

BOKLOK

LAND TO THE SOUTH OF LITTLEHAMPTON ACADEMY

DESIGN AND ACCESS STATEMENT

DOC: LTH-ECE-XX-XX-NN-A-XX-5200 P04

MARCH 2021



SKANSKA



becg



AKSWard

ECE Architecture

Brooklyn Chambers
11 Goring Road
Worthing
West Sussex
BN12 4AP

76 Great Suffolk Street
London
SE1 0BL

Colston Tower
Colston Street
Bristol
BS1 4XE

Telephone



Revisions

Revision	Notes	Issue Date	By	Checked By
P1	Draft Issue	08.02.2021	GG	MG
P2	Draft Issue	16.03.2021	GG	MG
P3	Final Draft Issue	19.03.2021	GG/MN	PF
P4	Planning Issue	22.03.2021	GG/MN/PH	PF

Contents

1.0 Introduction	4	7.02 Amount - Parking & Refuse Provision	36
1.01 Consultants	5	7.03 Amount - Semi Detached Types HC302, HC601	37
1.02 Application Summary & Documents	7	7.04 Amount - Terrace Type - T01	38
2.0 Client / Architect Statement	8	7.05 Amount - Terrace Types - T02 & T03	39
2.01 Introduction to BoKlok	9	7.06 Amount - Terrace Types - T04 & T05	40
2.02 ECE Architecture	9	7.07 Amount - Terrace Types - T06 & T07	41
3.0 BoKlok Housing	10	7.08 Amount - Terrace Types - T08 & T09	42
3.01 The BoKlok Approach to Development	11	7.09 Amount - Terrace Types - T10 & T11	43
4.0 Site Description	14	7.10 Amount - Block - A_2C2_4	44
4.01 Location Plan	15	8.0 Scale	46
4.02 Site Context	16	8.01 Existing Scale	47
4.03 Site Description & Photographs	18	8.02 Proposed Heights	48
4.04 Site History	19	8.03 Proposed Scale	49
4.05 Surrounding & Building Uses	20	9.0 Landscaping	50
4.06 Site Access	21	9.00 Landscaping	51
4.07 Existing Trees and Hedgerows	22	10.0 Appearance	60
4.08 Surrounding & Building Heights	23	10.01 Concept	61
5.0 Proposal	24	10.02 Appearance	62
5.01 Conceptual Approach	25	10.03 Materials - Apartment Block	63
5.02 Site Considerations	26	10.04 Materials - Houses	64
5.03 Timeline - Pre Application & Public Consultations	27	10.05 Materials - Feature Colours	65
5.04 First Pre-Application Comments	28	10.06 Proposed Elevations - Block	66
5.05 Public Consultation	29	10.07 Proposed Elevations - Houses	67
6.0 Use	30	11.0 Access	68
6.01 Proposed Layout	31	11.01 Movement Diagram	65
6.02 Use - Public Open Spaces	32	11.02 Access	66
6.03 Use - Tenure	33	12.0 Sustainability	72
7.0 Amount	34	12.01 Sustainability	73
7.01 Amount and Density	35	12.02 Key Design Principles	76
		13.0 Summary	78
		13.01 Summary of Key Points	79

1.0 INTRODUCTION

1.01 CONSULTANTS

BoKlok - Client

Skanska is one of the foremost residential construction and development companies in Europe. IKEA is a global brand for affordable furniture with great design. Both companies have jointly collaborated for over 20 years with the ambition to build good quality affordable and sustainable homes.

By bringing together the best people with expertise from each of these companies, and combining our creative thinking and engineering specialism, we want to make people's dreams a reality with homes we build, through BoKlok, (translation - live well).

BoKlok is a unique proposition for the UK. We take direct responsibility for the entire value chain - from product design, project development and manufacturing in our factory to construction on site, sales and customer experience in their homes. We use modular technology, manufactured off site for better quality control and we build over 1200 homes per year and so far have built just over 12,000 homes in Sweden.

