

REVIEW OF THE ARUN DESIGN GUIDE

MATERIALS



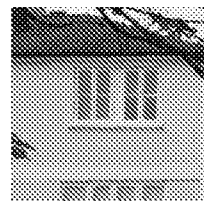
Development should use a palette of materials and incorporate details which are simple, robust and in keeping with local design vernacular.

The appropriate materials and details to use in development will vary throughout the District and according to the nature of the scheme, but as a general rule should be kept to a minimum to ensure simplicity of design. These should be robust and weather well over time.

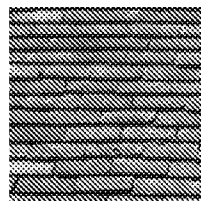
Use of traditional materials and design details such as flint and pastel rendered walls and slate or thatched roofs will be actively encouraged to reflect the vernacular of the local area, directions on which may be included in the Arun District Conservation Area or Areas of Character Guidance but which will also be relevant in all areas of the District. Good quality, innovative design and materials which reinterpret local context will also be supported.

Materials should be natural, sustainable and locally sourced wherever possible.

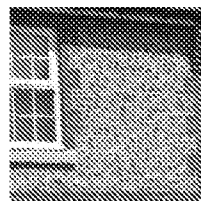
Local Materials Used in a Traditional Way



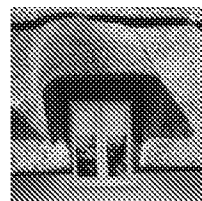
Pastel Render Wall



Brown/ Red Clay Tiles



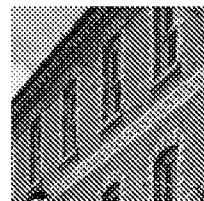
Flint & Brick Wall



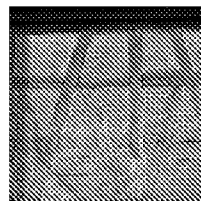
Thatched Roof (Wheat Reed)



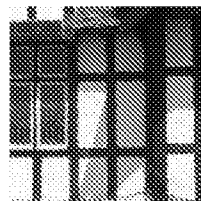
Metal Details & Wooden Frame



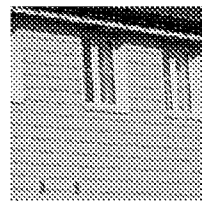
Red / Brown Brick Wall



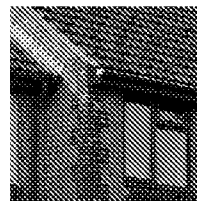
Light Framing (studs) with Brick



Light Framing (studs) with Render

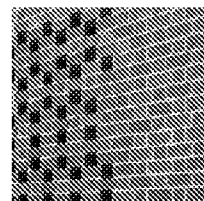


Render & Timber Weatherboard

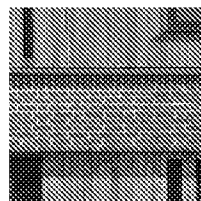


Hung Clay Tiles

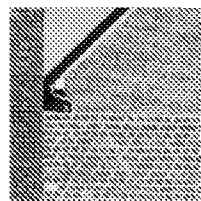
Local Materials Used in a Contemporary Way



