

for Arun District Council

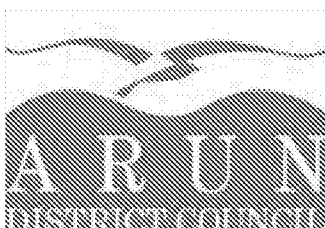


Design and Access Statement

Land north-east of 112 Gravels Lane,
Bignor Regis,
West Sussex,
PO21 5LW

Rev B February 2018

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



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1.0

Introduction

MH Architects Ltd (MHA) has been appointed by Arun District Council to prepare and submit a detailed application for outline Planning Permission for the construction of 2no. new dwellings at the land to the north east of 112 Gravits 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 463m² and currently is in use as a car parking area, surrounded by an array of boundary fencing and walls. The site is surrounded by residential dwellings to the North, East and West with allotment plots to the south of the site. Access to the site is obtained via Gravits Lane.

The application is for the construction of a pair of semi-detached 2 bedroom houses.

The application will make use of the existing vehicular access point off Gravits Lane which will be improved as appropriate. 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 creates a large amount of green space as private front and rear gardens. The houses 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.

1.0 Introduction



Figure: Site Location Plan (aerial image and boundary for indicative purposes only)

2.0 Site Assessment

2.1 Physical Context



Figure: Site aerial (site shown in red for indicative purposes only)

The application site comprises a parcel of land measuring 463m² and shaped by the boundaries of the house in Gravits Lane to the west and flats and allotments to the east.

The surrounding residential buildings exhibit red or brown brick, with slate or tile roofs. Side and top hung casements form the window openings and doors vary between timber and PVC. The roofs are pitched and commonly 2 storey.

2.0 Site Assessment

2.1 Physical Context

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
- Site visits and photographic studies by MH Architects
- Parking Beat Surveys

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 / layout required to achieve level thresholds and accessible pedestrian/car routes around the site.

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 certain surrounding existing 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 high quality family homes.

The houses will be added to the council's housing stock to replace properties sold under the Right to Buy scheme and will be made available to local people in housing need from the local Council's waiting list.

3.0 Involvement

The site offers an opportunity to create high quality homes that will knit into the existing fabric of the extended site context.

Our previous experience with Secure By Design means that we have identified and incorporated their typical 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 proposals are to provide 2no. dwellings, with associated car parking and refuse and cycle storage.
- Unit types determined by established housing need at the time of making planning application. Information provided by Arun District Council Housing Officer.
- Comply with National Space Standards and comply with requirements for storage, room sizes, furniture provisions and space requirements 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.
- Units are to be bespoke, each is 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 in terms of appearance and longevity.
- Design responds 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 based on accurate level data obtained from the topographical survey to demonstrate that the proposals are compatible.
- Protect the 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. Ensure that the scheme improves biodiversity and meets the objectives set out in the ecological report and principles of sustainability best practice.
- Take into account the site constraints analysed during the 'assessment' stage of the design process and work within these restrictions.

Design

5.0 Use

Several iterations of the layout and unit schedule were studied and tested during the design development process eventually leading to a scheme comprising of a pair of semi-detached houses with parking in front to echo the predominant form found in surrounding developments. This residential use is entirely appropriate given the established community it adjoins.

The site is currently a lightly used car parking area and this scheme would bring this land into better use to provide homes for local residents of the Bognor Regis area. An existing access road off Gravits Lane connects the site.

Careful consideration has been paid to orientation of the proposed buildings and key areas of planting and trees so that the development ensures a soft visual imprint on the landscape.

Each dwelling will have its own private garden incorporating a storage shed for cycles and an area for bin storage. Bin collection is to the front of the dwellings.

The development would allow for 3 car parking spaces on site. Each house will be allocated one space with the addition of one visitor parking space.



Figure: Proposed Site Plan

6.0 Amount

The site area measures 0.046Ha, with some being retained for landscaped space. The site density would be 43.4 dwelling units per hectare, which is in line with the principles of housing policy and requirements to suit the surrounding existing patterns of development. 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, and serves an established housing need. There is space within the secure house sheds to store 1no. cycles each, located within the private gardens.

Parking numbers have been derived from guidance and minimum requirements provided by Arun District Council and West Sussex County Council Highways Department. The location of the spaces is well integrated with the housing layout to encourage overlooking, safety, and avoid over dominance which can occur from large groups of parking spaces.

Private outdoor spaces have been allocated to each dwelling affording all residents excellent green areas to enjoy. The garden sizes are well in excess of normal modern standards. This is in part to make good use of the low density of the site layout and also to ensure large separation distances from the site's boundaries.