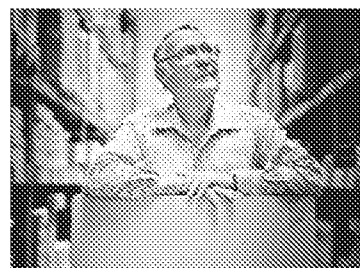
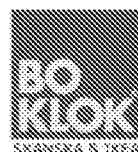
Key Features of Our Business Model:

- 20+ year experience of building, quality homes at a low cost.
- Faster build times that accelerate the provision of new homes.
- Developing a place to balance economic and social outcomes.
- We buy sites for development with our end customer in mind.
- We have developed a Multi tenure design platform that is compliant with core UK housing design standards.
- Predictable base case construction costs.
- Pricing strategy aimed at key workers and first time buyers.

"It must be possible to build good homes for ordinary people with ordinary jobs."

Ingvar Kamprad, IKEA and Mikael Söderberg, Skanska

Dylan May
07834461596
Dylan.May@BoKlok.co.uk



SKANSKA UK - Drainage Consultant

Skanska Technology Ltd. (STL) brings broad experience, technical excellence and a collaborative approach to all the projects we work on. There is a mix of Civil and Structural Chartered Engineers with design consultancy experience. This ranges from small single storey buildings to high, medium and low rise structures, foundation design including pile, raft and ground structure integration design, flood risk analysis, detailed below ground foul and surface water drainage design, flood mitigation, SuDS, Geotechnical appraisal and design and MMC. Skanska Technology has worked the following sectors: Commercial, Education, Health care, Industrial, Custodial, Rail and Residential.

Martin Everitt
01923 776 663
martin.everitt@skanska.co.uk



ECE Architecture - Architect

ECE is a 94 strong Architect and Town Planning practice with offices in Sussex, London and Bristol, specialising in Education, Residential, Commercial, Civic & Healthcare sectors. Our expertise and enthusiasm is applied in partnership with our clients to provide innovative and sustainable solutions to all stages of the development process.

We have significant experience in the design of affordable housing, having worked with Housing Associations including: Hastoe, Saxon Weald Homes, Southern Housing Group, Hyde Marlet and English Rural. We have also worked directly with Local Authorities in collaboration with Housing Associations to deliver new developments. Our staff understand fully the intricacies of the National Space Standards, Housing Quality Indicators and Building for Life Standards.

Martin Gray
01903 248 777
sussex@ecearchitecture.com



SJA trees - Arboricultural Planning Consultants

Mr Simon Jones, Director and Principal Consultant of SIMON JONES ASSOCIATES LTD Arboricultural Consultants. I hold the Level 6 Professional Diploma in Arboriculture (Royal Forestry Society); I have passed the National Certificate in Arboriculture (theory), (Royal Forestry Society); and I hold the National Certificate in Horticulture (phase 2, Arboriculture). I hold the LANTRA Professional Tree Inspection qualification, the ISA Tree Risk Assessment qualification, and I am a licenced QTRA user.

I have worked for a wide range of clients including both developers and Local Planning Authorities, and have advised on a range of arboricultural planning and risk assessment issues.

Simon Jones
01737 813053
simon@sja-trees.co.uk



Lizard, Landscape Design and Ecology - Ecology Consultant

Lizard Landscape Design & Ecology has been operating as a multi-disciplinary environmental consultancy since 2001 undertaking all aspects of landscape design, landscape planning, ecological and arboricultural services.

Our team of ecologists are registered with the Chartered Institute of Ecology and Environmental Management (CIEEM) and have extensive experience in Phase 1 habitat assessment, protected species surveys, BREEAM assessment, mitigation works, habitat creation and habitat management on sites varying from small household planning applications through to large strategic housing developments.

Catherine O'Reilly, MCIEEM (Senior Ecologist)
01903 216 033
lizard.ecology@btconnect.com



SAVILLS - Planning Consultant

Savills Planning is a commercially informed consultancy to the private and public sectors. Key planning specialists from our 24 UK Planning offices provide a unique blend of national and local planning expertise who can deliver successful results for our clients by drawing on experience of national projects and local knowledge.

