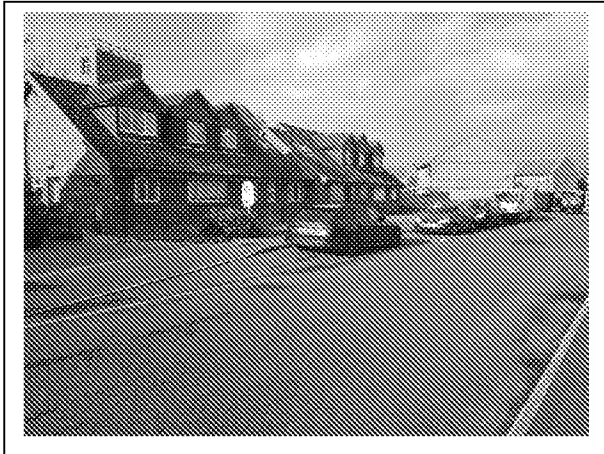


DESIGN AND ACCESS STATEMENT

Demolition of Existing Building and Erection of 6No. Three Bedroom Dwellings with
Associated Accesses and Car Parking

At

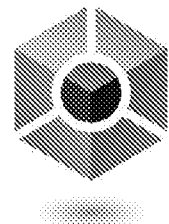


15-17 Kew Gardens
Bognor Regis
West Sussex
PO21 5RD

On Behalf of
Farnden Developments Ltd

Prepared by

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1.0 INTRODUCTION

This Design and Access Statement has been prepared to support the demolition of the existing building and erection of 6No. three bedroom dwellings with associated accesses and car parking at 15-17 Kew Gardens, Bognor Regis, West Sussex, PO21 5RD. It is hoped that the information contained within this statement will assist the Local Planning Authority in its determination of the Planning Application under the Town and Country Planning Act 1990.

This statement focuses on the existing setting for the proposed development including the features of the site and surrounding area. The design proposals then set out the design solutions and the process followed to reach the final design of the scheme. It considers the constraints of the site and all relevant local and national planning policies to demonstrate that the proposed scheme is of a high quality design that integrates with its surroundings.

The access element considers the accessibility into and within the site, and the scheme's relationship to transport links in the wider surrounding area. It justifies the location of the access points with regard to local road layouts, demonstrates provision for pedestrian routes within and approaching the site, and establishes accessibility to public transport.

2.0 SITE LOCATION & SURROUNDINGS

The site is located along Kew Gardens within the suburb of North Bersted part of the seaside town of Bognor Regis. The site forms a secluded location along a Cul de Sac road within a residential area and built up street frontage. Kew Gardens is located within a developing settlement providing access to local facilities and links back to the main town centre. The site is close to the local facilities and amenities that are provided within Bognor town centre and the seafront.

The site is occupied by a large redundant building previously used as a care home. The building is finished with brickwork walls, with dormer windows at first floor and a concrete tiled pitched roof. The site also consists of land to the side and rear of the main property which has been used for parking and garden areas. The site measures 1070sqm/0.12hectares/0.26acres. There are existing vehicular accesses to the front of the site to each side of the building which provide access from Kew Gardens.

The surrounding area is predominantly residential uses made up of traditional semi-detached and detached 2 storey housing within Kew Gardens. The surrounding areas consist of recently built housing estates as part of the North Bersted housing allocation. The site also backs onto the Fire Station to the west which extends to the full length of the rear boundary. The site generally is viewed within the context of Kew Gardens.

3.0 THE PROPOSALS

The proposals involve the demolition of the existing building and a comprehensive residential development of the site. New and revised accesses will be formed onto Kew Gardens to create off road parking areas to serve the development. The development will consist of 6No. three bedroom houses with car parking and garden areas. The houses are all designed as semi-detached units formed around the new accesses into the site yet maintaining frontage onto Kew Gardens.

The proposals aim to provide additional residential units within the urban area. The development will include appropriate car parking facilities and provide suitable vehicular access onto Kew Gardens. All new dwellings will be provided with suitable gardens and amenity space along with cycle and bin store facilities. The overall scheme will consist of 6 new dwellings providing three bedroom accommodation.

The current owner purchased the properties at auction in May 2018, there had been very little interest generated and the auctioneer remarked that the viewings were poorly attended. The buildings had previously gone to auction in February 2018 but failed to reach the reserve price. The properties were owned by the Secretary of State and the buildings had stood empty for over two years since the previous occupiers, Mencap, had vacated. After purchase the new owner approached several charities and organisations which specialise in providing housing for residents with special needs - Mencap, Golden Lane Housing, the Local Authority and others.

