwelling. The scheme included new parking arrangements and landscaping.

This was updated in 2018 by planning consent BE/131/18/PL which allowed for a 2 phase approach to development.

Reserved Matters for Phase 1 relating to the chalet bungalow to the South was approved in 2019 under BE/58/19/RES.

The scheme was approved with the planning officer concluding:

“The proposed development would provide an additional 20 houses which are needed in Arun District”

This scheme has acted as the base for our developed design.

The most recent application on the site was an outline planning submission for 31 units BE/69/19/OUT. This application was refused.

For further details of the previous applications and additional planning history please refer to the planning statement provided with this application.

Site Plan and Elevations for 21 unit outline permission, approved

4.0 USE

ARUN DISTRICT COUNCIL BE/157/19/RES

4.0 USE

4.01 Site Use

A Site Analysis exercise was conducted at the outset of the design process to understand the existing site use and what opportunities and constraints are present. This process helped to create a series of design principles within which the schemes design will operate. The following are considered to represent the key opportunities and constraints:

• The strong identifiable landscape edges to the site boundaries provide the opportunity for significant visual buffers to adjoining residential development and to open fields which can be enhanced;

• The existing natural tree, hedgerow and field boundary lines provide a landscape framework for a natural subdivision of the site and the incorporation of a series of landscaped open spaces to provide a range of activity opportunities;

• The landscape framework will be able to incorporate a range of ecological, sustainable drainage and public open space enhancement measures;

• The enhancement of linear features of the site for wildlife movement and an opportunity to create an improved habitat for a wide range of species;

• The site as proposed benefits from a suitable vehicular access point leading from Shripney Road.

• The creation of a network of linked internal pedestrian and cycle routes between managed public open spaces and connecting to the planted site boundaries;

• The site is in a sustainable location within Shripney within a walking distance of a range of local facilities and services;

• The open nature of the site to the east must be addressed through appropriate landscape design, management of the existing hedgerows and trees, and infill buffer planting;

• Existing hedgerows and trees on-site are established and should be retained where possible;

• Any identified archaeological remains will need to be appropriately recorded;

• Views into the site from surrounding residential properties need to be considered as part of the detailed layout and appropriate screening employed;

5.0 AMOUNT

ARUN DISTRICT COUNCIL BE/157/19/RES

5.0 AMOUNT / DENSITY

5.01 Type and Amenity

The proposal is for 31 units in a mixture of houses and apartments, with a range of 1,2,3 and 4 bedroom properties.

The development also includes one proposed access; car barn & parking facilities for 38 cars with a further 4 visitor spaces; 40 cycle spaces; new hedges along the western site boundary; new trees within the landscape structure of the new development; and shrub planting.

The gross site area is 0.72 Hectares, which results in an overall density of approximately 43.0 dwellings per hectare; this includes the public realm improvements, access road, public open space and landscape buffers.

This density is considered wholly appropriate for the sites location given the requirement to make an appropriate use of developable land whilst being of an acceptable scale and massing for the surrounding locality.

Both height and footprint have been carefully considered in the design in order to integrate the scheme with the surrounding built form and to minimize the visual impact of the development from the boundary whilst achieving appropriate internal space standards.

There are two apartment buildings that front Shripney Road. One is pulled back into the site and buffered by the public open space and the other addresses the site entrance. The frontages have been designed to reduce the visual scale of the flats with the second storey in the roof space and the elevations broken up with material applications and an articulated fenestration.

Throughout the development, building heights will generally be two storeys in order to make an appropriate use of the land, matching much of the residential character within Shripney and wider settlement of Bognor Regis.

Careful consideration has been paid to the roof form of each dwelling in order to consciously limit the scale of the proposed scheme.

The varying approach to scale and massing of the built form provides an individual identity for the site and creates a very strong sense of place. The approach into the site provides a high quality setting to the entrance, with open public space that is set back from Shripney Road.

Overall, the design response limits overlooking, overbearing or daylight issues on any existing built-form and provides an appropriate design response to the landscaped boundary conditions and the retained hedgerows.

Housing mix diagram

KEY

- 4 Bed
- 3 Bed
- 2 Bed
- 1 Bed
- Public Amenity Space
- Private Amenity Space
- Shared Amenity Space
- Car barn
- Visitors parking
- Allocated parking
- Bin and bike store

5.0 AMOUNT / DENSITY

5.02 Schedule of Accommodation

This residential mix offers a suitable number of open market starter homes that reflects the current housing demand within Arun.

The scheme will allocate 30% of the housing to be affordable in line with local and national guidance.

The development is fully compliant with all mixture and size standards as defined in the National Housing Space Standards.