Our teams have a highly successful record, working for developers, landowners, funders, local authorities, the Homes and Communities Agency and other bodies including the Home Builders Federation on some of the most exciting building projects currently being undertaken in the UK. We offer a combination of planning, urban design and environmental assessment skills. Savills specialises in realising development, using its commercial awareness and planning skills to ensure that plans become reality.

Our objective is to provide commercially informed, positive and proactive planning advice

Oliver Woolf
023 8071 3921
oliverwoolf@savills.com



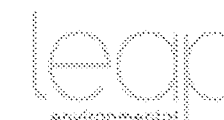
LEAP - Site Investigation

Leap Environmental provides award winning site investigation, geotechnical design, and geoenvironmental consultancy services for the construction industry, local and national government, registered providers and private land owners.

Leap has a reputation for leading-edge, value-engineered solutions. This comes from all parts of the organisation, which is structured to foster innovation and reward success. Both staff and clients benefit from the agility and creativity of a young company with a structure and footprint that belies its size.

By employing and empowering the very best engineers, geologists and environmental scientists, and deploying the very latest techniques, we are able to provide our clients with the cost effective, specialist service of a trusted project partner.

Richard Brinkworth
01305 866 180
rb@leapenvironmental.co



RGP - Transport Planning & Infrastructure Design Consultants

RGP is a well-regarded transport planning and infrastructure design consultancy based in the south-east that provides input to a range of development proposals in the UK. RGP specialises in achieving access and infrastructure solutions to demonstrate the transport implications of development proposals and identify the requirements for any transport mitigation measures.

Stuart Jones
01483 861 631
s.jones@grp.co.uk



1.01 CONSULTANTS

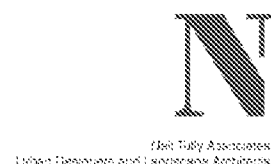
Neil Tully Associates - Urban Designers & Landscape Architects

Neil Tully Associates are a small team of urban designers, landscape architects and horticulturalists, based in central London and operating throughout the UK and overseas.

The practice is led by Neil who has over 35 years' experience in environmental consultancy and has been responsible for the delivery of significant landmark schemes both in the UK and abroad.

The practice's overriding objective when approaching any commission is to create a sense of local identity and 'Place' which defines and reflects the users' needs and the restraints of engineering and adoptability whilst maintaining high aesthetic standards.

Neil Tully
020 7017 1788
info@neiltully.co.uk



RBA Acoustics Ltd - Noise Consultant

RBA Acoustics is one of the largest independent acoustics consultancies in the UK. Based both in Central London, Manchester and with offices in Spain we offer consultation on all aspects of acoustics, noise and vibration.

In recent years we have expanded our client base to include international developments in Africa and the Middle East. Our clients range from developers, contractors and architects to local authorities and private individuals looking to ensure their buildings maximise their acoustic performance by enhancing the acoustic design.

Torben Andersen
0207 620 1950
Torben.Andersen@rba-acoustics.co.uk



Pod Point - EV charging

Pod Point was founded in 2009 by CEO and entrepreneur Erik Fairbairn and has installed more than 66,000 charge points in the UK and Norway.

Pod Point's solutions include everything from smart domestic charge points to 150kW high power rapid chargers and load balancing systems. Along with consumers, it works with a broad range of organisations to offer workplace, residential and commercial charging solutions. Its customers include major retailers, hotels, restaurants and transport hubs.

Pod Point is also dedicated to developing market leading software, which includes our customer facing app. On the commercial side, it includes our back-end Smart Reporting analytics platform, which enables customers to control access to EV charging centrally, monitor chargepoint usage and set custom electricity tariffs.

Ben Bland
0207 247 4114
ben.bland@pod-point.com



Hydrock Consultants - Air Quality Engineers

Hydrock are a multi-disciplinary consultancy specialising in engineering design, energy and sustainability services for the built environment with a UK-wide office network including London, Manchester, Glasgow, Birmingham, Bristol and Cardiff.