Somewhat surprisingly, there was little interest, it was evident that the focus is now on providing exceptionally high quality accommodation in supported living flats and self-contained units rather than larger, institutionalised homes. It was apparent that a medium sized home such as this, even with considerable investment to bring it up to the current standard may not ever be able to reach full occupancy. It is therefore evident that the existing car home use is now redundant and cannot be sustained and a redevelopment for residential units can be delivered.

4.0 THE DEVELOPMENT PLAN & PLANNING POLICY

The site is located within the built-up area as identified under Arun District Council's Adopted Local Plan 2011-2031.

Consideration needs to be given to a select number of Development Plan Policies, Supplementary Documents and Planning Policy Guidance.

LOCAL PLAN POLICIES

Arun District Council's
Local Plan (2011-2031)

SD SP1 – Sustainable Development
SD SP2 – Built up Area Boundary
D SP1 – Design
D DM1 – Aspects of Form and Design Quality
D DM2 – Internal Space Standards
ECC SP2 – Energy & Climate Change Mitigation
QE SP1 – Quality of the Environment
T SP1 – Transport and Development
W DM2 – Flood Risk
W DM3 – Sustainable Urban Drainage Systems

SUPPLEMENTARY PLANNING GUIDANCE

Bersted Neighbourhood Plan 2014

PLANNING POLICY GUIDANCE

National Planning Policy Framework

5.0 DESIGN

The design of the proposals aims to create an attractive style development that provides additional residential units within the urban area. The new dwellings form a traditional layout with units facing Kew Gardens and units formed around the new accesses. Consideration has been given to the neighbouring properties with the orientation of the building and the mass adjoining the boundaries. The new dwellings have been designed as a small mews style development following the pattern of development within the area.

The new dwellings form a terrace pattern across the site continuing the building lines from the adjoining properties to the north and south of the site. Gardens are then created to the rear of the new houses intermingled with car parking spaces and landscaping. Adequate separation distances will be retained to the properties facing Kew Gardens and the development will merely infill a gap within the existing residential street.

The new and revised accesses will provide access to car parking areas between houses and to the frontage which will keep hard surface areas concealed within the development. The design of the site also incorporates bin store areas as well as incorporating paths and landscaping features to the front elevations. Cycle stores providing space for 2 cycles per unit will be provided within the rear garden and short stay cycles to the front of the building.

The new dwellings simply use the form and mass of the existing dwellings following the building lines across from the adjoining properties within Kew Gardens and form a linear pattern of development. Adequate separation distances have been provided to the existing dwellings to the north and south of the site and there are no overlooking or privacy issues. The overall use of the site respects the residential nature of the area and provides gardens to the new properties.

The overall design of the proposals will provide simple yet attractive elevations with traditional doors and window fenestrations to create a simple yet striking appearance. The design of the surrounding paths and landscaping has been simplified to create more soft landscaping areas. Varying materials and design features will provide simple yet attractive elevations with building step backs providing depth and style to the building's appearance.

6.0 ACCESS

The site and its immediate surrounding area are within a good accessible area with good public transport services and infrastructure facilities. The proposed development will involve creating new and revised accesses onto Kew Gardens which will provide access to car parking within the development for the new houses. Car Parking will be provided as 2 allocated spaces for each unit off street. Pedestrian access will be provided to the front of the development providing access to each unit off the main pavements to Kew Gardens.

All houses will be provided with a bin store area to the front adjacent the parking areas and a cycle storage area within the rear garden. Short stay cycle storage will be provided to the front of each unit accessed from the pavements. Long stay cycle storage will consist of 2 spaces per unit and short stay cycle storage will consist of 1 space per unit.

The existing site currently has a level topography as shown on the drawings. Adequate provisions have been provided to provide transition between the car parking areas and the building to provide suitable access around the site. The new maisonettes will be designed with level thresholds and effective clear widths and satisfy all the requirements of Part M of the building regulations. The approach to the design proposals will enable suitable access into the site from the surrounding area which is a factor in maintaining the character of the site and the surrounding area.

7.0 PLANNING CONSIDERATIONS

Under Arun District Council's Adopted Local Plan 2011-2031 the proposals for the site are required to conform to the policies set out for residential development as well as the general development principles, unless material considerations suggest otherwise. Due consideration will need to be given to residential development within the urban area and access arrangements to the site. Specific consideration will need to be given to the local and national policies.