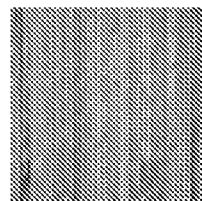
Brick-Laying



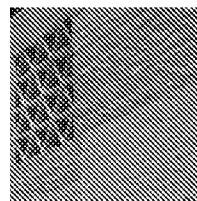
Multi Cladding



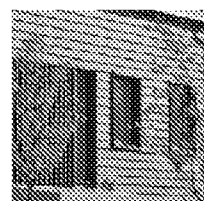
Brickwork Details



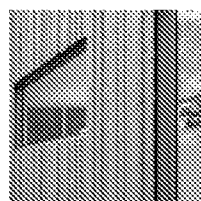
Flax & Straw



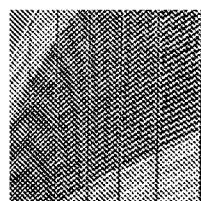
Stone Detail



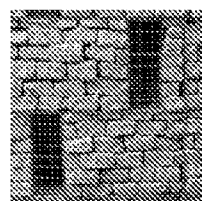
Horizontal Wood Cladding



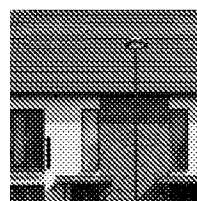
Vertical Wood Cladding



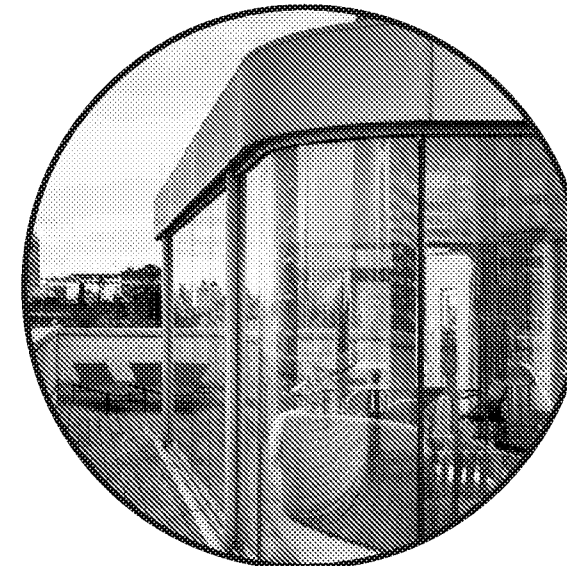
Decorative Wood Cladding



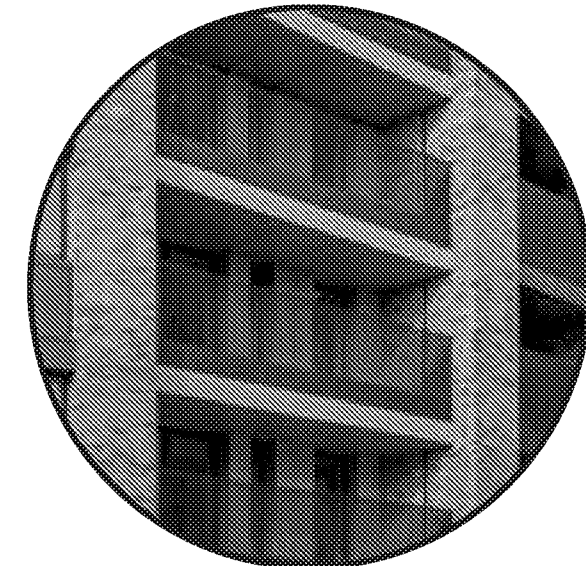
Gabion



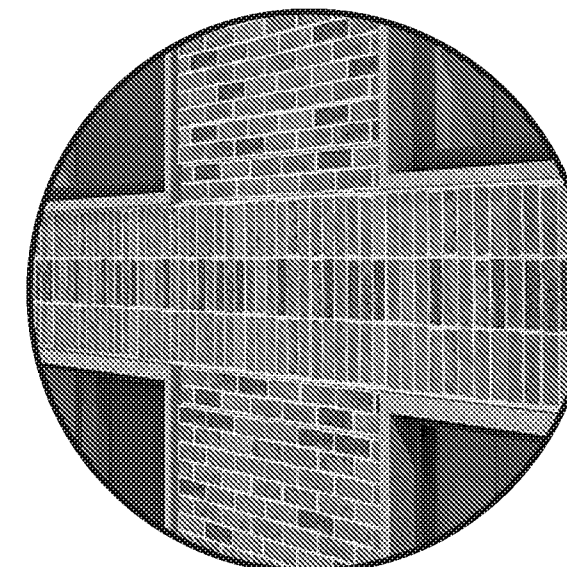
Render & Brick with Solar Panels



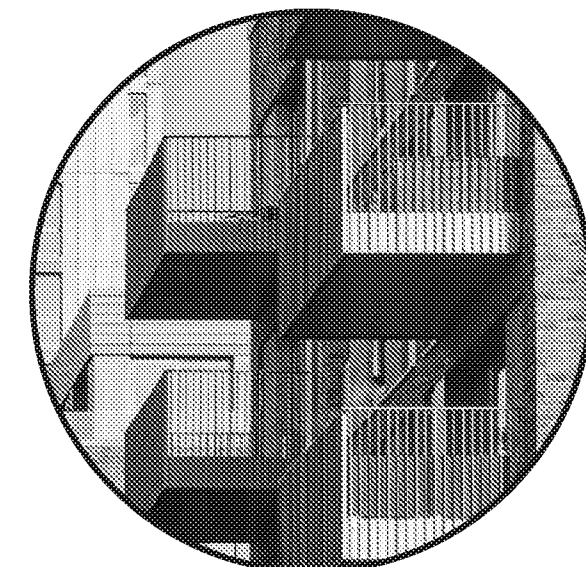
Curved glazed corners to top floor helps promote a 'light-weight' aesthetic.



Series of inset balconies link domestic sized 'solid' elements and help break up the long elevation



Subtle detailing + expression within a muted material palette



A grid of projecting balconies at varying depths.

REVIEW OF THE ARUN DESIGN GUIDE

CORNER BUILDINGS

Corner sites are located at the **intersection of two streets or routes**. Buildings should be **specifically designed** for such sites in order to **'turn the corner' and provide a frontage** for both streets (Figures 205 and 206), ensuring natural surveillance on both sides. Standard house types are therefore unlikely to work in corner locations unless they are specifically designed to address these.

The **visual prominence** of corner sites means that they lend themselves well to accommodating non-residential uses or buildings of a larger scale and distinctive design in order to **aid legibility** and navigate users through the site. The design of corner blocks may also provide a way to transition between streets of a higher and lower order without a stark juxtaposition.

Corner locations are particularly suitable for **flatted blocks and 'L' shaped buildings**, which will ensure continuity of the built frontage and incorporation of corner windows and entrances. These may be used to create pocket spaces (Figures 207 and 208) or convex corners (Figures 209 and 210) which provide an opportunity to incorporate greening.

Corner Buildings - Make sure that the scheme:

- Defines the corner space of a block to ensure continuity of the building frontage, avoiding standard design and plan form.
- Includes windows and entrances onto both sides of a corner to provide natural surveillance from activity and overlooking, and visual interest.
- Creates visually prominent corners which can assist with legibility and place-making, through distinctive (but complementary) architectural features, materials and an uplift in scale where appropriate.
- Avoids empty blind gable ends on corners.
- Marks the change from higher to lower order streets through corners which are less active on the lower order side, while still maintaining a connection between the streets.
- Avoids placing garages and car ports within the frontages of corner buildings.

FRONTAGES

Frontages & Facades - Make sure that the scheme:

- Informs the design of frontages and facades through consideration of surrounding elevations or the wider landscape and townscape character of the District.
- Incorporates appropriate vertical, balanced or horizontal emphasis, reflecting its location in an urban, suburban or rural context.
- Maintains simplicity through alignment of doors and windows.
- Reflects the use of the building in terms of formality and symmetry.
- Designs subordinate and additive forms in an integrated and uncomplicated way.

ENTRANCES

Entrances

Building entrances add **animation and activity to streets and spaces**, while also contributing to **natural surveillance** and enabling a **feeling of safety**.

As per the examples in Figures 216 and 217, all building entrances should be **clearly defined, visible, welcoming and identifiable**, improving the legibility of a place.

Recessed entrances or canopies integrated into the building façade will make a positive contribution to building design.

Figure 216: Entrance Clearly Seen & Animated From the Street

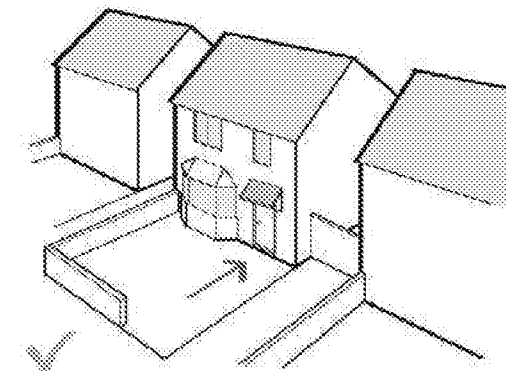
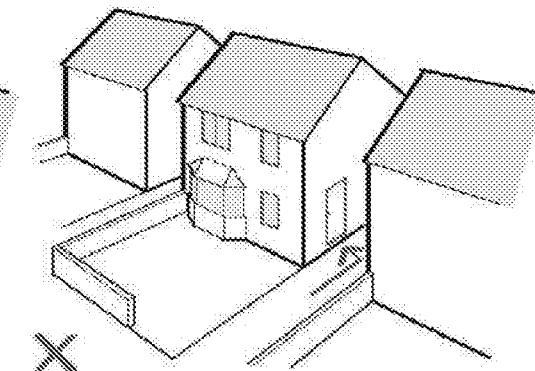


Figure 217: Vulnerable Side Entrance



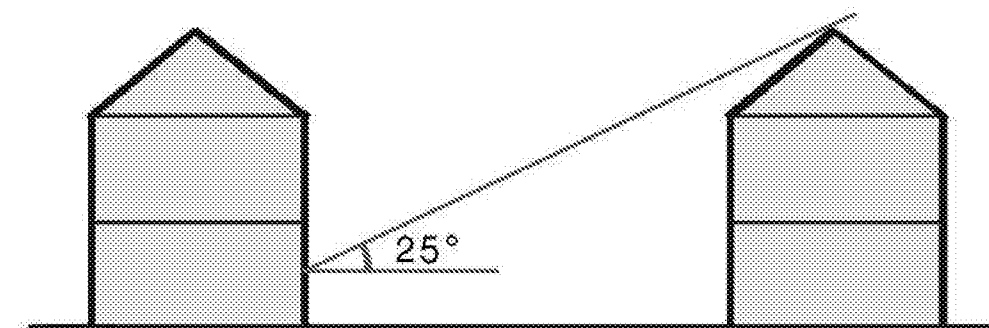
25 DEGREE RULE

Back-to-Back Distances Between Buildings

For the purposes of privacy and to avoid overlooking, the **minimum back-to-back dimension** should be **21m**, provided by **rear gardens of minimum 10.5m**. Back-to-back distances should be informed by the **25 Degree Rule** illustrated in Figure 85 to ensure proper provision of sunlight and daylight.