The Air Quality Engineering team are registered with the Institute of Air Quality Management (IAQM) and specialise in undertaking technical air quality assessments, including road traffic impacts, exposure from rail emissions, odour assessments, construction dust and mineral dust impacts assessments. The team has considerable experience in projects across a broad range of developments, including successfully supporting many housing developments, with involvement in both public and private sector projects spanning from concept design through to planning submission and detailed design, including air quality mitigation measures."

Amy Van De Sande
07423 107362
AmyVanDeSande@hydrock.com



BECG - Communication Consultancy

BECG is a communications consultancy for the built environment with nine regional offices across the UK. With expertise in public affairs, planning communications, corporate public relations and marketing, we provide public and private sector clients with expert counsel and communications strategies.

BECG is a member of a number of industry bodies, including the Public Relations and Communications Association (PRCA), the Consultation Institute (TCI) and the Chartered Institute of Public Relations (CIPR).

BECG supports a range of clients and project, including energy generators, property developers, local authorities, statutory bodies, housing associations, transport operators, infrastructure providers, ports and retailers.

Rose McWilliams
020 3697 7030
rosa.mcwilliams@becg.com



Technical & Development Services - Utility management

Technical and Development Services (Southern) Ltd is a specialist Consultancy offering a range of utility-based services to Developers, Contractors and Consultants, working within the UK Construction Industry. TDSS has a proven track record developed over many years, of delivering a wide spectrum of Utility management solutions that are both cost efficient and client focused. TDSS are part of the TDS Group, who have three other regional offices around the UK, enabling them to offer a nationwide support network and has more than 30 staff, mainly engineering based, with a vast range of experience in providing its clients with technical expertise.

Trevor Baker
01403 820 842
trevor.baker@t-d-s.com



Trowers & Hamlins LLP - International Law

Trowers & Hamlins is an international law firm committed to helping businesses and governments build stronger, more integrated and ultimately more sustainable and economically successful communities. Real estate is at the heart of our business advising investors, property companies, developers, contractors, housing associations, and the public sector engaged in the delivery, funding, management and setting of policy relating to all types of real estate. From town centre regeneration and landmark mixed use projects to industrial and offices we advise across all stages of a building's lifecycle. Our advice includes helping to deliver growth through strategic and opportunistic M&A activity, corporate and debt finance through to day-to-day employment and intellectual property rights, risk management, compliance and dispute resolution matters. With over 900 staff we operate from offices in Abu Dhabi, Bahrain, Birmingham, Dubai, Exeter, Kuala Lumpur, London, Manchester and Oman providing a full-service integrated legal offering. Our membership of the Elite Global network Interlaw supports our ability to help our clients obtain advice wherever they need it across the globe.

Sophie Emerson-McIntee
01392 612 800
SEmerson-McIntee@trowers.com



AKSWard - Civil and Structural Engineer

AKSWard is a firm of consulting engineers and building surveyors who place an emphasis on innovation, design, and sustainability. We provide input to projects across civil engineering including highways, flood risk assessment and drainage. We also provide support in structural engineering, conservation engineering, façade repair and restoration, forensic engineering, building surveying, party wall engineering and surveying. Our team of engineers and surveyors, including specialists registered with the appropriate professional bodies work closely with our clients and the other team members to produce innovative and elegant design solutions. We have experience working for a wide range of clients across the south of England and further afield.

Clare Richards
023 8023 5340
Clare.Richards@aksward.com



1.02 APPLICATION SUMMARY & DOCUMENTS

This Design and Access Statement has been prepared by ECE Architecture on behalf of Boklok. This report forms part of a planning application to develop the Land South of Littlehampton Academy, Littlehampton, for a high-quality residential development of 112 units (1-bed and 2-bed apartments, 2-bed and 3-bed houses) including 30% rented and shared ownership affordable units.

