

DESIGN AND ACCESS STATEMENT



For

**Proposed Residential Development
at
77 Aldwick Road, Bognor Regis**

Drawing No. 1357/P05A

Prepared

ADCS LTD
30 Foxley Lane,
Worthing, West Sussex BN13 3AD



Date: 21.11.2017

COPYRIGHT

The contents of this document must not be copied or reproduced in whole or in part without the written consent of ADCS Ltd

Contents

1.0 Site and Surroundings

2.0 Design Principles

2.1 Objectives

2.2 Building and Site Use

2.3 Amount

2.4 Layout

2.5 Planning

2.6 Scale

2.7 Appearance

2.8 Continuity and Enclosure

2.9 Landscaping

3.0 Access

77 Aldwick Road, Bognor Regis, West Sussex

1.0 Site and Surroundings

- 1.1 The site, which is located in Bognor Regis is 0.025 ha in area and is situated along Aldwick Road. The site consists of three storey terrace with a commercial launderette at ground floor with single storey rear extension for storage and rear office space. The upper floors are served by self-contained apartments accessed from the side passageway way off Aldwick Road.
- 1.2 The properties in Aldwick Road are mixed use, with mainly retail and restaurant take aways at ground floor level and residential use above. The properties are mixed character with mainly terraced properties situated off the back edge of footpath to the frontage in an urban environment.
- 1.3 The properties along Aldwick Road are mainly of brick construction, with pitched tiled roofs, however some properties are flat roof.
- 1.4 This site is close to a parade of shops located along the Aldwick Road. Being located along Aldwick Road the property is in a highly sustainable location with the shops, post office and places of employment all within few metres of the site.

2.0 Design Principles

2.1 Objectives

The objectives that were aspired to in the preparation of the design were:

- The need to maintain the character of the area in which the site is set and the identity of the neighbourhood.
- The need to integrate the scheme into the existing rear adjacent extension.
- To enhance the existing built form

To produce a development which in keeping with the residential buildings in the immediate area

2.2 Building and site use

- 2.2.1 The development will be for an additional three residential units which will be provided for private rent for the Aldingbourne Trust which provides accommodation for people with learning difficulties.

- 2.2.2 To cater for the ever changing needs of residents the units have been designed with an internal layout which gives flexibility of space with rooms that can be planned for the needs and lifestyle of their occupants.

2.3 Amount

- 2.3.1 The Application seeks to extend the existing ground floor extension to provide an additional two floors for 3 No. separate self-contained apartments.
The site area is 0.025 ha.

2.4 Layout

- 2.4.1 The proposed residential units has been designed to comply with part M of the Building Regulations providing easy access and use of the buildings. Circulation areas both horizontal and vertical have been given due consideration and fully embrace the requirements of the building regulations for the benefit of the end users.
- 2.4.2 Internal space standards have been met with an internal floor area of 37.43m² which is acceptable for studio apartments with a shower room in accordance with Policy DDM2 (and Technical Housing Standards-nationally described space standard March 2015).
- 2.4.3 The site is extremely sustainable as there are shops, post office, employment opportunities and transport links all within few metres of the site allowing the orientation of the building to be guided by the sounding development as all the facilities are readily accessible from the building.

2.5 Planning

- 2.5.1 National Planning guidance relating to new housing is: Housing which, amongst other matters, requires Local Planning Authorities to consider favourably new housing on previously developed sites situated within built up areas. The planning application site fulfils this criteria, being located within the built up area of Bognor Regis. In these circumstances it is submitted that there is a presumption in favour of residential development in accordance with Government guidance.
- 2.5.2 There is also a requirement to use land effectively and efficiently. This site provides an ideal opportunity to provide 3 No. new dwellings without harm to the established character of the area.
- 2.5.3 Pagham Harbour Access Management Contribution Legal Agreement will be entered into between Mr Simon Royall and Arun District Council accordingly. A contribution of £871.00 per additional dwelling via a unilateral undertaking.

2.6 Scale

- 2.6.1 The properties in Aldwick Road when combined form a visual terrace that has a fine grain. Not only should the built character of the area be considered when assessing a site but also its setting in the surrounding area.
- 2.6.2 In creating environmental structure it has been necessary to look at all aspects of the site and the three dimensional location in which it is set. The built form and rhythm of the wider area will need to be reflected here presenting a strong street frontage that will make a statement in the street scene with its design whilst matching the materials with the existing buildings.

2.7 Appearance

- 2.7.1 The appearance of Aldwick Road is established and has materialised over a long period of time. The proposed scheme will regenerate this site as a residential development making best use of this site.
- 2.7.2 The use of good design is encouraged at all levels within the planning policy framework.
- 2.7.3 The proposed material types are shown on the elevations to give an indication of how the building could look. The use of grey weatherboarding to the elevations will complement the existing brick and render facade buildings. PVCu top hung windows will be more in keeping with the local street scene in Aldwick Road. A new flat roof will also be in keeping with the existing building.
- 2.7.4 Sustainable construction will be a main feature for this new development with high levels of insulation within the fabric of the building with low E glass to the windows and rainwater harvesting being provided. A commitment to reducing Carbon Dioxide.
- 2.7.4 There are no long views into or out of the site although the arrangement of the building will provide enclosure to the development. The proposed development will not be visible in the street scene, when set in context with the existing area it will blend with the adjacent buildings.

2.8 Continuity and Enclosure

- 2.8.1 The site at ground level will not be altered to the frontage.
- 2.8.2 The scale of the proposed building relates directly to the scale, mass and established building line which provides continuity in the street scene.

2.9 Landscaping

No new landscaping is proposed as part of this new development however some new hardstanding will be provided to the rear.

3.0 Access

- 3.1 The development has no through routes or pedestrian links. It will be self-contained but its location will facilitate access to the local shops and amenities. The pedestrian access to the site utilises existing points of access in Aldwick Road. A new security gate with a key fob for existing & new tenants is proposed.
- 3.2 During daytime hours there are a number of buses in both directions pass the site nearby on Aldwick Road.
- 3.4 A bin storage area to the rear will be provided for 6 No. 240 litre wheelie bins which can easily be accessed for collection from Aldwick Road. See drawing 1357/P04 for details.
- 3.5 A secure cycle store to the rear will be provided for 3 No. cycles. See drawing 1357/P04 for details.
- 3.6 The site is located in close proximity to local amenities one would expect from such a parade, such as convenience stores, public houses, hairdressers etc.
- 3.7 There are several schools in the vicinity of the site, both primary and secondary.
- 3.8 Therefore the site location is one that would accord with current Central Government guidance with regard to residential developments and can be considered highly sustainable.

ADCS Ltd
March 2018