The proposals provide an appropriate design and layout that will not adversely affect the character of the area. The site sits within the existing settlement policy boundary in the established built up residential area of Kew Gardens with a varying mixture of styles of property. The general location and siting of the surrounding buildings respects the separation distances required for privacy and outlook and is consolidated within the constraints of the site.

The overall layout of the new development will follow the pattern of development within the surrounding area. The existing building will be demolished in order to unlock the potential of the land and create a suitable site for development. The surrounding area provides a mixture of detached houses and semi-detached dwellings. The proposals for the application site seek to achieve a medium density that the policy requires, as it is considered that the area is more suited to such a density development due to the character of the area and the supporting infrastructure and facilities.

The site is well positioned in terms of facilities and public transport. The site is within a sustainable location being within close proximity to local shops and public transport corridors. There are a variety of schools within the surrounding area along with further education colleges and there are also large amounts of open space within the surrounding area and close to the site. The site is located within good accessibility to the local transport and road network which maintains the sustainability of the development.

All access arrangements have been provided in accordance with the Development Plan requirements to ensure safe access to the site. The new accesses will provide access to car parking spaces to serve the development of the units to the front and allows for on street parking too supplement the required parking provision. Cycle and bin store facilities have also been provided in accordance with the standard requirements ensuring that the proposal development meets the minimum and maximum Local Plan standards. Gardens have been provided for the dwellings which are in keeping with the proportions of the surrounding properties.

The elevations will seek to provide an interesting and lively appearance. The height and mass of the development is contained within the constraints of the existing street scene and is considered to provide a strong street scene and the use of materials will create strong facades and building lines. The proposed development provides good accommodation in order to create a sustainable community that is well supported through the local infrastructure.

7.0 PLANNING CONSIDERATIONS

It is suggested that the density of the proposed development provides for an efficient and effective use of this underutilised site within the urban area and is appropriate given the established form of other developments of houses in the immediate locality. The design of the building reflects the architecture and form of adjacent buildings with semi detached style dwellings and the use hipped and gabled roofs and bay windows. The layout of the site allows for sufficient distance to the adjoining properties with the main entrances to the houses positioned on the front elevation away from adjoining private spaces.

In terms of the scheme's planning merits, strict adherence has been made to the development policies both at Local and national level, with NPPF and the policies of the Local Plan. The proposals create new dwellings within the urban area with an increased density which has been achieved without a detrimental effect to the surrounding area and results in very little impact to the surrounding properties.

8.0 FINANCIAL CONTRIBUTIONS

Under current policy there will be a requirement for financial contributions by way of a Section 106 Agreement. The applicant of the application will be willing to make the appropriate financial contributions in accordance with charging schedule. These contributions will be in accordance with the Local Authority requirements and will be subject to a Section 106 Agreement.

9.0 SUMMARY & CONCLUSION

Overall, it is suggested that the design and layout of the proposed development will contribute to the character of the area and its impact will be minimal on the surrounding properties. The proposals under the planning application seek permission the demolition of the existing building and erection of 3No. three bedroom dwellings with new accesses and car parking. The proposed development seeks to regenerate this underutilised site which forms a redundant care home and seeks to provide much needed smaller housing units. The design of the new dwellings will ensure that adequate separation distances are provided from the surrounding properties and ensure that the development sits comfortably within the constraints of the site.

The access arrangements provide suitable access to the site. All facilities such as bin stores and cycle stores have been provided to each unit. There is also adequate pedestrian access from the surrounding footpaths and public footpaths to the site. The site has good accessibility to public transport and local services at present and is within comfortable walking distance of the town centre. The car parking provisions and access arrangements will comply with guidance set out in the relevant Development Plans and Supplementary Planning Guidance.

The development will deliver 10 new residential units that have been designed with sustainability in mind that will contribute to the character of the area. The scale and form of the proposed development is appropriate in its existing and future context and makes the site ideal for a higher density of development than the existing use provides. As the proposal accords with the aims and objectives of national, regional and local guidance, the application site is a suitable location for a new residential development.

10.0 APPENDICES

A (PHOTOGRAPHS)



View of existing building.



View of existing building.



View of existing car parking areas.



View of existing car parking areas.



View of existing building frontage.



View of existing building frontage.



View of existing houses to Kew Gardens.



View of existing houses to Kew Gardens.