Reference to local waste management guidance has identified the requirements for bin storage throughout the site, this has been interpreted as follows; each house will be provided with 1 x 240ltr bin for domestic refuse and 1 x 240 litre bin for the recycling. Homes will have internal recycling space to encourage use.

We propose that bins will be stored in the private rear gardens of the homes, providing discreet and convenient bin storage. 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.

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.

The site has one existing entrance from Gravits Lane which is already in use by existing residents, refuse vehicles and fire appliances. This road will give access to all of the new units and associated parking spaces .

The owners of the adjacent house, 112 Gravits Lane, currently enjoy pedestrians and vehicular access onto the existing car park through 2 gates into their rear garden. Although these are not formal routes their access to the pedestrian gate will be retained.

Separation distances and associated garden sizes are significant as it fits the open nature of the location, and have been developed in consultation with the Arun District Planning Department. With regard to overlooking, specific attention has been paid to the proposed site layout and the fenestration of new dwellings to respect existing properties. Window and doors are positioned carefully to provide good levels of privacy and also natural surveillance of public spaces.

This layout provides good levels of natural surveillance to the public areas, yet has private rear gardens that meet the existing boundary of the neighbours and allow good levels of privacy. Placing the proposed structures away from the boundaries allows for existing trees and foliage to remain untouched by the development.

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.

7.0 Layout



Figure: Proposed Site Plan



8.0 Scale



Figure : Proposed site section and street scene

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 trees. 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 2 new houses, two storeys in height, reflecting the scale of the homes in Gravits Lane and associated parking.

The houses form and scale represent the existing semidetached houses in the surrounding area to the site. Articulation has been introduced in the form of porch projections, and varied window sizes and shapes.

The primary elevation and front doors of each house are well related to the site layout to avoid any unsightly blank elevations.

9.0 Appearance



Figure : Proposed elevations

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 multi-stock red facing brick, timber boarding 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.

Slate has been proposed to the roof pitches with matching ridge tiles with dark grey PVCu windows and it is noted that the Local Authority would seek samples of materials and windows in due course. Black gutters and downpipes have been proposed with dark grey eaves, soffits, and bargeboards. Doors and windows would be to Secure by Design standard and the front doors would have a colourful finish to add a dash of individuality to the scheme.

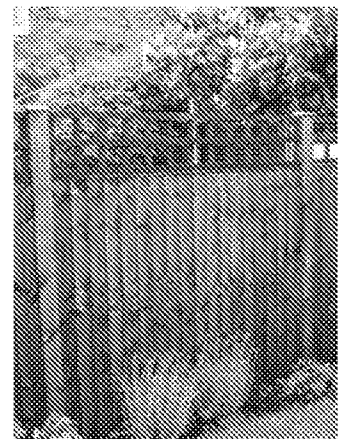
Extensive planting, defined in places with timber knee rails soften the site and amongst other benefits, reduce the appearance of car parking spaces and increase the ecological potential of the development.

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 greenery and planting to encourage biodiversity and wildlife, in accordance with the recommendations of the ecology report. .

All of the houses will have their own private garden, which will be directly access via the ground floor living space. New plants are proposed in the front gardens to denote boundaries to the new units to soften the buildings into the site, and to create ecological habitat. These areas will act as 'green buffers' to provide a degree of screening from key existing properties and a soft edge to the new development. All rear access paths and gates will be secure and designed to meet Secure by Design criteria.

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).
- Provision of rain water butts to all houses to serve external areas. 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 and by following the ecological report.
- The development has a good building footprint in terms of heat loss criteria and day lighting, by virtue of the semi-detached layouts 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 0.3 miles from the local convenience store and there is a large supermarket approximately 1.3 miles away, in Shripney Road, Bognor Regis. The site is close to the A27 and provides excellent links to Worthing, Brighton and Portsmouth.

Further afield the site is approximately 6 miles from Chichester, 17 miles from Worthing and 30 miles from Brighton. Bognor Regis train station can be found 1 mile walk from the site. Providing trains to Barnham where you can change to get direct trains to Portsmouth, Southampton, London Waterloo and Brighton.

The site located within a small well established town with access to a range of amenities and services necessary to respond to key government criteria for well-being. A local convenience store, which stocks fresh groceries and meat; post office, local pub and a community centre can be accessed on foot in under 5 minutes.

Nyewood C of E Junior school is located 0.5 mile from the site, with The Regis High School located a 4 minute walk from the site.

