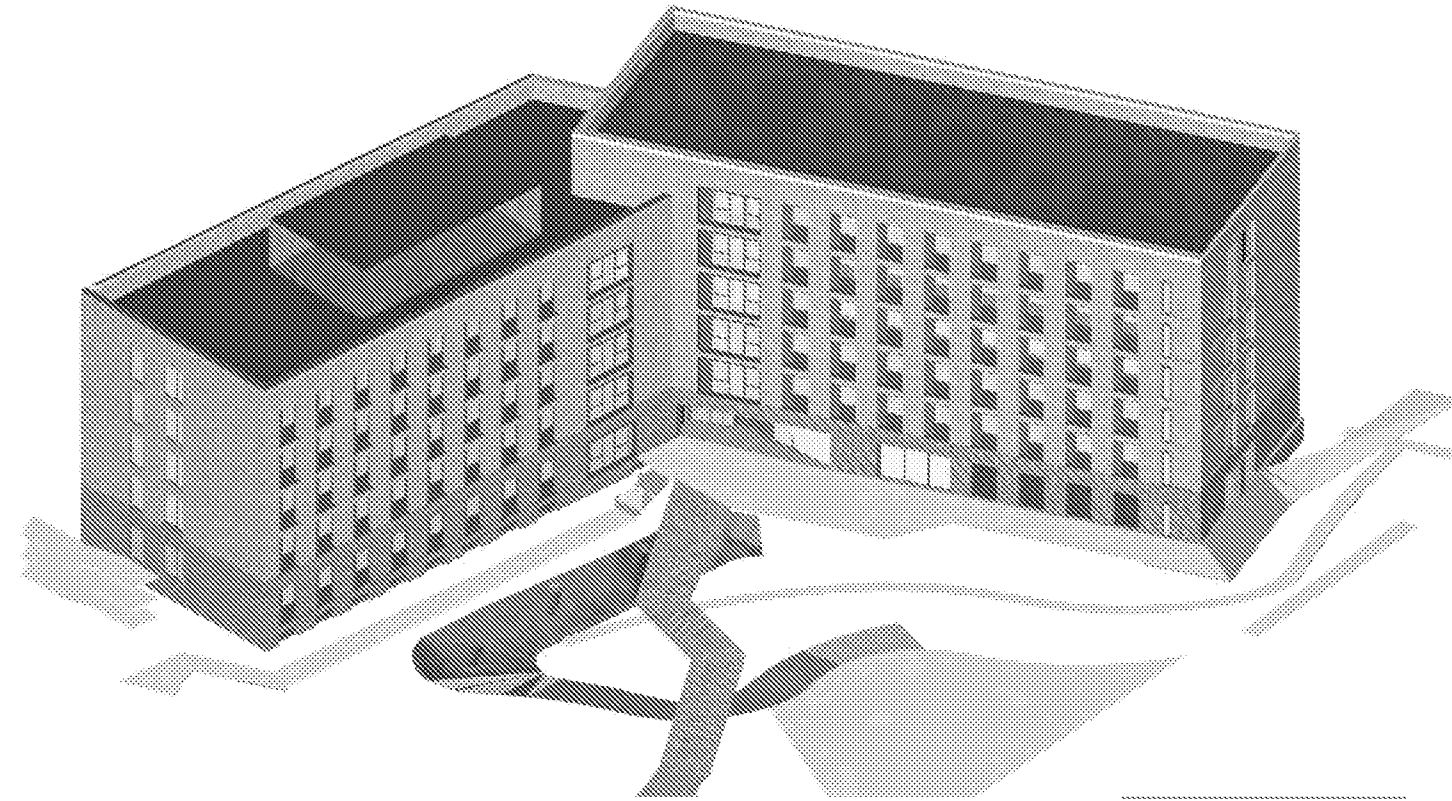


3.0 Design Statement

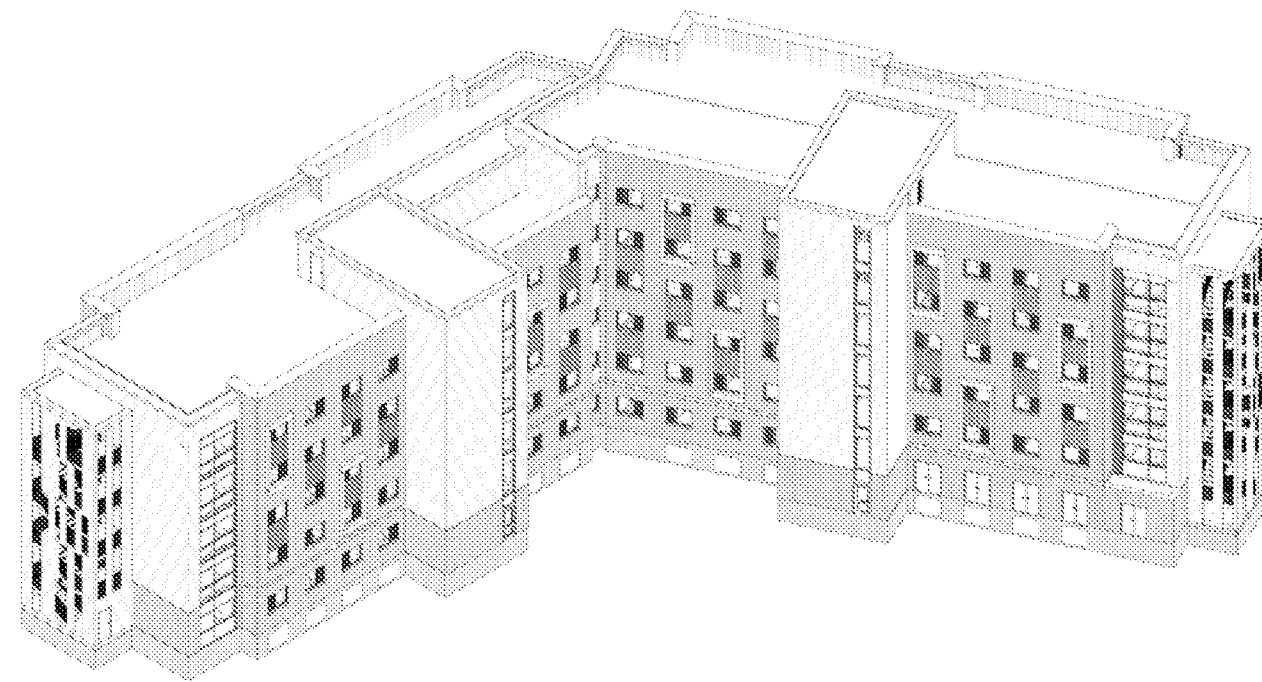
3.4 Form and Massing

The changes to the layout described above have generated minor changes to the form and massing as follows:

- The reduction in number of cores, from two located halfway along each of the blocks, to a single core at the junction between the two blocks has enabled us to simplify the form and omit stair cores projecting into the central landscaped courtyard.
- The omission of the core to Block B has enabled us to also omit the link across the roof and the projection of this core up to roof level.
- The revised form is a simple interlocking of a 5 storey and 6 storey block