25 Degree Rule

Take a horizontal line extending back from the centre point of the lowest window, then draw a line upwards at 25 degrees. All built development facing a back window should be below the 25 degree line. In exceptional circumstances a smaller distance may be acceptable subject to other aspects achieving acceptable standards.



REVIEW OF THE ARUN DESIGN GUIDE

RESIDENTIAL AMENITY + EXTERNAL SPACE



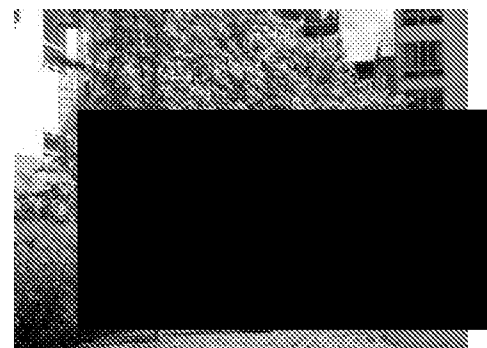
Provide private and communal residential outdoor amenity spaces which are of a high quality and can be safely and conveniently accessed by all residents.

All development should provide residents with access to outdoor amenity space, whether private or communal.

- **Private residential amenity spaces** are the enclosed area within a dwelling curtilage from which the public is excluded. Privacy should be ensured by using the 25-degree and 45-degree rules explained in Section G.03 in order to minimise overlooking.
- **Communal residential spaces** (common in terraced developments) provide an element of amenity to complement lower levels of private outdoor space. These can be provided as exterior spaces enclosed by block buildings, or first floor roof gardens enclosed by courtyard buildings. Communal residential spaces should be safe, usable, designed to a high standard and well managed, being subject to natural surveillance from both people moving through the space and from windows. The amount of shared space to be provided will depend on the quality, quantity and accessibility of local.

Outdoor amenity spaces may comprise gardens, balconies, play areas, allotments, community gardens, or public spaces; and in combination should provide for a range of activities including relaxation, play, gardening, hanging washing and socialising.

Amenity spaces should be of an appropriate size and shape to be usable and enjoyable. Private rear gardens should have a minimum depth of 10.5 metres, and balconies a minimum of 3sqm of usable space, clear from door swings and be able to accommodate a table, chairs and space for planting. Other innovative design solutions to smaller private rear gardens may also be acceptable in specific circumstances (especially when communal gardens are provided), when justified. Building frontages should generally be set back at least 2 metres from the plot boundary to mark defensible spaces. This buffer may be provided by the public realm at ground floor, or by balconies on upper floors. Undefined or unenclosed space around multiple occupancy buildings is not acceptable as shared outdoor space.



Open spaces should provide variety for uses with inclusive design and diverse features

SEPARATING DISTANCES

Figure 147: Private Front & Rear Garden

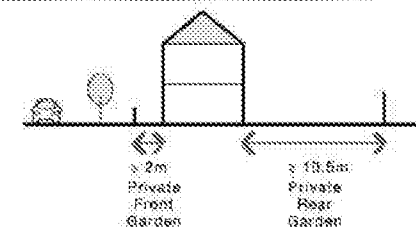


Figure 148: Back to Back Separation Distances

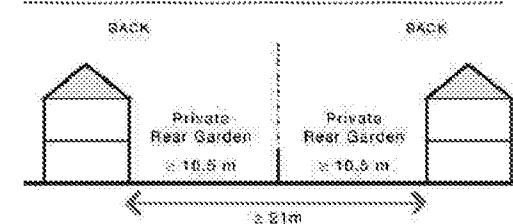


Figure 150: Back to Side Separation Distances

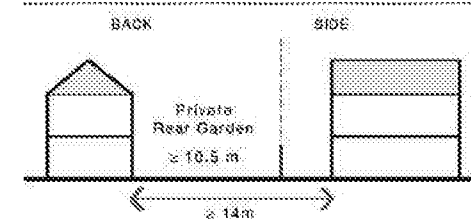


Figure 149: Front to Front Separation Distances

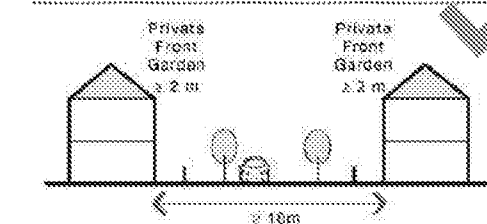
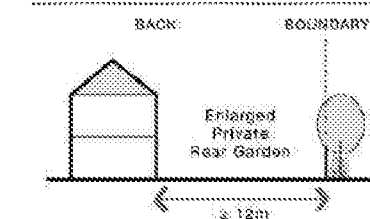


Figure 151: Back to Boundary Separation Distances



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.

The immediate context the site has to respond to is awkward as Ash Grove primarily present 'backs', Durban Road present side/frontage and side of private amenity space whilst the industrial units to the east along Durban Road don't appear to pose an issue but thought must be given to the potential of future development in which case there would be a side to side relationship.

REVIEW OF THE ARUN DESIGN GUIDE

STREET + BOUNDARY TREATMENT



**b.1. residential area:
high level of definition**

- Create frequent entrances offering direct access to the street.
- Planting complemented with hedges, flint walls or railings creates a strong boundary between public and private spaces, offering a sense of protection.
- Encourage spaces that are overlooked by windows.



**Figure 97: High Level of
Definition Example**



**b.2. residential area:
low level of definition**

- Create of defensible zone between public and private space, using planting as an attractive green buffer.
- Maximise windows to provide natural street surveillance.
- Create a low level of definition by visually blurring and blending the boundary between private and public space.



**Figure 98: Low Level of
Definition Example**

Figure 102: Designing Streets for a Range of Users



Figure 105: Planting Bordering a Residential Route

Figure 104: Green Buffer to Ground Floor Unit



CONSULTATION

CONSULTATION

INTRODUCTION

A range of pre-application meetings with Arun Local Authority Planning Department have taken place throughout 2021. More recently, due to Covid-19, pre-app meetings and workshops have been over email or Zoom video-calls.

PRE-APPLICATION

The applicants have been through a comprehensive pre-application process with Arun Local Authority Planning Department.

COMMUNITY ENGAGEMENT

A public consultation event was held in the form of a website which provided a basis of all relevant information to be seen, reviewed and commented upon.



Flyer sent out to local residents and businesses.



Screenshot examples of website displaying public consultation information

PRE-APP FEEDBACK

PRE-APP FEEDBACK: COMMENTS + DESIGN RESPONSE

The following page sets out the key comments made by ADC Planners during their pre-app written response and also during the meeting.

ADC COMMENTS

CIL

The CIL Officer has confirmed, the site is in CIL Zone 4 and flats of 11+ in this Zone are zero-rated. The scheme for 11+ flats is not CIL liable.

FLOOD RISK

The application will need to be accompanied by a Flood Risk Assessment and Sequential Test (and potentially an Exception Test if the ST concludes there are no alternative available sites). This matter is fundamental to the principle of development and will need to be addressed prior to the development being acceptable on the site.