13.0

Environment Agency: Flood Risk Map

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

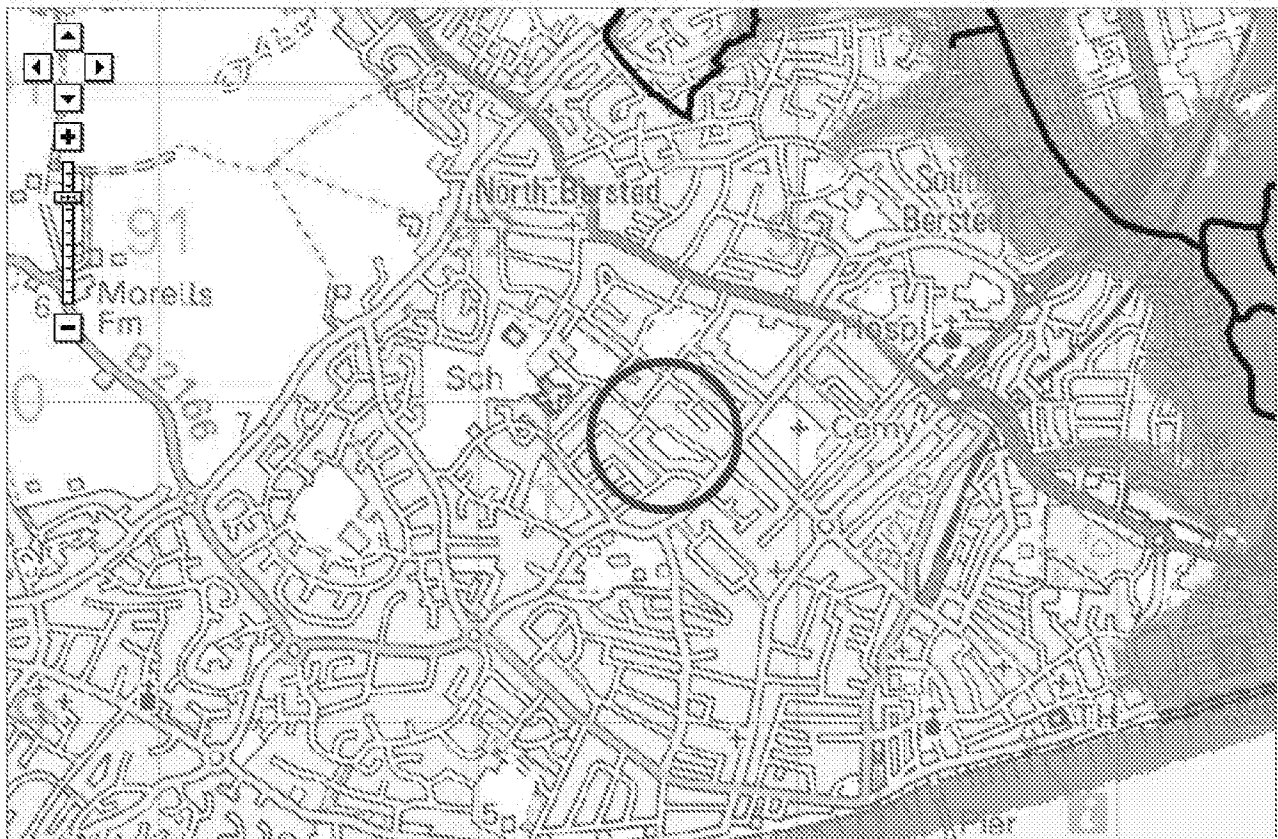


Figure : Flood risk map

-  Flood Zone 3
-  Flood Zone 2
-  Flood defences (Not all may be shown)
-  Areas benefiting from flood defences (Not all may be shown)

14.0 Inclusive Access

This proposal has been designed to be accessible to all users. The proposed site levels strategy will allow a good degree of accessibility with footpath gradients less than 1:20 to front doors.

Finished floor levels have been set to enable level thresholds throughout with easily identifiable paths leading to entrances/exits at a gradient of no greater than 1:20 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 dwellings have been designed to the Lifetime Homes criteria where possible. The Lifetime Homes standard aims to make units suitable and adaptable to meet a broad range of disabling conditions, therefore allowing residents to remain in their homes for a longer period with the many social benefits that staying in the same community brings.

Figure : Typical unit layout

15.0 Application Submission

The proposed scheme, which has been submitted for outline 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. Arun District Council have approached the neighbours concerning the proposals to enable a scheme that meets the requirements of the local population as well as Arun District Council to be submitted for planning permission.

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