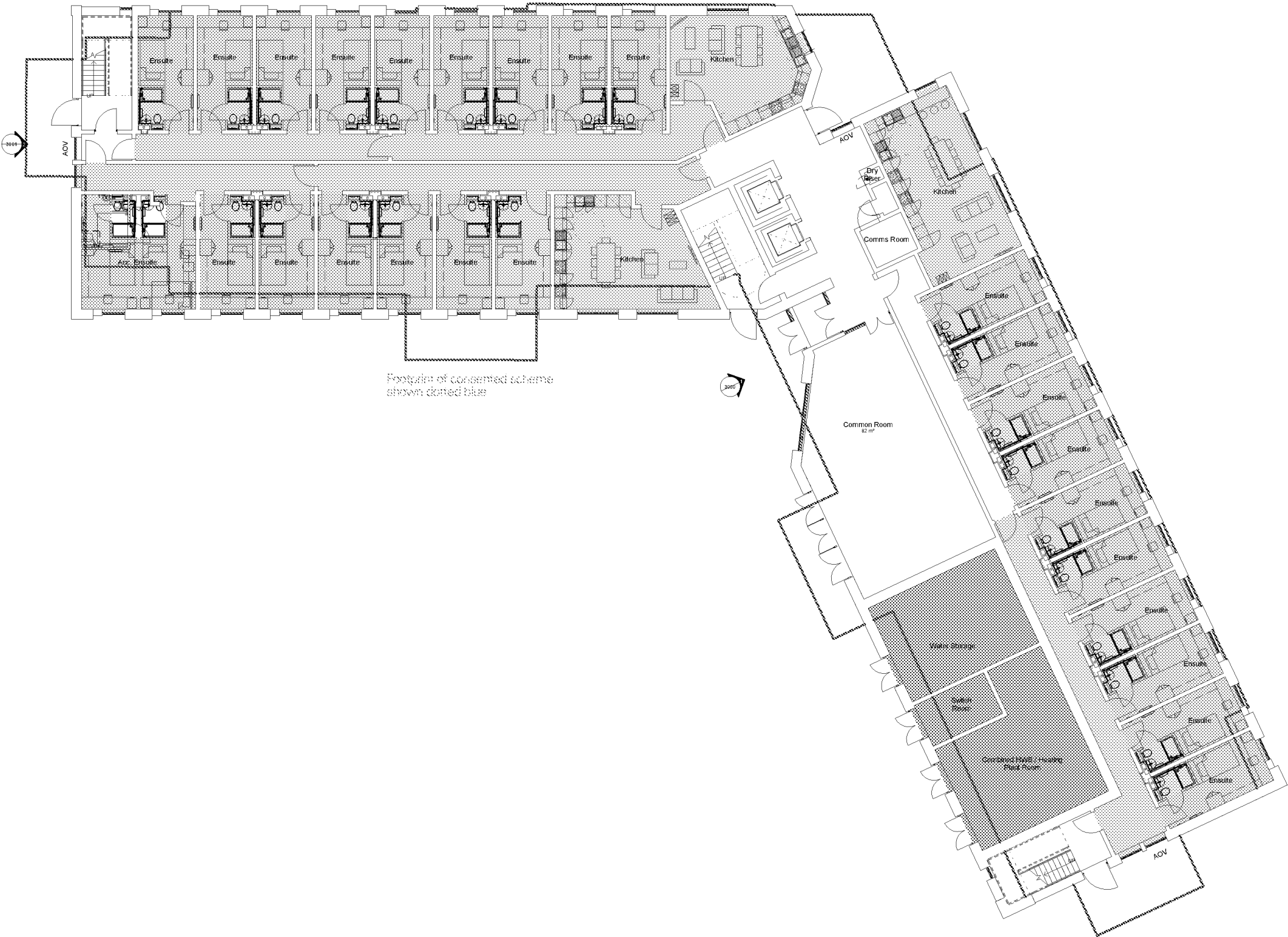
S73 Amended Form



Consented Form Feb 2020

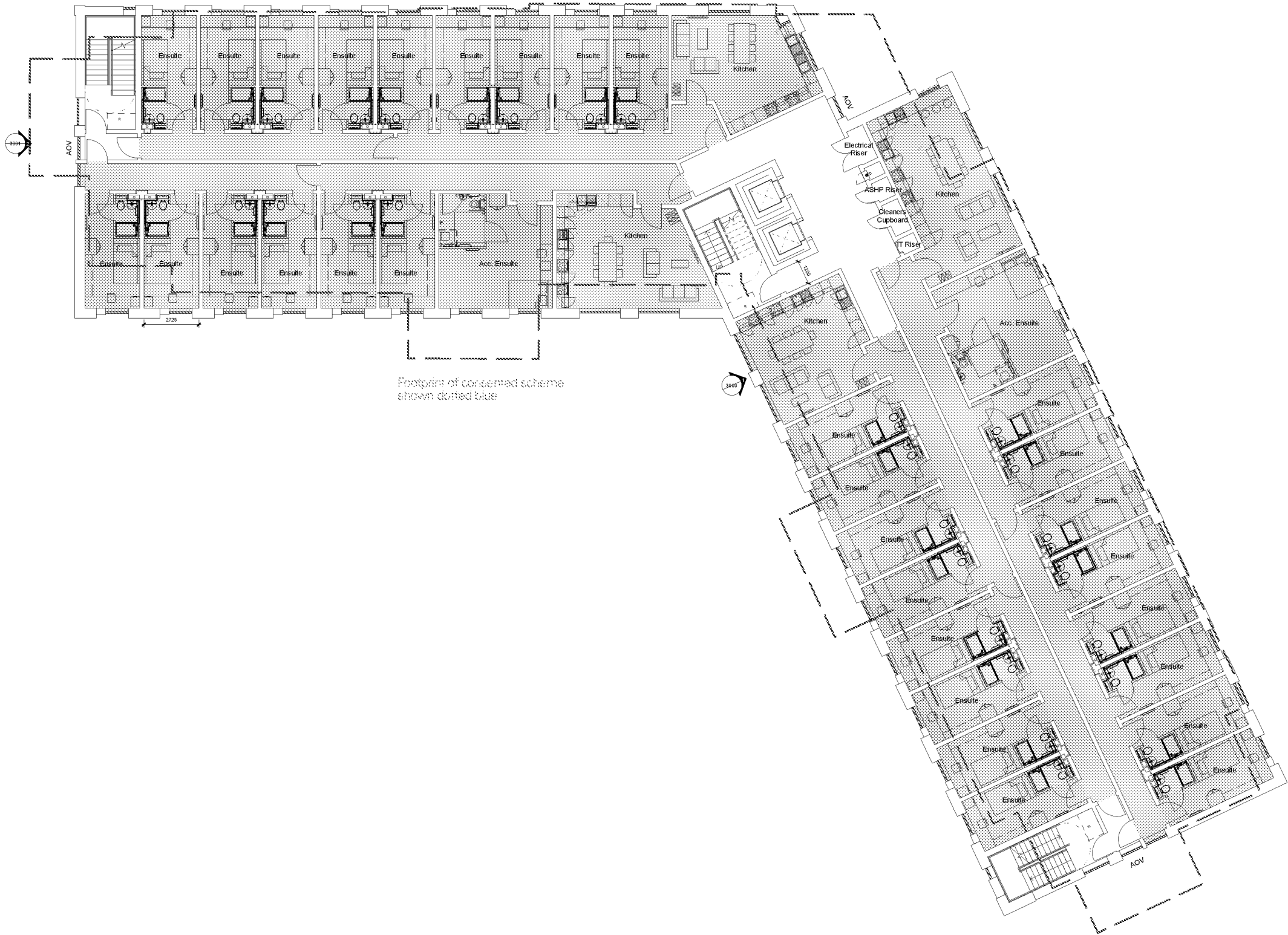
3.0 Design Statement

3.5 Ground Floor Plan



3.0 Design Statement

3.56 Typical Upper Floor Plan



3.0 Design Statement

3.7 Materiality and Appearance

The consented scheme was designed to explicitly reference the Tech Park building with dark grey brick and gold cladding. One aspect of the University's brief for the Section 73 amendments was to reconsider the elevational treatment, and in response to previous objections from Bognor Town Council, be more sympathetic in relation to the Conservation Area and Listed Buildings, such as Spencer Terrace. In this regard, and in contrast to the elevational treatment of the consented scheme, the team considered that making a clear distinction between the academic function of the Tech Park with the residential function of this building would be a positive change.