RE-DEVELOPMENT OF AREA

No awareness of any plans for immediate context whole-sale re-development. The Local Plan doesn't have any allocations within the immediate area. The Bognor Regis Neighbourhood Plan does include an allocation for desired development within the immediate area but there is no certainty this will happen.

HOUSING MIX

2 beds are the Council's highest need (preference would be for 2 Bed 4 person units (rather than 2B3P). 30% of the total unit no. should be provided as affordable housing in accordance with Local Plan policy AH SP2.

PRIVATE + COMMUNAL OUTDOOR AMENITY SPACE

The development should provide either private or communal outdoor space. Upper floors should be provided with balconies of a usable size for seating, planting etc. (minimum 3sqm useable space as per Design SPD, sliding doors etc) and all ground floor flats should be provided with private courtyard gardens with appropriate soft boundary treatment. Communal amenity such as a roof garden or ground floor garden (but not a full 40sqm plus 10sqm per unit as set out in the Design SPD i.e. we would take a balanced view on this).

DESIGN TEAM RESPONSE

No further comment - client welcomes confirmation CIL does not apply.

Yes, a FRA, ST and ET will be provided for any future application and it is acknowledged that without this, ADC may default to suggesting the scheme is contrary to the NPPF and is unsustainable. The site history benefits from an approved FRA in which the principles will still apply for the new design.

Okay noted. As a responsible architect design team, we have to assume nearby sites could be brought forward for redevelopment in the near future. As such the design set out in the latter sections of this document highlight how the scheme is respectful and allows for offsets/set-backs and generally being 'good neighbours'.

Okay noted. Naturally as we have lost a typical mid floor, the quantum proposed is different and this has led to a re-think of internal layouts. It is still the intention to provide as many 2B4P units as possible and give 30% toward Affordable Housing as per AH SP2.

All dwellings have external private amenity which exceed the 3m2 stated by ADC. Most are balconies but ground floor dwellings have a secluded terrace space which is generous in size and top floor set back dwellings inherently achieve a wrap-around terrace.

Communal space is provided at ground level which is private to residents only and they also benefit from a roof top garden space which is set back and landscaped to ensure minimal overlooking potential at all angles.

GREENSPACE

The Greenspace Officer has confirmed if the development is for flats then a financial contribution to off-site POS and play (and no need for LEAP on site), and that as the development would be non CIL liable this would be secured through a S106 legal agreement.

Greenspace Officer confirms the LPA would still require landscape communal areas to be provided within the site of which landscape details would be required to be submitted for approval.

PODIUM DESIGN

The area is in need of a 'lift' to the street scene appearance, and, as discussed at the pre-app meeting, the podium design would have to be visually attractive and with secure by design principles.

HEIGHT

ADC would likely entertain a 3 storey building (similar height to that approved under the previous application) with a set-back 4th storey. This would need to be a much smaller roof level element well set back from the front building line, as should any perimeter treatment to a roof terrace, to reduce its visual prominence, this would also help with reducing potential overlooking from these flats or roof terrace.

SEPARATION DISTANCES/AMENITY

The ADC Design Guide SPD sets out requirements for separation distances to ensure privacy. You will need to look at what was approved under the previous application in terms of separation distances, what you are proposing now, and the standards, and justify that there would be no overlooking and loss of privacy to neighbouring occupants.

Okay noted. As mentioned previously, landscaped communal areas are proposed and these will be fully detailed out within a future application.

The podium design aesthetic has not been explored further. Instead, street-scene animation is provided by active front doors (communal and private), amenity space for ground floor dwellings and communal amenity spaces - all of which enhance the ground floor setting on Ash Grove and Durban Road.

One typical mid-storey has been omitted and a 3-storey building with significantly set-back 4th top floor is proposed. Set backs have been carefully orchestrated to ensure no easily direct views can be achieved and the building is perceived as a 3-storey block at close-mid distance views.

A 5m set back from site boundaries along Durban Road and Ash Grove help provide a comfortable separation distance in accordance with Arun Design Guidance. The new scheme provides a greater distance than the previously approved scheme.

PRE-APP FEEDBACK: COMMENTS + DESIGN RESPONSE

The adjacent scheme represents an early design in response to a pre-application Stage 01 and Stage 1+ schemes presented to Arun DC planners.

In summary, the latter scheme within the Stage 1+ report was preferable, albeit with concerns raised by planners. The adjacent sketches show the scheme.

In essence, the scheme was atleast one storey too high which lacked ground floor street-scene activity due to a 'podium design' approach (driven by the high quantum of cars required).



Aerial Sketch Scene - Stage 01+



Street View Sketch Scene - Stage 01+

PRE-APP FEEDBACK: STAGE 01+ SUMMARY

Principle of rooftop communal amenity could be supported, providing privacy and overlooking issues were dealt with via set-backs.

Review ADC Design Guide SPD which sets out requirements for separation distances to ensure privacy on both elevations.

4-storeys as the main 'body' of the building is too dominant for its context, especially with a set-back 5th storey. Consider losing a mid floor to create a 3-storey with set-back 4th.

Generous strip of soft landscaping with clear entry points is welcome

Provide more/clear communal amenity spaces at ground floor level. Landscaped Communal areas are required on-site

GF elevation lacks any animation - consider introducing dwellings and private amenity which will bring animation and surveillance.

Set-backs roof mass further to create more distance from front elevations - this will help overlooking and privacy.

Set-backs and terraces of upper floors need to be carefully considered to ensure no overlooking of neighbouring amenity.

Balconies feel an appropriate way to provide every dwelling with private amenity, good light + outlook.