This application submission comprises the following:

- Planning Application Forms and Notices;
- Architectural Drawings;
- Design & Access Statement;
- Community Infrastructure Levy Form;
- Statement of Community Involvement;
- Landscape Strategy;
- Landscape Visual Impact Assessment;
- Flood Risk Assessment and Foul and Surface Drainage Strategy;
- Transport Statement;
- Road Safety Audit;
- Car Parking Survey;
- Preliminary Ecology Appraisal;
- Arboricultural Impact Assessment and Plans;
- Contaminated Land Study / Site Investigation;
- Energy Report;
- Sustainability Report;
- Noise Impact Appraisal;
- Archaeological Assessment.

The following design proposals have been developed through detailed pre-application advice with Arun District Council as well as comments received from residents through our online public consultation.

The development of the site has also evolved following detailed input for the consultant's team.

The purpose of this document is to describe and illustrate the proposals by explaining the approach and design evolution, including scale, massing, building materials and access arrangements.

The document should be read in conjunction with the planning statement which will include relevant planning policy context and the benefits the proposed development would deliver to Arun District Council and the surrounding community.



2.0 CLIENT/ARCHITECT STATEMENT



2.01 CLIENT/ARCHITECT STATEMENT

2.01 Introduction to BoKlok

BoKlok, Skanska and IKEA

Skanska is a Global residential and development company Headquartered in Sweden. IKEA is a global brand for affordable furniture with great design. Both companies have jointly collaborated for over 20 years with the ambition to build good quality affordable and sustainable homes.

By bringing together the best people with expertise from each of these companies, and combining our creative thinking and engineering specialism, we want to make people's dreams a reality with homes we build, through **BoKlok**, (translation - live well).

Sustainability is at the forefront of the BoKlok ethos. BoKlok have signed up to UN Global sustainability goals, some of which are listed below:

- We can make a difference in people's lives and contribute to increased security, a sense of belonging and over all well-being.
- We give more people a chance in the housing market and we can supplement with missing housing which strengthens neighbourhoods.
- Our standardised solutions provide quick implementation of new ideas in production and for customers who care and want to live sustainable.
- Our way of doing business is based on our belief in dialogue and in our partnership with municipalities, we create business value and benefit for our customers and society.
- BoKlok is needed to give more people a chance in the housing market, with lower economic thresholds.
- We build homes where there is a demand for housing and contributes with social investments to both build and strengthen communities.
- We only build in wood, because it is smart, not least from a climate point of view. We can also create the conditions for a more climate-smart supply.

2.02 ECE Architecture

ECE Architecture- Architects

ECE Architecture is an award-winning architecture practice dedicated to the successful design and delivery of projects that exceed expectations in the widest sense.

Our expertise and enthusiasm are applied in partnership with our clients to provide innovative and sustainable solutions to all stages of the development process.

Design Quality

We aspire to the highest quality of design and service to our clients and the wider communities in which our projects are delivered. We regard design quality as paramount. Our processes merge architectural theory and practice through: comprehensive brief taking; site research and analysis; and internal design reviews.

Technical Delivery

Realising our designs requires construction knowledge and site experience – buildability is essential. We do not judge projects in terms of scale and status; instead, we apply our in-depth technical knowledge to ensure that the construction phase delivers the highest quality outcome to our clients, the building users and the design team alike.



BoKlok Fulbeck, Worthing - Residential scheme for 152 apartments



South Street, Lancing - Residential scheme for 32 apartments



Beacon Heights, Haywards Heath - Residential scheme for 24 apartments



Kingsfield, Redhill - Residential scheme for 62 apartments

3.0 BOKLOK HOUSING



3.01 THE BOKLOK APPROACH TO DEVELOPMENT

The first BoKlok homes were completed in 1997 and so far, they have built more than 12,000 homes throughout Sweden, Finland, Denmark and Norway.

In a world with finite resources they also do as much as possible to minimise our impact on the environment, which is why they build in wood – the most climate neutral and natural building material.

Building in a factory lowers their environmental impact, especially as they use timber frames. They recycle most of our leftover materials, less than one percent gets thrown away and the carbon footprint is less than half that of normal building projects. All of this makes the product more sustainable and more cost effective.