The Section 73 proposals for materiality and articulation include the following amendments:

- The brick colour has been amended to a softer light red/orange brick, helping to make a connection with the existing student accommodation buildings such as Barbara Smith Halls and a more sympathetic relationship to the conservation area.
- The fenestration has been amended to a regular grid of portrait shaped openings instead of the more square windows of the consented scheme, making a reference to the pattern of fenestration at Spencer Terrace.
- The gold cladding has been omitted, but the brickwork includes detailing to create interest across the facade including recessed alternate courses at ground floor to create a darker 'rusticated' base to the building and a double soldier course at each floor level.
- The ventilation for each study bedroom is via an openable insulated panel set behind a perforated metal louvre. The bronze coloured metal windows frames and metal louvres will help to maintain a visual connection back to the academic Tech Park building, whilst still creating a clear distinction between academic and residential functions.
- The shared kitchen spaces are located near the entrance of each cluster, and consequently directly above the entrances to the block. The windows to the shared kitchens are seen as a 'special event' on the elevation, with a projecting bronze coloured frame around each to help accentuate their specific function and to add emphasis and drama to the main entrances below. The location of shared communal spaces overlooking main entrances also helps to promote a sense of community and security.
- Air source heat pumps are proposed in lieu of gas fired boilers in line with current energy and carbon policy and these would be located on the roof of Block B, screened with roof plant screening.
- The main entrance is recessed in order to create a covered space immediately in front of the entrance doors and to provide a clearly visible and welcoming main entrance. This recess would be lined with a white precast concrete panel with entrance signage.

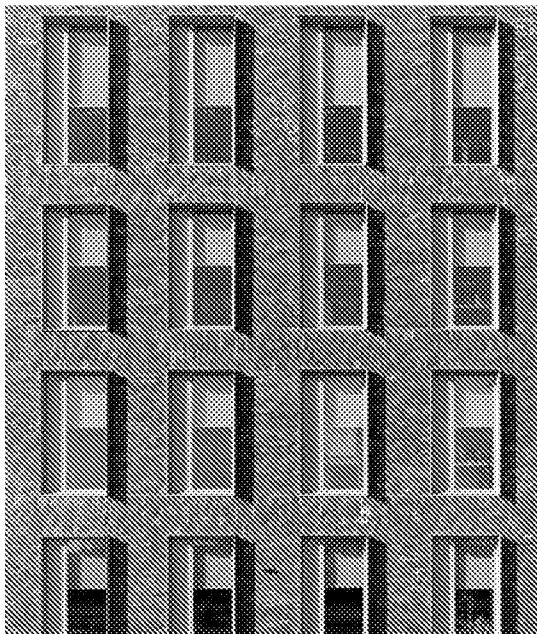


View from Felpham Way entrance to the towards secondary entrance with Tech Park in distance.

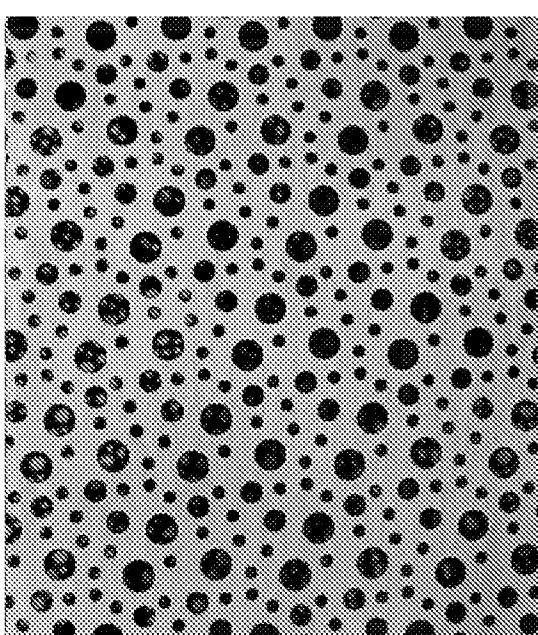
3.0 Design Statement



Precedent images of brick facades with regular window grid



Red/orange facing brick



Bronze coloured perforated metal



Precast concrete decorated panel at main entrance



Bay Elevation

3.0 Design Statement



West Elevation

Footprint of consented scheme shown dotted blue



East Elevation

ELEVATION KEY:

- Stretch Bond Facing Brick, Colour: Red
- Stretch Bond Exposed (recessed coursing) Facing Brick, Colour: Red
- Soldier Bond Facing Brick, Colour: Red
- Perforated metal panel, Colour: Bronze
- Metal Roof parapet capping
- Aluminium windows / Doors / Curtain Wall (Flat bronze colour)
- Back Painted glass spandrel panel
- Precast Concrete Panel, Colour: TBC

3.0 Design Statement



View along boardwalk towards main entrance

3.0 Design Statement

3.8 Landscape Strategy

The following text and images have been taken from the Landscape Design Strategy dated 18.03.22 prepared by Lizard Landscape Design and Ecology.

Development Proposal

The development proposal (The Scheme) as illustrated on the Landscape Masterplan Strategy opposite comprises the construction of a student accommodation building with associated pedestrian pathways and boardwalks. Bike and bin store provisions would also be included.

The accommodation building would be composed to form western and eastern wings creating a feature soft 'courtyard' to the west that would contain a stormwater attenuation basin. The courtyard along with the areas to the north and east and the wings along the existing vehicular and pedestrian paths would be planted to create soft landscape areas.

Opportunity for potential future development could be located to the southwest of the proposed accommodation building and to the modified grassland area across the intersecting vehicular path.