Schedule Of Accommodation:

PLOT NO.	TYPE	GIA (sqm/sqft)	STORAGE (sqm)
1	2B4P	70.08sqm/754sqft	2.75sqm
2	2B4P	72.36sqm/779sqft	2.08sqm
3	2B4P	70.08sqm/754sqft	2.75sqm
4	2B4P	72.36sqm/779sqft	2.08sqm
5	1B2P	50.01sqm/538sqft	1.5sqm
6	1B2P	53.53sqm/576sqft	3.03sqm
7	3B5P	108.02sqm/1091sqft	2.50sqm
8	3B5P	101.40sqm/1091sqft	3.94sqm
9	3B5P	101.40sqm/1091sqft	3.94sqm
10	3B5P	108.02sqm/1091sqft	2.50sqm

PLOT NO.	TYPE	GIA (sqm/sqft)	STORAGE (sqm)
11	4B6P	139.36sqm/1500sqft	4.55sqm
12	2B4P	101.40sqm/1091sqft	3.94sqm
13	3B5P	136.95sqm/886sqft	3.94sqm
14	3B5P	136.95sqm/886sqft	3.94sqm
15	2B4P	101.40sqm/1091sqft	3.94sqm
16	4B6P	139.36sqm/1500sqft	4.55sqm
17	4B7P	134.51sqm/1458sqft	4.75sqm
18	3B5P	101.40sqm/1091sqft	3.94sqm
19	4B7P	134.51sqm/1458sqft	4.75sqm
20	3B5P	101.40sqm/1091sqft	3.94sqm

Total GIA = 2034.5sqm

Total Site Area = 7120.38sqm / 0.71 Hectares

ARUN DISTRICT COUNCIL BE/137/19/RES

6.0 LAYOUT

6.00 LAYOUT

6.01 Site Layout

The layout has been prepared to following the phase 2 Outline Planning Application (BE/131/18/PL) for 20 new homes to the northern edge of Bognor Regis within the village of Shripney.

The layout demonstrates that a development in this location can successfully provide housing which is visually integrated, environmentally sensitive and sustainable and helps meet Arun District Council's housing needs.

The layout has been designed to integrate the mature trees on the site and make them a focal point of the layout. The existing site access has been relocated further south to improve the visibility and care has been taken to minimize the loss of trees.

The layout encompasses the following key elements;

- A sustainable addition to the settlement that is designed around current urban design best practice guidance to create a safe, inclusive and interactive environment.
- Landscape led approach to private and public open space which creates a buffer to the residential and access uses on the boundary conditions.
- An appropriate orientation of dwellings to ensure a landscaped and softened edge to all sides of the development.
- Primary access from Shripney Road designed to work successfully within the existing road network and hierarchy. Previously approved under BE/63/17/OUT
- Effective spatial planning to introduce breaks within the street scene which preserve the opportunity for views out of the site.
- The provision of open space to facilitate community interaction and provide high quality recreational settings.
- An increased provision of landscaping providing ecological enhancements to encourage wildlife interaction and act as a physical buffer to adjoining housing to the north and south edges.
- The use of wildlife corridors to the landscaped edges of the site, providing physical linkages to the edges of the development and providing areas for further significant ecological enhancement.

