

ARUN DISTRICT COUNCIL				
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DEMOLITION OF 55 & 57 VICTORIA DRIVE BOGNOR REGIS AND ERECTION OF ONE DETACHED, SIX SEMI-DETACHED HOUSES AND SIX FLATS DESIGN & ACCESS STATEMENT

Physical Context

Victoria Drive remains a predominantly residential street running from Aldwick Road to Chichester Road and is within easy walking distance of Bognor Regis town centre where there are full commercial facilities and transport links. Originally it appears to have consisted of spacious dwellings that occupied generous plots but has changed dramatically over recent years. There is now an eclectic mix of smaller and medium sized houses and flats (some in relatively large developments) and, whilst some original properties remain, others have been converted to a variety of uses. 55 & 57 are sited just south of the junction with Marshall Avenue and have rear gardens extending approximately 100 ms to the west. The site, measuring 3060 sq ms, is level and is bordered by flats to the south (Hambledon Place) and rear gardens of properties in Marshall Avenue and Normanton Avenue to the north and east.

Social/Economic Context and Planning Context

There is always a demand for housing in this area of Bognor Regis although the construction of thirteen dwellings is unlikely to impact on the overall social and economic situation.

The site lies within the Settlement Policy Area and has been identified as development land; there is therefore a presumption in favour of development. The current plan encourages a mix of dwelling types and sizes and, given the current mix of housing in the area, the proposal would be entirely harmonious with the established character in terms of size and density.

There have been a number of recent applications for the redevelopment of the site; there is one extant outline permission (BR/417/04) and there have been a number of refusals, one of which was the subject of appeal. This application seeks to address the various reasons for refusal identified by the local planning authority and the planning inspectorate whilst endeavouring to improve on the extant consent by

- Improved layout
- Reduced density
- Improvement to site area
- Improved traffic layout
- Reduction in scale, elimination of overlooking and preservation of outlook from neighbouring properties
- Harmonious street scene.

Involvement of Local Interests

The proposals are modest and domestic in scale and there have therefore been no discussion with local interests groups.

Evaluation

The location, size, shape and general physical characteristics of the site and the mix of existing housing supports the choice of a mix of houses and flats. The site is large enough to provide a satisfactory level of amenity in terms of garden size for the houses and there will no loss of daylight to habitable rooms of neighbouring properties, using the standard assessment. The proposed density represents an efficient use of available land without compromising the established character of the area.

Design Principles

The proposal is to construct one detached, six semi-detached and six flats with garaging, car port space or open parking space in a predominately residential area. The dwellings have been designed to respect their context and the accommodation configured to ensure minimal impact on the amenity of neighbouring properties. There is a great deal of variation in the area generally thus eliminating any need for prescriptive limitations in design. The design of the dwellings take precedent from the surrounding area and creates a satisfactory relationship with it.

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

The requirements of the current plan relating to car parking and secure storage for cycles have been taken into account.

Amount

It is proposed to demolish 55 & 57 Victoria Drive and construct one detached, six semi-detached houses and six flats, with garages, car ports or parking spaces, providing approximately 834 sq ms of accommodation and garage space or car port space or parking space for 20 cars.

Layout

The area has a very diverse character with no coherent pattern from which to take a lead but the applicant is very conscious of the need to respect neighbouring properties and the texture of the local area. The dwellings will be built in a courtyard arrangement intended to create a community feel and provide a safe environment for families with young children. Plots 1 & 2 are situated in the centre of the site with private gardens to the north, plots 3 to 6 are situated towards the western end with private gardens to their west, plot 7 will face, and have direct access to, Victoria Drive but otherwise will be part of the courtyard. The three storey building containing six flats is set back a short distance from Victoria Drive with landscaped gardens to the east and a bin store and cycle parking to the rear. Overlooking between the plots, and neighbouring houses, has been avoided. There is adequate turning space in the courtyard for vehicles, including utilities' vehicles, to be able to leave in a forward gear. The siting of the flats adjacent to the larger development at Hambledon and plot 7 on the other side of the entrance drive will ensure a harmonious street scene.

Landscaping

The site is relatively well screened from neighbouring properties by fencing in varying condition and planting that will be retained, restored and reinforced as necessary. There are a number of trees on the site and, although none have preservation orders, they will be retained (except one Ash) and protected during construction operations. Common areas will be laid to grass with abundant planting of shrubs and trees. The gardens to the houses will be turfed and will be separated by close boarded fencing; plot 7 and the flats will be enclosed by a brick wall. The entrance drive, garage access drives and all parking areas will be brindle red paviers.

Scale

The scale of the new dwellings will be entirely in keeping with the area in general and will enhance the street scene; the flats at 8.6 ms high are lower than the adjacent flats in Hambledon Place, plots 1 & 2 will have ridge heights of 7.9 & 7.3 ms and a height of 4.9 & 4.3 ms to the eaves on the *chalet bungalow* arm, plots 3 to 6 are effectively chalet bungalows

and will have ridge height of 7.3 ms (2.25 to the eaves) and plot 7 is an imposing 4 bedroom house that complements many of the original properties in the street and will measure 7.9 ms to the ridge. The gardens and grounds will be a pleasant size and will contribute to the overall effect in due course.

Appearance

To ensure that the new houses fit into the local environment and street scene it is important that only good materials are used and the following will therefore be sourced:

- Flats – Yellow/red multi facing brick; a base plinth, mid band and top parapet in cream simulated stone; mansard roof in dark grey slate.
- Plots 1 to 6 – dark red multi brick with mid brown boarding over and rustic red clay tiles.
- Plot 7 - Yellow/red multi facing brick; a base plinth, mid band and top parapet in cream simulated stone; mansard roof in dark grey slate; porch roof in lead.

Access

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 siting, will ensure that all occupants have equal and convenient access and will meet both the traditional and future needs of the occupants. The courtyard arrangement will provide additional safety for children.

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 services will be able to access the site with ease. Emergency evacuation from the new dwellings will be similarly unhindered.

Victoria Drive is well located for convenient access, particularly by pedestrians and cyclists, to the town centre where there is a full range of retail facilities and comprehensive transport links. Local services in Aldwick Road are also within walking distance and there are well maintained footpaths on both sides of the street.