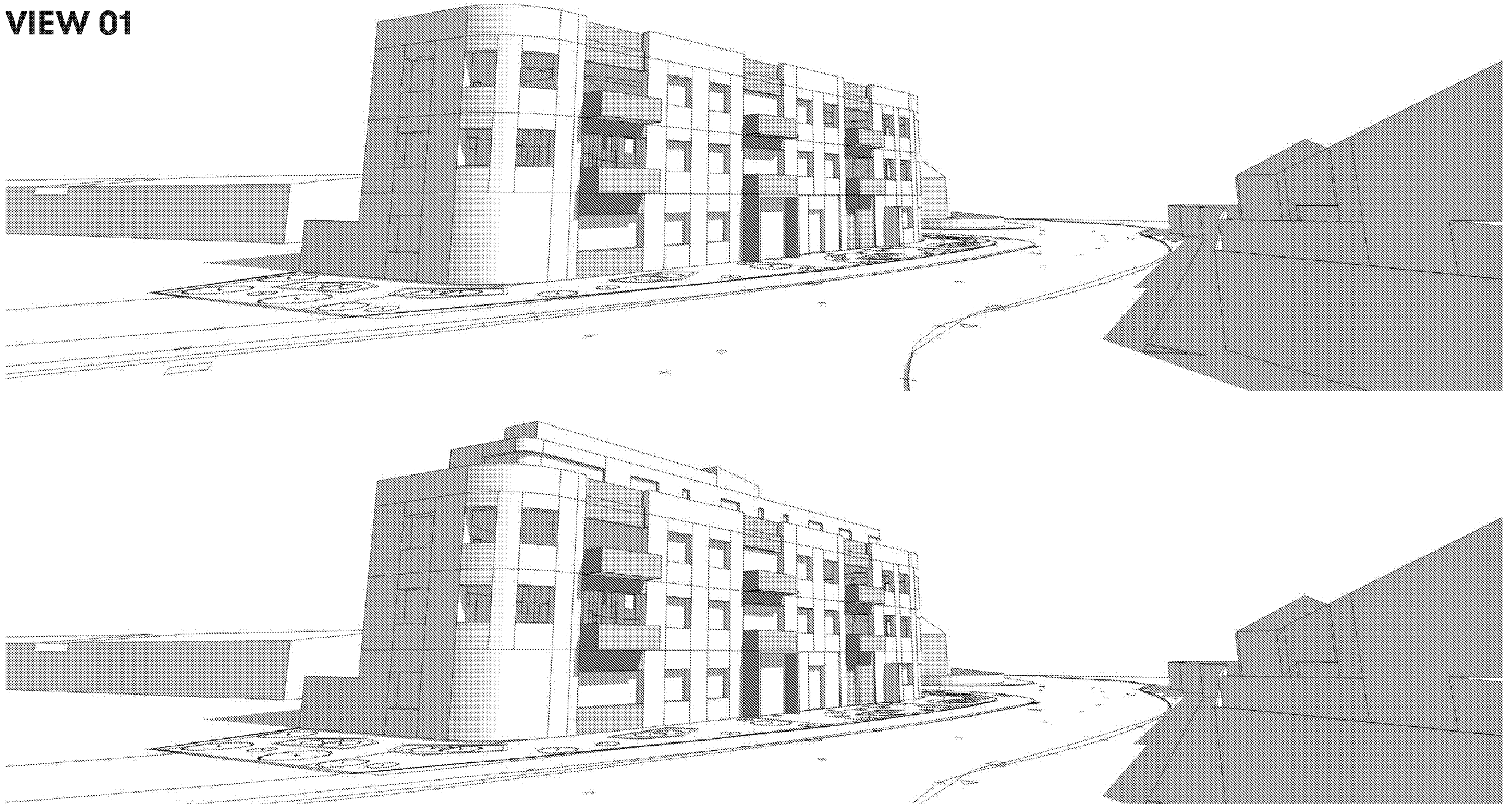
Car parking 'spilling out' of building line not ideal - choose which side of the wall they sit + justify as large openings not welcomed.

Architecture currently shown too urban, consider revising to reflect local context on a more domestic scale/detail.

PRE-APP FEEDBACK: SCHEME COMPARISON

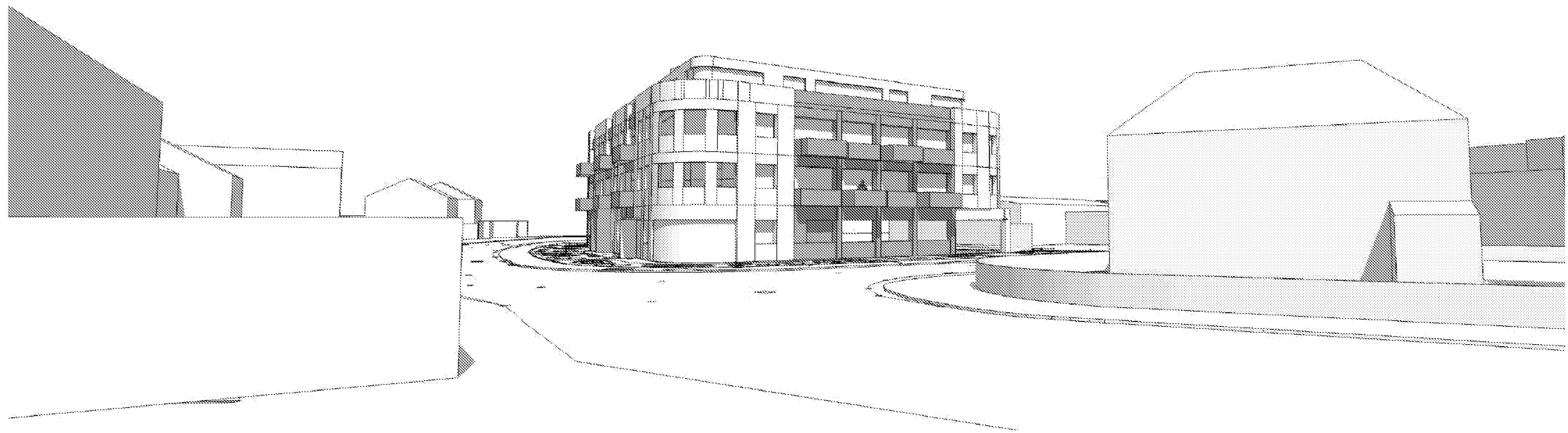
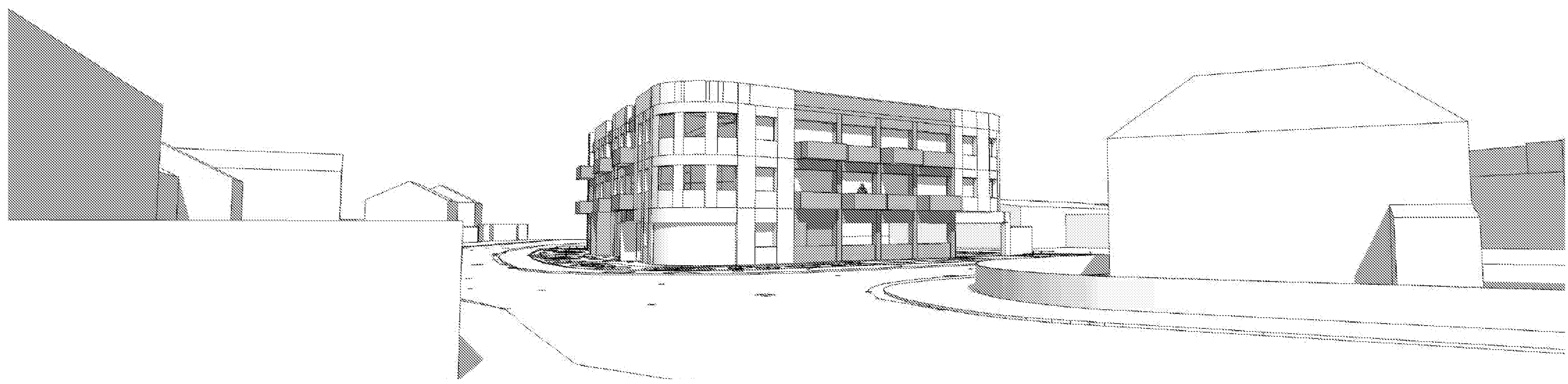
The following diagram sets out the difference in massing between the previous Stage 1+ massing scheme and the current Stage 2 massing scheme which formed the basis of the submitted design. A combination of a tighter floorplan design and removing one typical mid-storey have led to the new design being much more in-keeping with the surrounding context.

VIEW 01



PRE-APP FEEDBACK: SCHEME COMPARISON

VIEW 02



PRE-APP FEEDBACK: SCHEME COMPARISON

The following diagram sets out the difference in massing between schemes during its pre-app development. A combination of a tighter floorplan design and removing one typical mid-storey have led to the new design being much more in-keeping with the surrounding context. The set-back top floor has been reduced significantly to visually 'disappear' within close-mid range angles from street level.