Proposed Site Plan

ARUN DISTRICT COUNCIL BE/131/18/RES

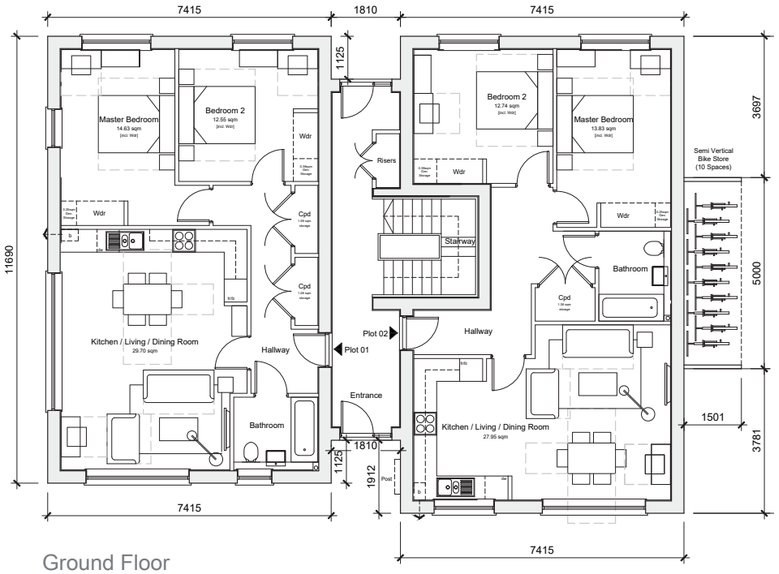
6.00 LAYOUT

6.02 Plot 1-6

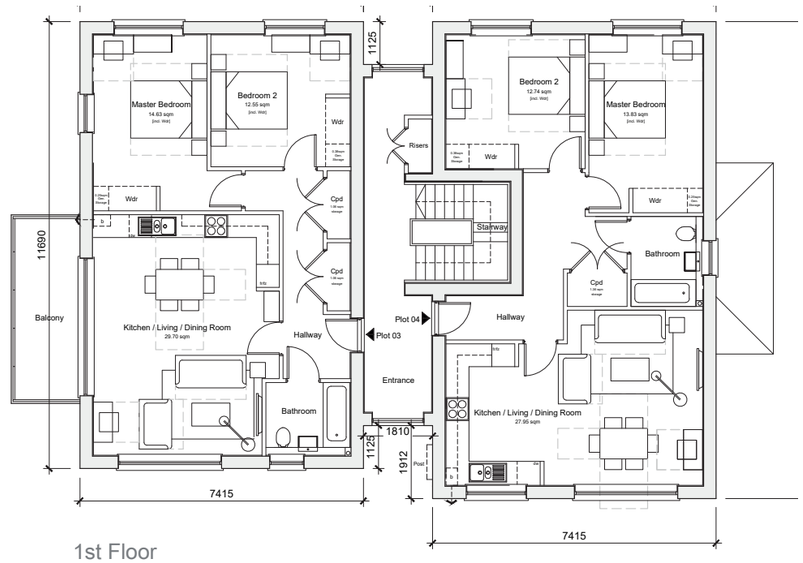
Plot 1-06 is located on North West and is a mix of 2 and 1 bedrooms flats. This building has been designed to sit at the entrance of the site with a dual frontage facing both the new road into the site and Shripney Road.

It extends to three storeys with three flats on each side of the building. The Ground and first floor flats replicate on each floor. The two ground floor flats benefit from private amenity space, whilst plot 3 has a balcony facing Shripney and providing overlooking to the green public space.

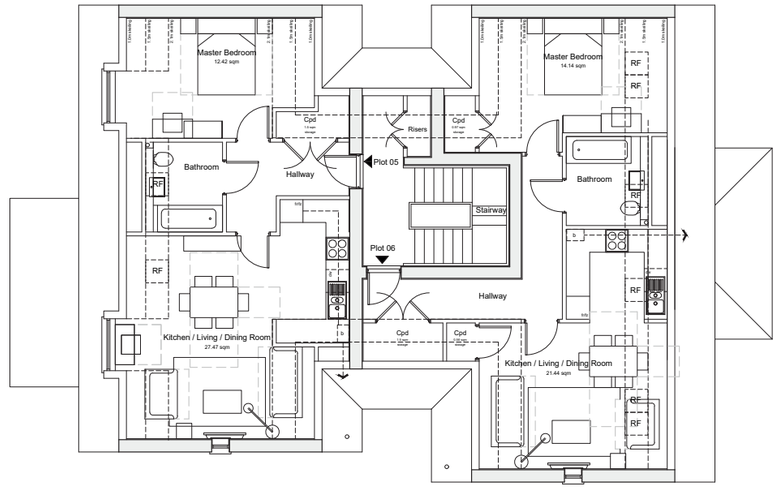
The flats on the top floor are fitted into the eaves space and are more compact in nature but have a bedroom less to compensate. On the West side the flat has large dormer windows overlooking the green and Shripney Road. To the East we have provided multiple rooflights to give light to the flat but limit the perception of overlooking to the adjacent houses.