Layout

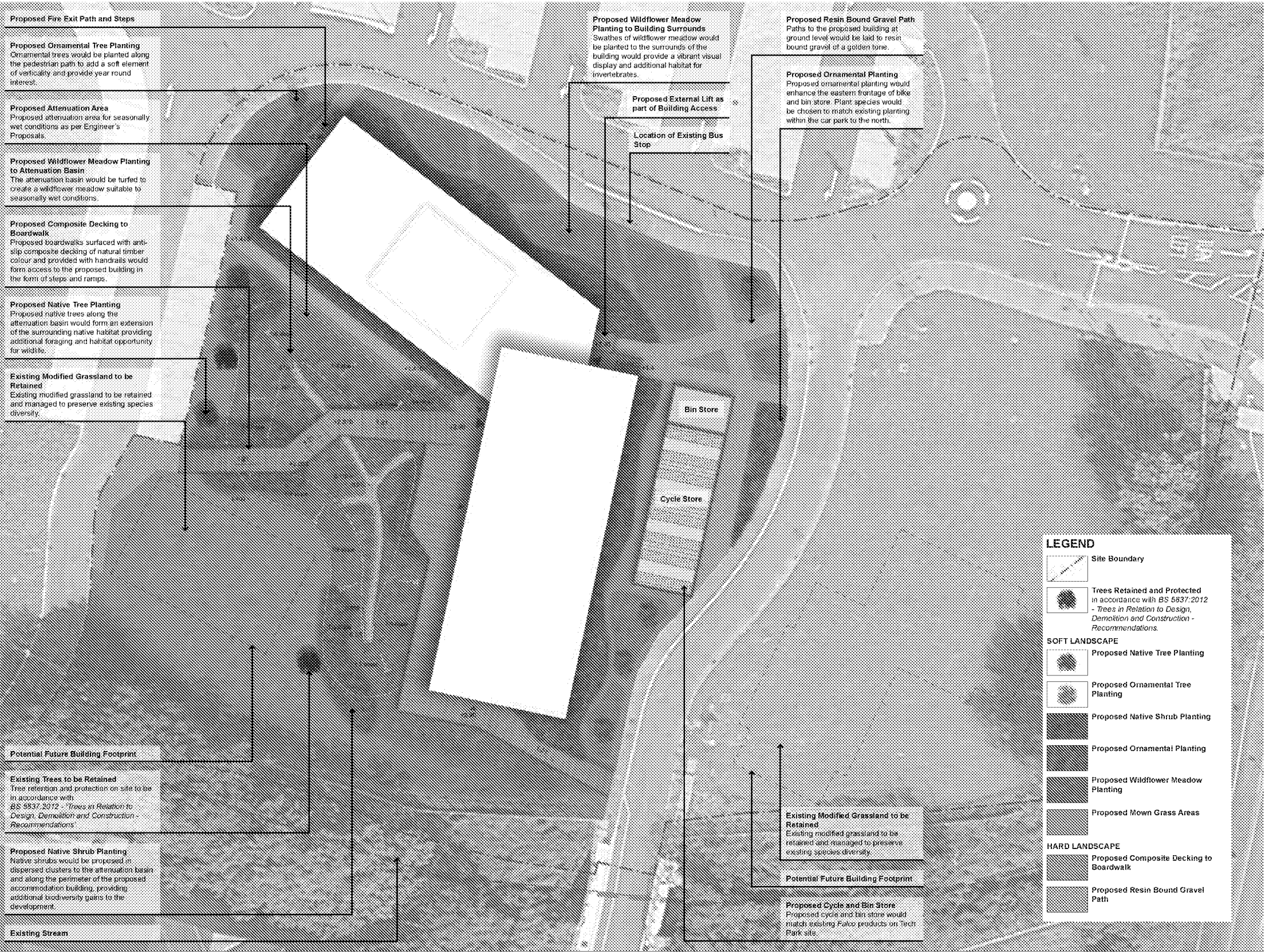
The principle pedestrian entrance to the proposed student accommodation building would be accessed via a feature boardwalk traversing the attenuation area. Additional access would be gained to the northern apex of the building which would offer further circulation to proposed facilities (cycle storage, refuse storage, bus stop) and connectivity to the existing pedestrian network. Two fire exits are provided to the west of the western wing and south of the eastern wing.

The proposed attenuation basin would be enhanced with wildflower grassland and native shrubs.

The building perimeter would be buffered with native shrub planting to provide privacy to accommodation rooms.

Swathes of wildflower grassland would be created to the north and east of the building.

An area of ornamental planting would enhance the frontage to the Cycle and Bin Store along the existing road, supplemented by feature treeline planting.



3.0 Design Statement

Soft Landscape

The soft landscape scheme would enhance the landscape layout and integrate the proposed development into the surrounding context. The objectives of the soft landscape design include:
Enhancing the quality of the development;

Proposing species rich planting to contribute to the Biodiversity Net Gain (BNG);

Providing a soft landscape scheme that accommodates the potential to adapt to climate related flood risk (SuDS);

Retention and protection of existing trees on site in accordance with BS 5837:2012

Native trees would be proposed along the attenuation basin to form an extension of the surrounding native habitat providing additional foraging and habitat opportunity for wildlife. Native trees would be planted at Extra Heavy Standard stock size

Ornamental trees would be planted along the pedestrian path to add a soft element of verticality and provide year round interest to the site. Ornamental trees would be planted at Heavy Standard stock size.