BoKlok are also committed to affordability and the private sale dwellings would be provided based on BoKlok's 'left to live' housing affordability model which aims to provide 'genuinely affordable' homes.

3.01 BoKlok Modular System

Their buildings are comprised of a standard range of pre-designed modules which arrive on site fully fitted out internally and with a temporary weather protection to safe guard against water damage during the building assembly.

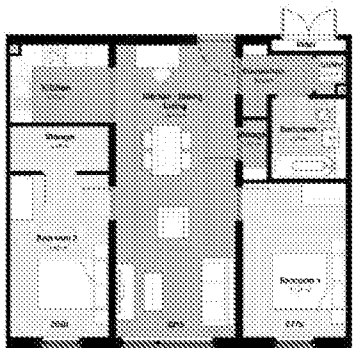
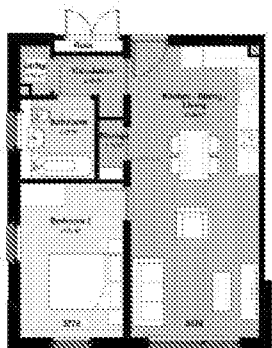
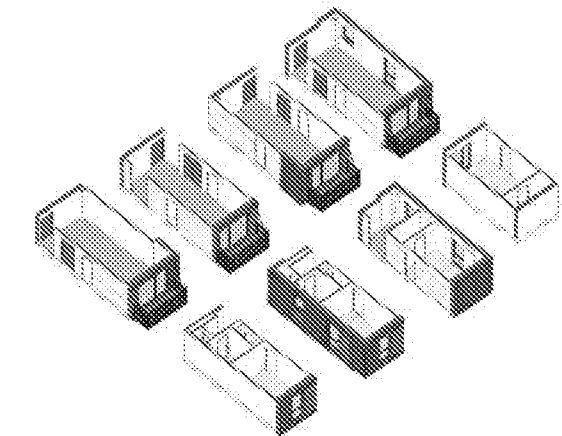
To make BoKlok a success in Littlehampton, and to be able to deliver truly affordable housing, the format of the apartments built within the factory needs to be uniform ie no steps in storey heights or staggers in building footprint.

To achieve such high design and quality standards in an affordable way, off site requires a high degree of standardisation within the designs and a 'design for manufacture' mindset that precludes changes to apartment layouts, module designs, window sizes or positions, or internal specifications.

For the factories manufacturing the apartments and houses simplicity, repetition and standardisation are key to being able to provide great homes at the right cost. On site, level changes for example within a row of terraced homes are discouraged to suit the buildability of the modules.

3.02 Place Making / Landscape Strategy

A BoKlok neighbourhood is about more than the buildings of which it's comprised. A BoKlok community should be a friendly and healthy place to live, where people of differing life stages can live together in harmony. It's a vital element of any BoKlok project that the spaces between buildings promote life and activity, and that the community is well connected to local facilities, to succeed in creating a great new place, and building the value of the BoKlok brand.



BoKlok Housing AB - Modular Design



3.01 THE BOKLOK APPROACH TO DEVELOPMENT - APARTMENTS

Standard Apartments

The BoKlok UK product offering is for standard apartments clustered around a standard central core, and accessed from a double loaded internal corridor.

Buildings are envisaged to be either a full 3 storeys or 4 storeys maximum and are limited to full floors without the ability to create staggered floors or recessed top floors.

The apartment range has been developed to comply with UK performance requirements such as NDSS and Building Regulations including Part M4(2).

The product range allows use for both affordable housing and also open market sale (OMS).

There is flexibility in configuring the modules to achieve different sizes and heights of buildings, but not in varying the pre designed modules themselves.

Different building configurations are possible to provide flexibility in achieving different unit mixes, and a range of building sizes are possible from 12 apartments up to 32 apartments.

The Littlehampton flat block will be 4 storeys and will include 23 x 1-bed units and 9 x 2-bed units.

The BoKlok Build System

BoKlok apartment buildings comprise of timber frame modules manufactured in a factory, and crane erected on site in a fast track operation.

