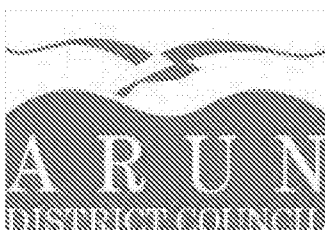




Design and Access Statement

Westboats Lane,
Bignor Regis,
West Sussex,
PO21 5JZ

June 2016



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

Contents Page

- 1.0 Introduction
- 2.0 Site Assessment
 - 2.1 Physical Context
 - 2.2 Social Context
- 3.0 Involvement
- 4.0 Evaluation

Design

- 5.0 Use
- 6.0 Amount
- 7.0 Layout
- 8.0 Scale
- 9.0 Appearance
- 10.0 Landscaping
- 11.0 Sustainability

Access

- 12.0 Sustainability of the Location
- 13.0 Environment Agency: Flood Risk Map
- 14.0 Inclusive Access
- 15.0 Application Submission

1.0 Introduction

MH Architects Ltd (MHA) has been appointed by Arun District Council to prepare and submit a detailed application for full planning permission for the construction of 4no. new dwellings at Westloats Lane, Bognor Regis, 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 758m² and currently comprises a grass area, surrounded by hedges, fences and low brick walls. It is vacant except for two steel shipping containers, used as storage for the adjacent community centre, which is to the south-west.

The application is for the construction of four, 2 bedroom flats that are arranged in one block of two storeys, each level containing two units. A new crossover providing vehicular access will be created into the site.

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.

The proposals are for a low density scheme that retains a large amount of green space, either as shared amenity space or sizeable landscaping buffers to the site perimeter. The homes 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.

Site Assessment

Physical Context



Figure: Site Location aerial view (red site boundary line for indicative purposes only)



The application site comprises a parcel of land measuring 0.08 hectare and shaped by Westloats Lane to the south-east, Bognor Regis Youth & Community Centre to the south-west, a private residential garden to the north-west and a pair of semi detached houses and gardens to the north-east. Beyond Westloats Lane the site overlooks an open recreation area. The context is predominantly residential and in this road the houses are semi-detached and 2 storeys high. Generally they are in symmetrical pairs with front doors on the side elevations and parking in the front gardens.

The surrounding residential buildings exhibit a mixture of red or brown brick, render or a combination of both. Roofs are predominately tile and with a mix of gable, hips and half hips. Side and top hung casements form the window openings and doors vary between timber and PVC, pitched.

A typical pair of semi-detached houses are situated to the north-east of the site with some windows overlooking it and separated by a hedge and timber fence. A large private garden shares the north-west boundary. The community centre to the south west is a large 2 storey brick building with a low pitched roof and a car park at the front. It is separated from the site by a low brick wall and planting

Access to the site is via Westloats Lane, which runs adjacent along the south east edge boundary.

2.1 Physical Context

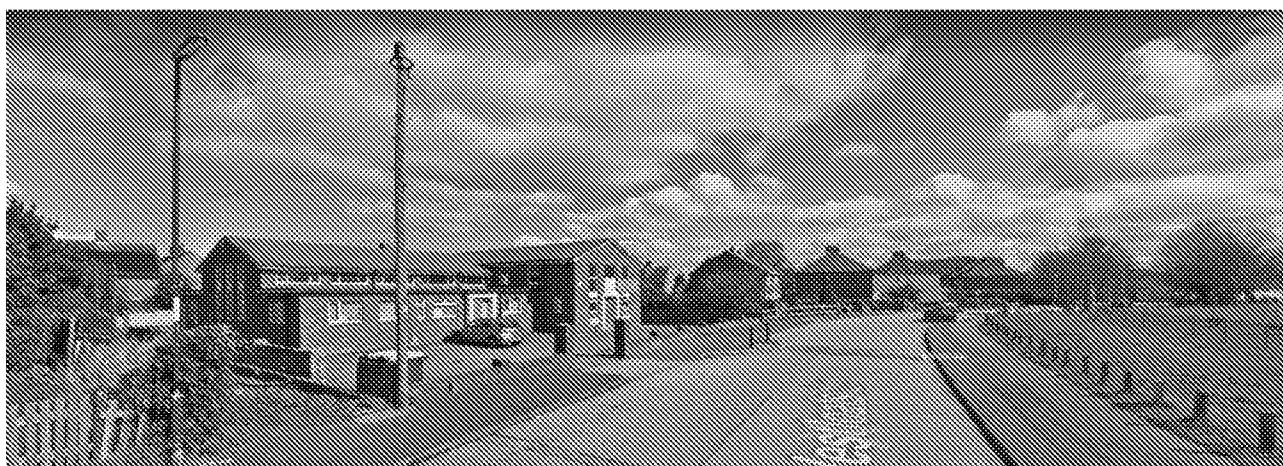


Figure: Street views moving north along Westfloats Lane courtesy of Google Maps

2.1 Physical Context



Figure: Street views moving north along Westloats Lane courtesy of Google Maps

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
- Tree Survey by ARB Tech
- 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 the location of an existing sewer that crosses the site and requires 3m clear zone either side.