STREETSCENE EARLY DEVELOPMENT/SKETCH



STREETSCENE EARLY DEVELOPMENT SKETCH



SECTIONS OVERLOOKING

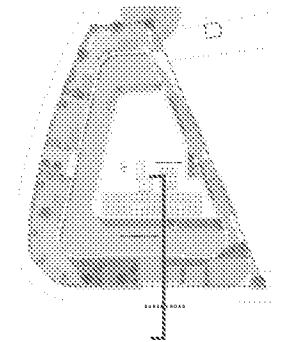
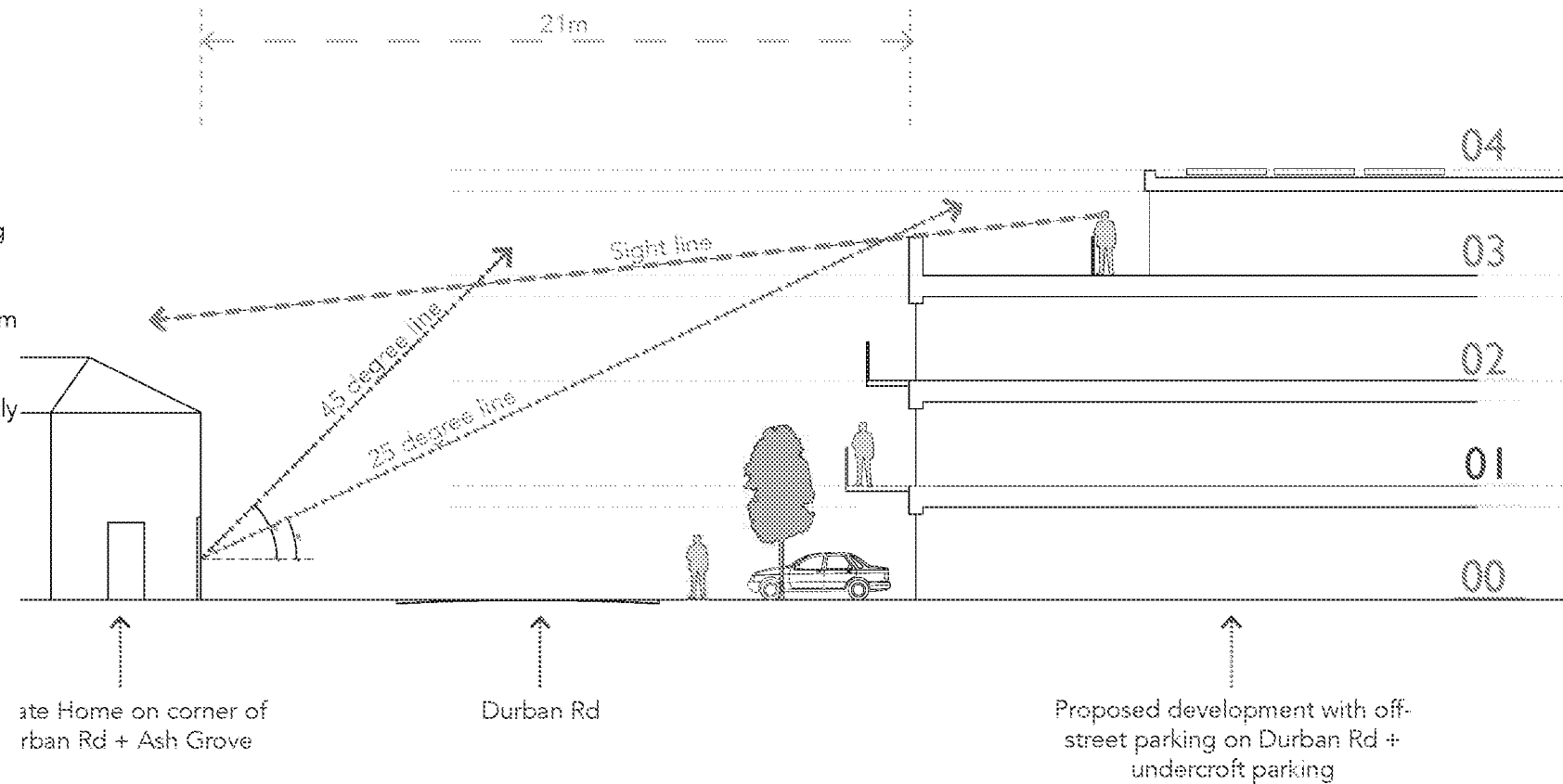
DURBAN ROAD SECTION

The adjacent diagram highlights critical overlooking relationships and impacts on the existing private dwelling and the proposed development.

Views of the top floor cannot be realised and outlook from top floor residents is blocked by the parapet.

The proposal has been carefully designed and significantly steps back at the top level whilst also setting out at ground level provides a significant buffer for privacy and defensible space.

Separating distances are aligned with Arun Design Guidance.



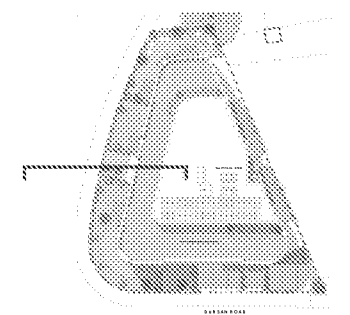
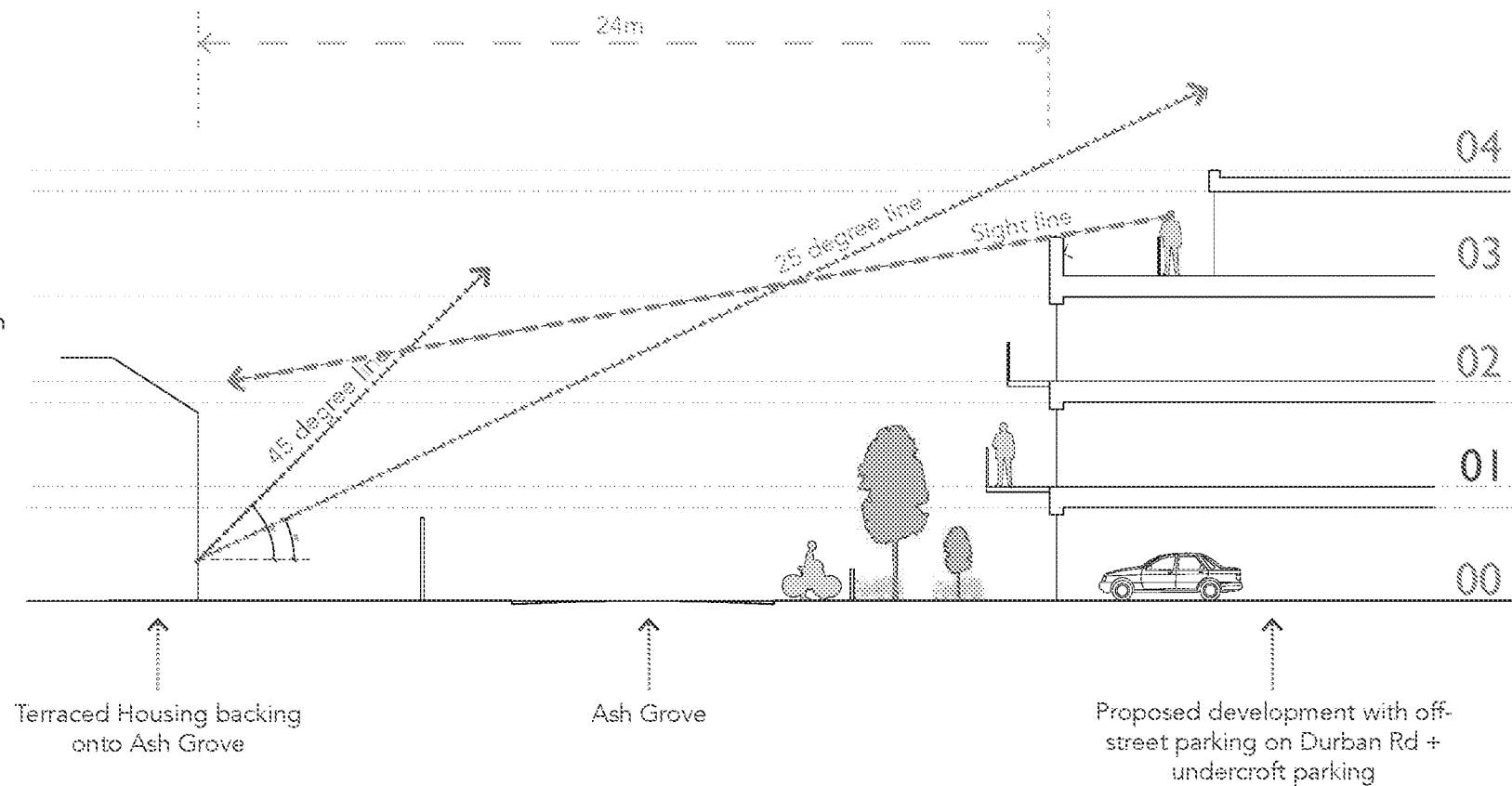
ASH GROVE SECTION