The BoKlok system of building enshrines a design for manufacture philosophy, which aims to maximise the extent of standardisation, achieve high quality design, ensure the speed and efficiency of production, and control costs.

Buildings are comprised of a standard range of pre designed modules which arrive on site fully fitted out internally, and with a temporary weather protection to safeguard against water damage during the building assembly.

Wherever possible the external cladding, roofing and any balconies should also be factory installed to gain the full time and cost benefits of the system by minimizing the extent of work undertaken on site.

Foundations, underbuilding, utilities and drainage will require to be provided by a building contractor prior to the arrival of the ground floor modules.

Lightweight cladding systems are specified rather than traditionally built brick external walls.

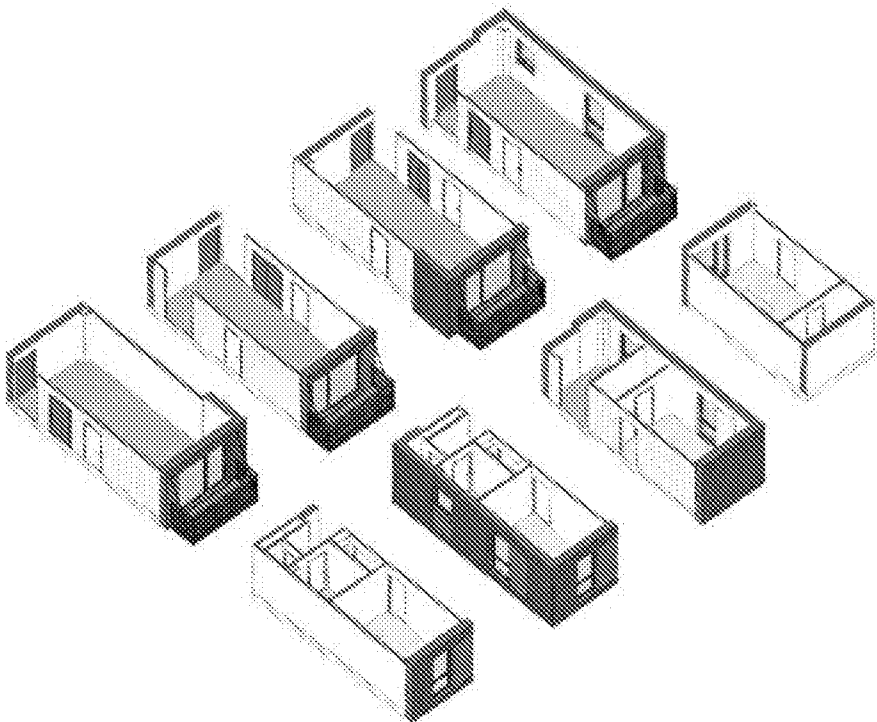
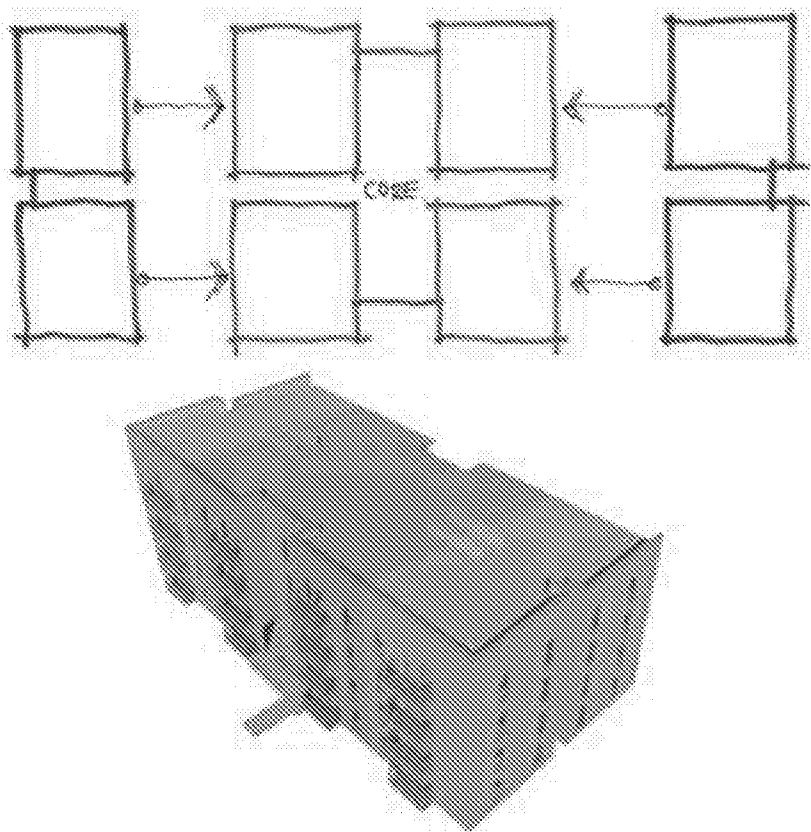
The BoKlok Build System