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 much needed high quality homes.

3.0 Involvement

Advice has been sought from the planning authority about appropriate density, appearance and layout prior to submission.

Our previous experience with Secure By Design means that we have identified and incorporated their principle 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:-

- The brief is to provide 4no, 2 bedroom flats in response to housing need
- Include associated refuse storage, car parking, cycle storage and amenity space.
- Comply with National Space Standards and including requirements for storage, room sizes, furniture provisions and space 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.
- The design should respond 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 to be 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.
- Divert the existing sewer and contain buildings within the parts of the site that do not fall within the 3m clear zone either side.
- 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 currently houses two steel shipping containers used for storage for the adjacent community centre and otherwise is vacant. This scheme provides an appropriate solution for the underused site to provide more homes for local residents of the Bognor Regis area. Existing roads and footpaths provide access to the site and allow for refuse and emergency vehicle access. The proposed residential use is entirely appropriate given the established community it adjoins. While most of the building in the area are houses, the proposed flats will provide a greater choice and mix.

Figure: Proposed Site Plan

6.0 Amount

The site measures 0.08ha, with some areas being retained for open and landscaped space. The proposal is for 4, 2 bedroom flats which will give a site density of 52.77 dwelling units per hectare. 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 Bognor Regis, and serves an established housing need. The table on the following page displays the amount of accommodation being proposed.

The development will provide 4 unallocated car parking spaces on site, including 1 that is suitable for disabled users, which exceeds the West Sussex County Council parking calculation for the local area. The location of the spaces is well integrated with the housing layout to encourage overlooking and safety while avoid over dominance which can occur from large groups of parking spaces. There is space within the secure cycle sheds, located within the private gardens, to store at least 1no. cycles for each unit.

There is a shared rear garden providing green amenity space for all 4 flats. In addition, the ground floor flats have a patio area and the first floor flats have either a balcony or a Juliet balcony. Close proximity to the recreation area across the road minimises the need for larger amenity area.

We propose that the occupants will share an 1100ltr eurobin for recycling and the same for refuse. Both will be stored in an area near the entrance, hidden by a timber fence and planting.

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: Schedule of accommodation

SCHEDULE OF ACCOMMODATION

UNIT	ACCOMMODATION	Internal Area
1 & 3	4 person 2 bed flat	70.3 sq. m
2 & 4	4 person 2 bed flat	70.8 sq. m
TOTALS:-		
	04 dwellings	282.2sq. m
Development Site		0.076 Ha
Site Density		52.77 Units/Ha
Car Parking		4 unallocated spaces including 1 suitable for disabled users TOTAL = 4 spaces
Cycle Parking:		1 secure cycle space per dwelling in shed (see plans)
Refuse & recycling :		Recycling space in all kitchens to meet CfSH 2 x 1100l Eurobin for refuse and recycling stored in bin store (see plans)

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.

Several iterations of the layout and unit schedule were studied and tested during the design development process eventually leading to a scheme comprising of 4 flats organised in two two-storey units, with a central entrance space used to connect the two elements. The design intent is to echo the predominant form found in surrounding developments.

The diversion of the sewer and the easement 3m either side defined the area of the site that could be used. The easement area could not include the existing brick wall between the community centre and the site so it had to be taken along the north eastern boundary. The new flats would be confined to the area between the southern boundaries and the easement.

The existing house to the north east has windows in the side elevation overlooking the site. While these are not major windows reduction of light to them should be minimised by keeping the proposed building as far away as possible. In order to minimise impact on the major windows at the rear of this house a line was drawn at 45 degrees from the nearest window jamb across the site providing a further constraint to the building footprint.

While the community centre to the south west has some windows overlooking the site there is a significant distance from them to the boundary. Also this is a public building with numerous windows into the large spaces so building close to this boundary is acceptable.

It was important to replicate the form of the adjacent homes that are in 2 storey symmetrical pairs. In addition the precedent of the main entrance being on the side elevation with parking at the front provided a pattern to continue.

These parameters have led to the shape of the proposed block with flats facing over the recreation ground or over the shared rear garden, linked by an entrance lobby and stair. Window and doors are positioned carefully to provide good levels of privacy and also natural surveillance of public spaces.

Each dwelling will have access to the shared amenity space that also contains storage sheds for cycles. Bin storage is in an area of hardstanding concealed with timber fencing and planting and close to the road for ease of collection.