The adjacent diagram highlights critical overlooking relationships and impacts on the existing private dwelling and the proposed development.

Views of the top floor cannot be realised and outlook from top floor residents is blocked by the parapet.

The proposal has been carefully designed to step back at upper levels whilst also setting out at ground level provides a significant buffer for privacy and defensible space.

Separating distances are aligned with Arun Design Guidance.



0 2 4 Scale: 1:200 © A3

DESIGN PROPOSAL

INTRODUCTION

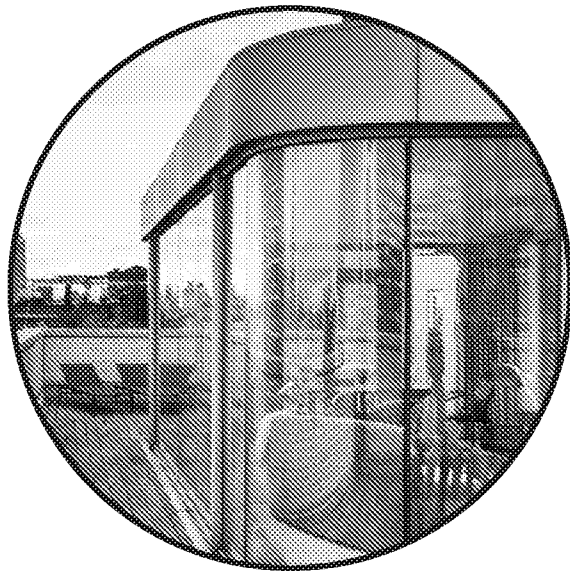
The proposal is a 4 storey building with a significantly set back top floor (4th) to ensure its visibility is minimal from main roads and streetscenes. Parking is primarily undercroft with some external surface bays - all access via Durban Road.

The building is designed as a single block, the form of the proposal echos the site boundary. A generous 5m set back allows soft landscaping buffer zones, defensible space and private amenity for ground floor dwellings. All units have access to private balconies to provide amenity space.

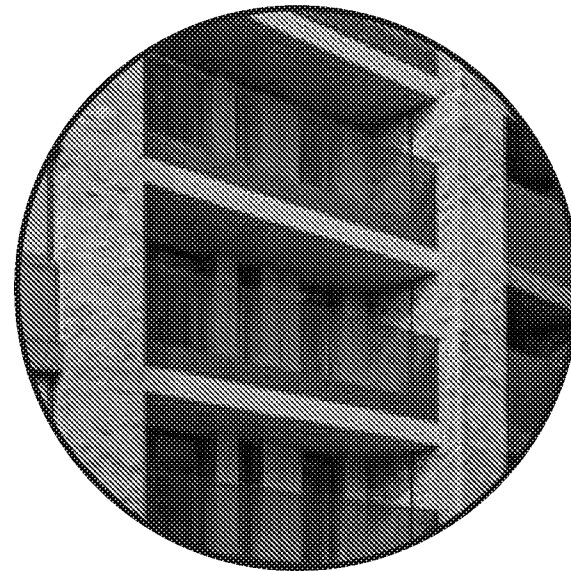
The proposal uses a limited material palette and balconies to break up the linear mass, which front Ash Grove and Durban Road, into smaller domestic sized elements. The site is prominent on the junction and has a responsibility to create a gateway building which will be the catalyst of further development within the immediate context.

Communal amenity is provided at ground level and is designed to prevent overlooking - in and out. A large area of PV array panels is proposed to provide renewable energy to the residents.

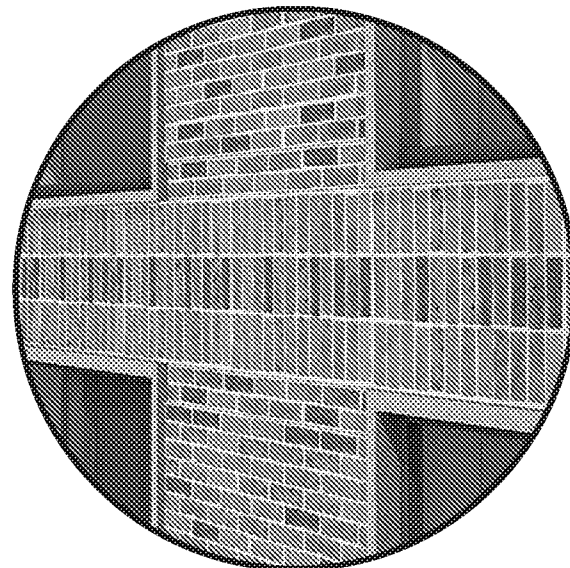
Precedent Images



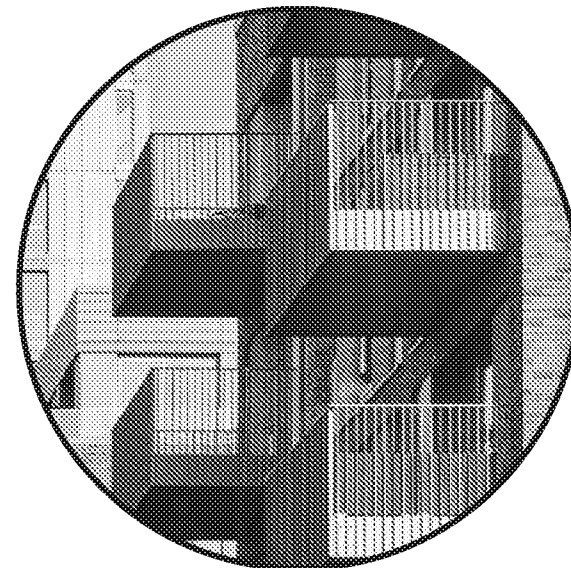
Curved glazed corners to top floor helps promote a 'light-weight' aesthetic.