Proposed native shrub planting would provide structure and add additional habitat to the site. Native shrubs would be also be planted to the perimeter of the building to provide adequate privacy to accommodation rooms.

The attenuation basin within the courtyard would be laid to wildflower turf suitable to seasonally wet conditions. The soft landscape areas to the north, south and east of the proposed accommodation building would be turfed with shade-tolerant wildflower meadow grassland. The wildflower meadows would create a vibrant visual display in the flowering season whilst providing additional habitat for invertebrates.

Proposed ornamental planting would enhance the eastern frontage of bike and bin store. The species proposed to the ornamental bed would further contribute to the setting of the building and facilities.

The existing modified grassland to the southwest of the proposed building and to the eastern section of the site would be retained and managed to preserve existing species diversity.

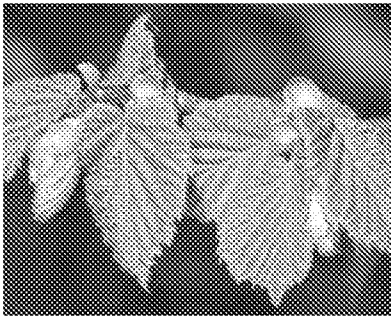
Soft landscape areas would be implemented and managed in accordance with the BNG Assessment (LLD2572-ECO-REP-001) to contribute to Biodiversity Net Gain to the development.

Outline Plant Schedule and Specification

The planting palette has been composed to contribute to the local environment and landscape context. The aesthetic aspect has also been considered to bolster the visual amenity for the benefit of the future residents



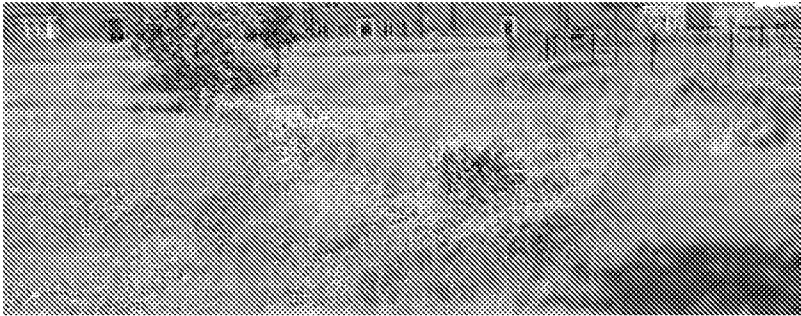
Native tree planting



Native shrub planting



Ornamental planting



Wildflower meadow grassland

The soft landscape design proposals includes species recommended in R45 'Perfect for Pollinators'.

3.0 Design Statement

Hard Landscape

Hard landscape to the proposal comprises surface treatments to the pedestrian pathways. The objectives of the proposed scheme include:

Proposing materials for robustness and durability that complement and enhance the setting of proposed student residential accommodation;

Proposing materials that would be in keeping with the existing material palette across the campus.

Proposed raised boardwalks would be constructed to provide appropriate inclusive accessibility to the accommodation in accordance with design guidance. The boardwalks would also create an outdoor extension of the common room facing the courtyard providing an experiential quality of the landscape to the attenuation area.

Proposed boardwalks would be surfaced with anti-slip composite decking of natural timber colour and handrail protection to allow secure access for users. The boardwalks would have the potential to be lit with appropriate lighting to provide an aesthetic appeal and promote safety and wayfinding legibility.

Golden-toned resin bound gravel paths would form part of access paths to the proposed building at ground level.

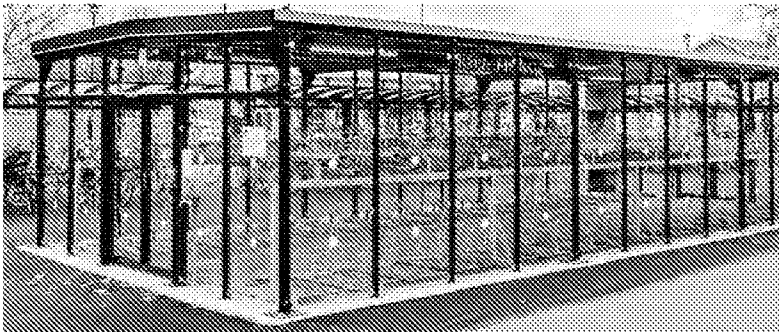
Secure and covered Cycle Storage and Bin Store would be proposed to match existing Falco products on Tech Park site. site is part of a wider landscape masterplan- much of which has been installed as part of the Tech Park scheme.



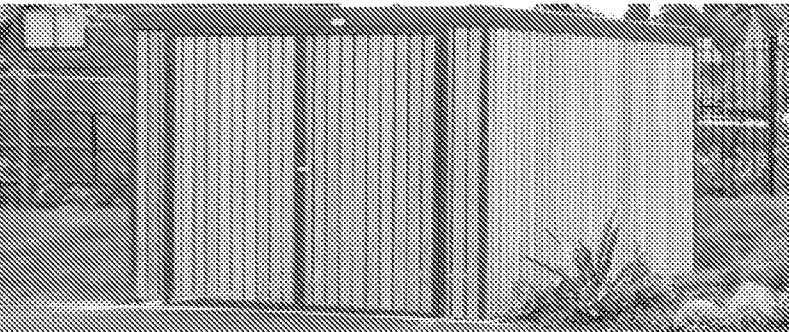
Boardwalks (feature lighting / wayfinding)



Resin Bound Gravel



Secure, covered Cycle Storage



Covered Bin Store

The indicative landscape proposals includes the above key features

3.0 Design Statement

3.9 Sustainability

An Energy Statement has been prepared by Hoare Lee and is included as part of the Section 73 submission. The below is a summary of the key points.