Four unallocated parking spaces are provided at the front of the site and are accessed directly from Westloats Lane. A new crossover and dropped kerb will need to be formed with the agreement of the county highways department. Pedestrian access is adjacent to the parking and leads directly from the public footpath to the communal entrance.

7.0 Layout

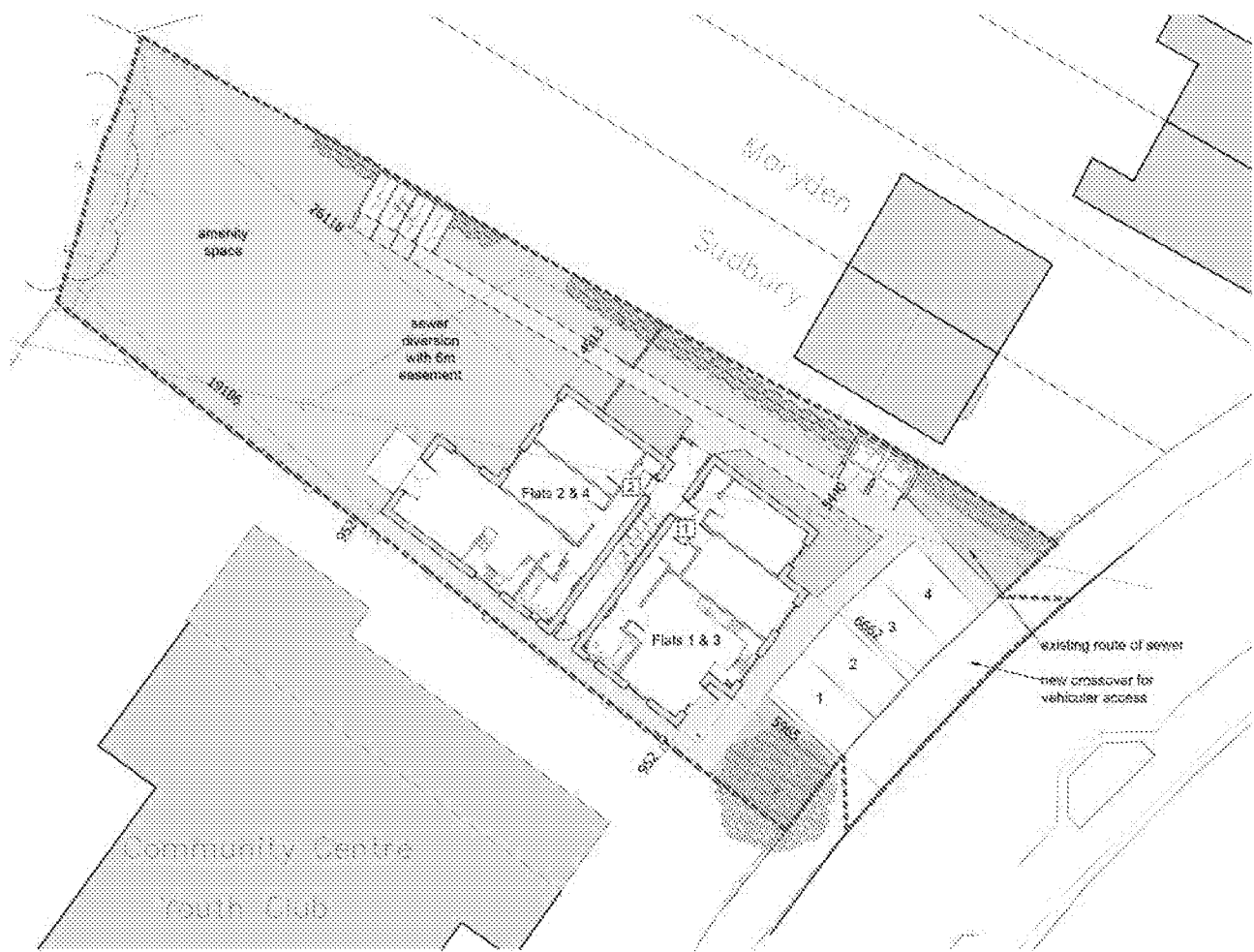


Figure: Proposed Site Plan



8.0 Scale

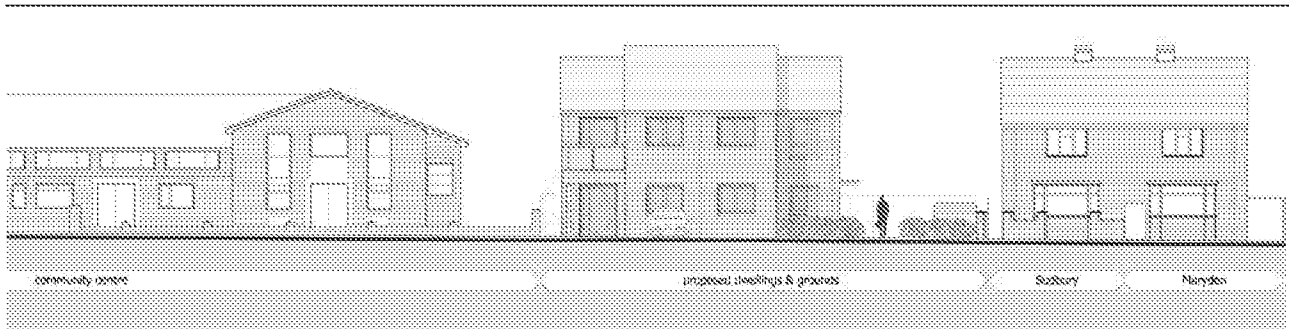


Figure : Proposed site context elevations

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 community centre. 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 4 new flats in a two storey development, reflecting the scale of the existing pairs of houses along Westloats Lane.

The form has been designed with symmetry to emulate the semi-detached houses in the surrounding area. Articulation has been introduced in the form of varied ridge heights and the use of set backs and differing plan widths.

9.0 Appearance

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 red facing brick and artificial slate roofs. Key elements of brick detailing will add variety to the aesthetic quality of the scheme. Materials will be of a good quality and selected to age gracefully.

Artificial slate has been proposed to the roof pitches with matching ridge tiles. PVCu windows with light coloured reconstituted stone cills are proposed and it is noted that the Local Authority would seek samples of materials in due course. Black PVCu gutters and downpipes have been proposed with dark grey eaves, soffits, and bargeboards. Porch canopies will be contemporary style with flat roofs clad in single ply membrane and grey metal fascia.

Extensive planting, defined in places with timber knee rails softens the site and, amongst other benefits, increases the ecological potential of the development.

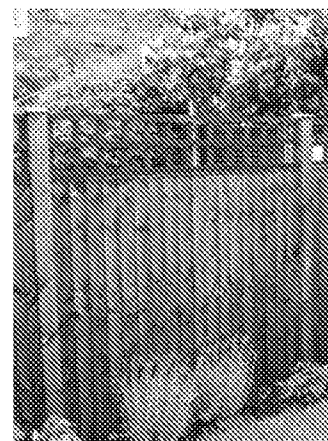


Figure : Proposed elevations

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 lawn and planting to encourage biodiversity and wildlife.

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).
- 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.
- The development has a good building footprint in terms of heat loss criteria and day lighting, by virtue of the layout adopted.