Series of inset balconies link domestic sized 'solid' elements and help break up the long elevation



Subtle detailing + expression within a muted material palette



A grid of projecting balconies at varying depths.

ACCOMMODATION SUMMARY

- 24 homes proposed
 - 13 × one-bedroom homes
 - 11 × two-bedroom homes
- Enhanced soft landscaping
- 30% affordable housing
- Undercroft parking offering 26 parking spaces all with EV charging potential.
- Good levels of private amenity for each dwelling

STREETSCENE VISUAL

CORNER OF DURBAN ROAD + ASH GROVE



STREETSCENE VISUAL

CORNER OF TAMARISK CLOSE + ASH GROVE



MATERIALITY + TEXTURE + COLOUR PALETTE



Red brick quoins + Pebble/Flint



Blue/Grey Zinc Cladding



Various types/tones of Render



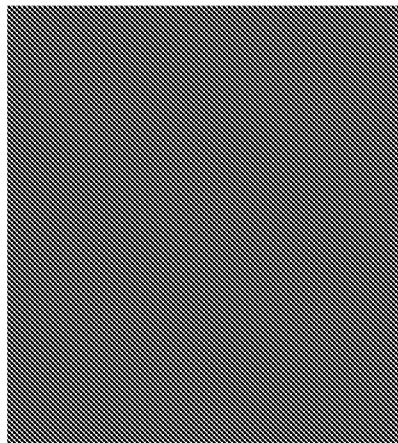
Various types of Timber cladding



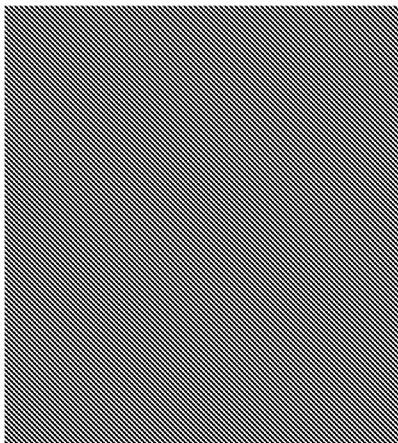
Window blank detail for Car Park Ventilation + light.



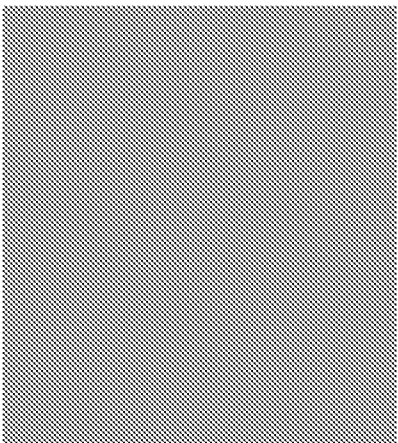
Projecting Glazed Balustrade



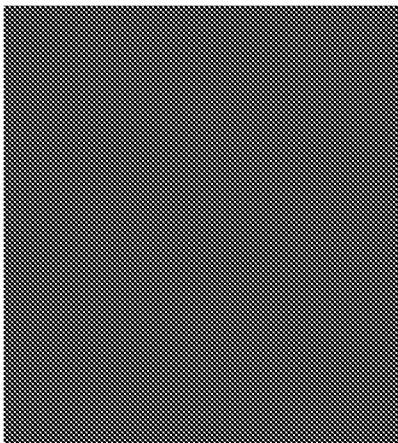
Burgundy Red



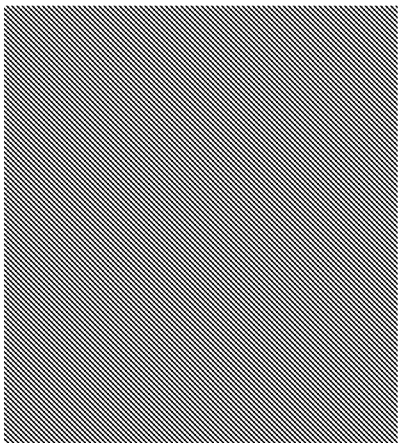
Light Brown



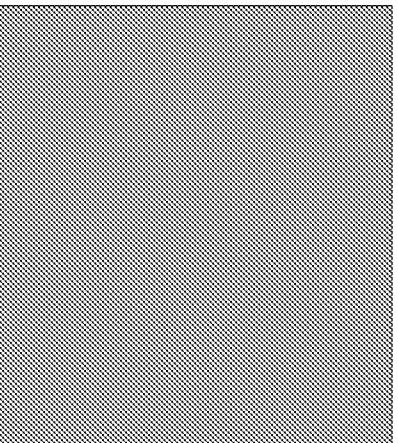
Buff



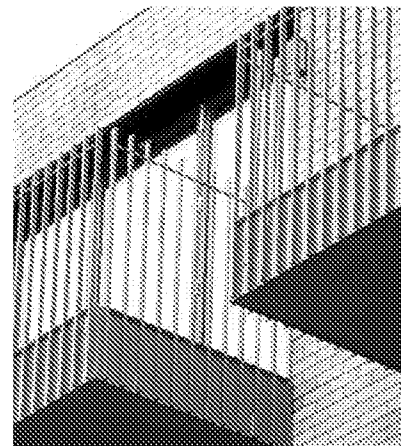
Burgundy Red



Gold



Light Blue



Bronzed metalwork



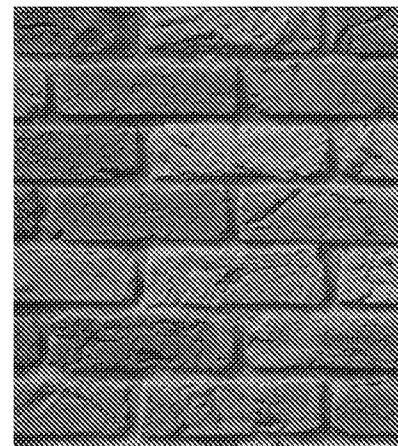
Red multi brickwork with soldier course banding detail.



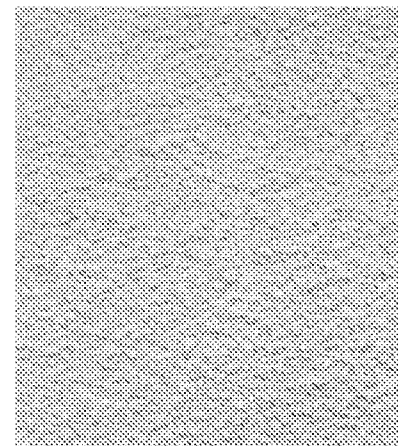
Light grey brick with white band detail



Bronze coloured cladding to top floor(not visible in most views)



Mid-grey multi brick used through ground floor 'plinth'



White render