Building Regulations and Planning Policy context

On a national level, the current Part L2A 2013 of the Building Regulations sets the energy efficiency requirements in new non-domestic buildings.

Part L2A 2013 has been replaced by Approved Document L (ADL) Volume 2: Buildings other than dwellings, which was first published on 15th December 2021, and takes effect on 15.06.22.

The 2021 Regs includes new guidance on the updated CO2 and primary energy targets for buildings other than dwellings, minimum standards for building fabric and fixed building services.

ADC Policy ECC SP2, Energy and Climate Change Mitigation, states that all new residential and commercial development will be expected to be energy efficient and to demonstrate how they will:

- Achieve energy efficiency measures that reflect the current standards applicable at the time of submission (Part L 2013 as a minimum).
- Use design and layout to promote energy efficiency;
- Incorporate decentralised, renewable and low carbon energy supply systems, for example small scale renewable energy systems such as solar panels.

All major developments must produce 10% of the total predicted energy requirements from renewable or low carbon energy generation on site.

Grid Decarbonisation

The carbon factor for grid-supplied electricity in the current Building Regulations (2013) is 0.519kgCO₂/kWh, which does not take into account the recent progress made in the decarbonisation of the grid.

The revised Building Regulations 2021 ADL Volume 2 (Buildings other than dwellings) adopts a carbon factor of 0.136kgCO₂/kWh (SAP 10.1) which has been used for the energy statement.

Proposals

Passive Measures

In order to reduce the energy demand of the development, the fabric of the development will be improved significantly beyond the minimum requirements of Part L2A 2013.

Ratio of window to wall has been carefully designed to balance daylight, heat loss and heat gain.

Active Measures

- Natural ventilation adopted which reduces the energy consumption of the building.
- Energy efficient mechanical extract ventilation.
- Low energy lighting and occupancy controls.

Mitigating Against Climate Change

The development will include the following measures to mitigate against the impacts of climate change:

- Heat generation will be minimised through the specification of energy efficient ventilation systems, insulation on pipework and low energy lighting.
- The amount of heat entering the building will be reduced by:
 - Energy efficient facades with appropriate proportions of glazing;
 - A glazing shading coefficient carefully selected to minimise solar gain in the summer, but also to maximise solar gain in winter.
- Ceiling heights in the development have been maximised within the constraints of the overall building height and massing.
- Passive ventilation (openable windows) has been incorporated within the development. In addition, there will be a small amount of natural ventilation through trickle vents and infiltration.
- There will be a continuous extract from the kitchens and bathrooms in all units.

No comfort cooling is proposed for the development.

Renewable Energy

A number of renewable technologies have been appraised in terms of technical, physical and financial feasibility as potential renewable systems for use on the project.

The conclusion of this appraisal is that the following technologies are the most appropriate for this project.

- Air Source Heat Pumps, in the form of a Variable Refrigerant Flow (VRF), are proposed for the development as the primary heat generating technology. These are to be located on the roof within a screened enclosure.
- 126 photovoltaic panels (approximately 200 sqm) are proposed to be located on the roof. These panels will provide approximately 40kWh of energy, reducing the carbon output compared to the baseline scheme.

Summary headlines

The energy assessment showed that a reduction in carbon emissions of 36% over a Part L 2013 compliant development (SAP 2012) can be achieved.

Policy ECC SP2 requires that all major developments must produce 10% of the total predicted energy requirements from renewable or low carbon energy generation on site. The S73 revised scheme is achieving 32.14% of regulated energy from renewable sources.

4.0 Access Statement

Vehicular Access, Circulation and Parking

A new vehicle access has been created to the east of the site, onto the B2259 Felpham Way. This entrance to the site is now operational and gives vehicular and pedestrian access to the Tech Park area of the site.

A car park has recently been laid out north of the student accommodation site. Additional car parking is also located to the west of the site. This car park, not for regular use of the student accommodation, will serve the building in the event of 'drop-off' / 'pick-up' at the start / end of terms.

The vehicular access routes that have been provided to connect the site to the rest of the campus have been completed and are not altered by this application.

Pedestrian access

Due to the location of the site within Flood Zone 3a, the ground floor of the building is raised to a ground floor FFL of 2.905m AOD, which is approx 1- 1.5m above the level of the surrounding external levels.

A raised and ramped boardwalk is provided on the south east side of building, providing level access from the main entrance down to the pavements of access road connecting back to the campus. The boardwalk has a gradient of 1:21, so not requiring landings.

A secondary entrance to the building is located on the north west corner in order to provide access to and from the University bus stop. An external platform lift is provided alongside the steps in this location to enable access for all.

Key pedestrian routes will be illuminated to provide for safe circulation.

Cycle Parking

Covered and secure cycle parking is provide as per the consented scheme.

Deliveries, Servicing and Waste

Access to the ground floor plant room, located on the courtyard side of Block A, is provided via the raised boardwalk running along this side of the building.