Access

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 1 mile from the centre of Bognor Regis where there are many facilities and shops. The site is close to the A259 which connects to the A27 at Chichester, providing excellent links to Worthing, Brighton and Portsmouth including bus services.

Bognor Regis train station is less than a mile from the site, towards the town centre. Direct trains to London Victoria, with connections in both directions along the South coast to Portsmouth, Southampton and Brighton are available from this station.

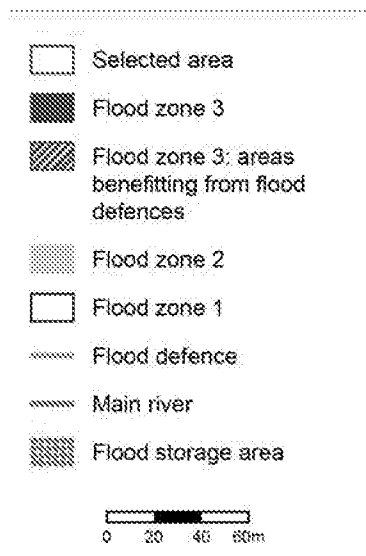
The site located within a predominantly residential area. Within a radius of approximately half a mile the site has access to a range of amenities and services necessary to respond to key government criteria for well-being. Local convenience stores, a post office, local pub, doctor surgery and several schools can be accessed on foot in around 15 minutes. In addition a large playing field is situated immediately opposite the site, with several local sports teams also accessible in the locality.

13.0 Environment Agency: Flood Risk Map

The attachment below, taken from the Environment Agency website, displays the application site which is located outside flood risk zones. A full (FRA) is not required as the site is less than 1ha.



Figure : Flood risk map



14.0 Inclusive Access

This proposal has been designed to be accessible to all users. The site levels strategy will allow a good degree of accessibility with footpath gradients no greater than 1:20 to front doors.

Finished floor levels have been set to enable level thresholds throughout with easily identifiable paths leading to entrances 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 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.

Figure : Typical unit layout

15.0 Application Submission

The proposed scheme, which has been submitted for full 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. It responds to a defined need for more housing on an eminently suitable site.

It is respectfully requested that Officers and Members of the District Council look favourably on this proposal and grant full planning permission.