Ground Floor



1st Floor



2nd Floor

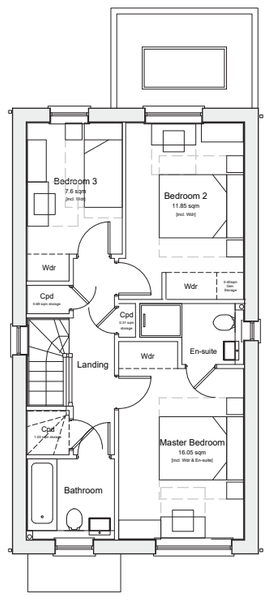
Plots location

6.00 LAYOUT

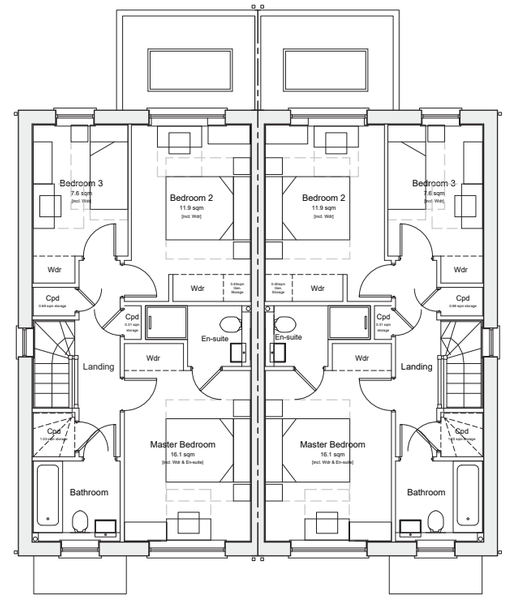
6.03 Plot 7-10

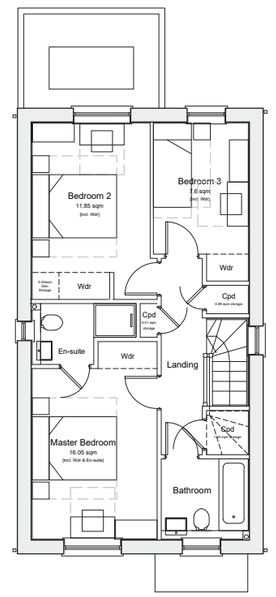
On the North side of the site there are four plots with identical layouts that mirror across each house. The layouts are straight forward in nature with 2 double bedrooms and one single.

The ground floor has a large lounge at the rear with a single storey projecting room that act as a bridge between the external and internal spaces. The space is detailed with a glazed break to visually separate the element from the house. This feature provides an interesting connection with the external environment in line with point H2 of the National Design Guidance (NDG) document.

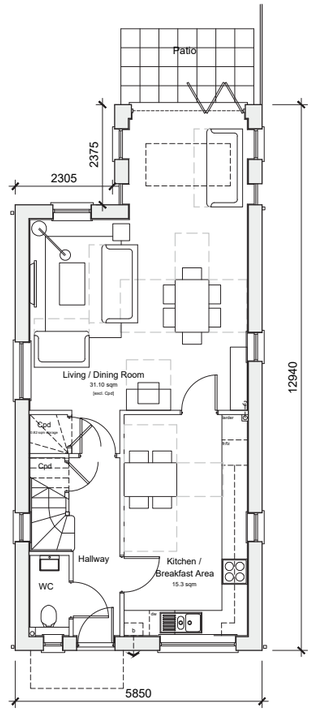


1st Floor

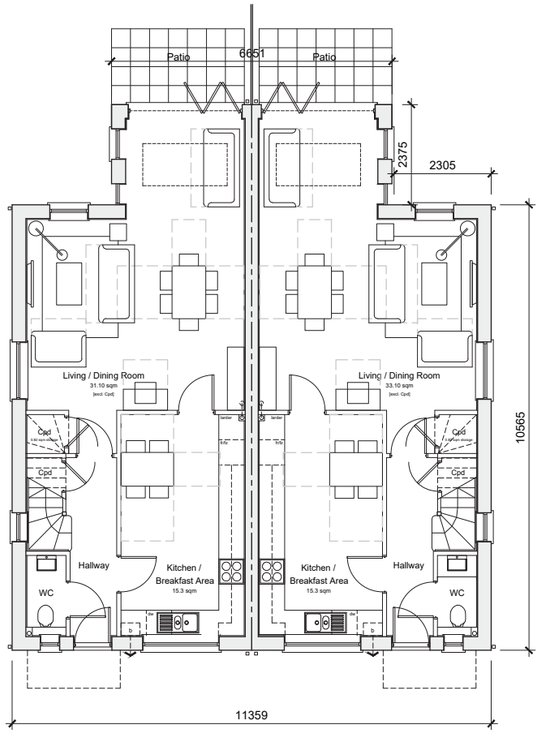


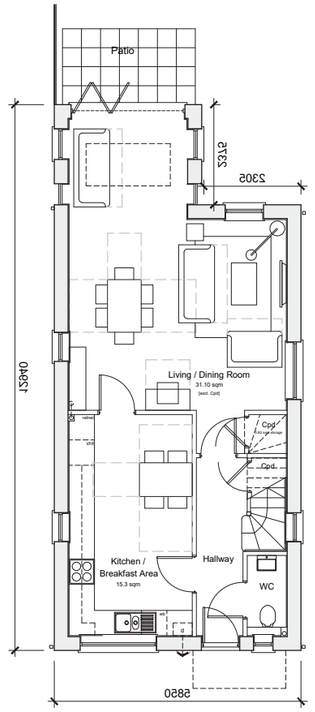


Plots location



Ground Floor





ARUN DISTRICT COUNCIL BE/137/19/RES