A bin store is located immediately to the north of the cycle storage with space for 10 Eurobins in line with planning policy for domestic residential developments, based on a weekly collection, conveniently for collection vehicles entering site from Felpham Way. It is likely that the University will manage it's own waste collection, and at greater frequency than local authority collection service, which may enable the bin store to be reduced in size.

Internal Layout

All residents and visitors will access the building via the central core, either via the main entrance on the inner corner or the secondary entrance on the outer corner. A level entrance is achieved on the courtyard side of the building via the raised ramped boardwalk.

Access to the secondary entrance from the road side/bus stop is via steps and an external platform lift. This entrance will provide good access for the cycle parking, and in times of delivery or moving in/out, access to the car park. This alternative route offers a shorter route than the boardwalk, but is not intended to be a primary entrance to the building.

Both entrances will have a level door threshold with a minimum clear opening of 850mm. External lighting will ensure that all access routes and entrances are adequately lit outside of daylight hours.

Access into the building will be available to residents via controlled access. Both the primary and secondary access doors will be controlled by this method. The same mechanism will apply to each cluster.

The building is served by two lifts, both sized to accommodate a minimum of 8 persons, or a wheelchair user with attendant, or furniture and belongings. The minimum internal car size will be 1400mm d x 1100mm w to ensure inclusive access for all users. The lobby at each level above ground floor serves 4 clusters. Controlled access to the risers and cupboards will be available for maintenance operatives.

Internal corridors within each cluster have been designed with a min width of 1200mm, but with 1500mm turning circle at the entrance to each cluster and at entrance to each accessible ensuite to allow for wheelchair turning. Internal doors will provide a clear opening of at least 850mm.

A total of 9 accessible ensuite rooms are provided, which equates to 5% of the total number of bedrooms. These larger rooms are designed to cater for wheelchair and other specialist users. The rooms are distributed across 9 clusters from ground to fourth floor, rather than grouped in specially adapted accommodation all at ground floor.

The building is served by three protected stairs, the stair in the central core will be the primary stair serving all clusters, and the protected escape stairs at the end of each block provide an alternative means of escape, all stairs leading to a final exit.

Both cores will have a staircase located at the primary entrance. The stairs are protected and provide access for students up to the top habitable floor. Access to the top of the stair tower and roof will be for maintenance staff but not to residents. In the event of an emergency the stairs benefit from direct escape to the courtyard.

Fire refuge spaces are provided within each stair lobby at upper floor levels. These will be installed with an emergency voice communication system (EVCS) so that users can communicate that they are in need of assistance and receive reassurance that assistance is on the way.

All stairs have been designed to be suitable for ambulant disabled people. Handrails are to be provided on both sides of the stair and extend at least 300mm beyond the top and bottom nosings. Stair treads will be finished with colour contrasting nosings.

Signage, colours and visual contrast will all meet the guidelines for visual impairments.

Ironmongery (including hinges and closers) will be specified to ensure that maximum force required to open doors is not exceeded. Ironmongery will be selected with a visual contrast when compared to the door finish, and will meet the necessary requirements.

Access to the ground floor plant room will be external, from the boardwalk, and reserved for maintenance/staff only.

4.0 Access Statement

Key to Diagram

- 1 Vehicular Access from Felpham Way completed
- 2 Car Parking for Tech Park completed- used by student accommodation for drop off/pick up only
- 3 Boardwalk provides step free access from campus to main entrance
- 4 Main Entrance
- 5 Secondary entrance to access bus stop & Felpham Way
- 6 University bus stop
- 7 Cycle Parking
- 8 Bin Store
- 9 Plant Room
- 10 Main stair/lift core
- 11 Escape Stair



7.0 Conclusion

This application is for proposed minor material amendments to an existing detailed consent for a 176 bed student accommodation building with hard and soft landscaping on land at the Bognor Regis Campus. The full application was registered under LA Ref BP/311/18/PL and approved on 26th February 2020.

The proposed amendments have been developed in consultation with the University and a full design team were appointed to prepare revised technical documents as required.

A presentation was made to Bognor Town Council to seek their informal approval for the proposed amendments.

The description of the development remains as the consented scheme and the footprint and height of the amended scheme closely follows the consented, in particular with respect to proximity to neighbours on Hook Lane.

The amendments include proposed alterations to the elevational treatment to be more sympathetic to the Conservation Area and make a distinction between academic and residential functions.

The energy strategy has been updated to not only comply with planning policy, but make a positive contribution to the drive towards a zero carbon future.

A Fire Safety Report has been submitted with the application which demonstrates how the amended scheme meets current fire safety regulations, including the introduction of sprinklers.

Landscape design and drainage strategy have been updated with minor amendments to align with the revised layout. A Biodiversity Net Gain Assessment has been undertaken which demonstrates that the ecological enhancements to the natural environment already carried out as part of the Tech Park development, alonging with the proposed landscaping scheme, represent a biodiversity net gain for the site.

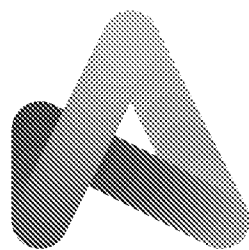
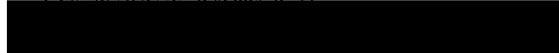
This Design and Access Statement demonstrates that this Section 73 application is a policy compliant proposal and should be welcomed by Arun District Council with a grant of full planning permission.



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Architecture
PLB