Boklok apartment buildings are in effect a kit of pre-designed parts that can be assembled in different configurations to best suit the requirements of a particular location.

All BoKlok apartment buildings will have, as a minimum, a standard core/ apartment cluster at their centre, which can be extended using additional modules.

The standard BoKlok core/ apartment cluster consists of:

- A residents' entrance lobby
- A communal stair
- Space for a lift (provision of the lift is optional and is location dependent)
- A plant room
- A cleaner's store
- 4 x 1 bed apartments at ground floor level
- 1 x 1 bed apartment plus 3 x 2 bed apartments at the upper floors



3.01 THE BOKLOK APPROACH TO DEVELOPMENT - HOUSES

BoKlok UK has appointed leading technology-driven modular housing manufacturer TopHat, to help deliver part of its first product offering in the UK.

The five-year contract will see TopHat work with BoKlok to manufacture two and three-bedroom houses. Like all BoKlok developments, the homes will be made from timber frames and will feature key BoKlok characteristics such as natural light, low energy consumption and IKEA fittings. All homes will be BOPAS (Building Offsite Property Assurance Scheme) certified.

TopHat was selected as a key supply chain partner due to its commitment to quality and sustainability. Its precision-led Modern Methods of Construction (MMC) technology is the first of its kind; using sustainable materials in factories to produce high quality homes at pace.

Key BoKlok House features and limitations which are essential to the manufacturing, the delivery and efficiency of the scheme:-

- Semi detached or terrace units only, not single units.
- Houses are all the same depth, no variation/step in the building line
- House can not step vertically at the party wall line.
- 2m minimum between houses, semi-detached or terraces.
- Two roof designs and pitches, gable roof design and front to back only. Two different types of roof cannot be combine together.
- Two Porch types - typical porch and a porch surround for the M4(3) units only.
- The Boklok Standard types have a printed brick cladding that is A2 (BS EN 13501) fire rated and back ventilated. 4 brick types have been set as standards. These are all available with any mortar colour between bricks. A wide range of brick bonds and patterns can be created with the brick header design used on Littlehampton to separate the dark ground floor brick to the light first floor brick.
- A ceramic slate roof tile is offered as standard with the integrated roof solution.
- UPVC gutters and down pipes finished in PPC anthracite grey to match the windows are standard.
- Flush sash uPVC windows in an anthracite grey finish on the outside and white on the inside are standard.



4.0 SITE DESCRIPTION



4.01 LOCATION PLAN

The Littlehampton Academy

Proposed Application Site

Rosemead Park

River Beach Primary School

Littlehampton Marina

Railway Station

Littlehampton Museum

The Littlehampton Sportsfield

Lidl

Littlehampton Golf Club

Fitzalan Road, Littlehampton

Harbour Park Amusements

Littlehampton Pier



4.02 SITE CONTEXT



4.02 SITE CONTEXT



4.03 SITE DESCRIPTION AND PHOTOGRAPHS

Site Description

The application site is located approximately 1.5km from Littlehampton town centre in a residential area, with a mixture of single storey and two storey housing in traditional typologies to the east and west of the site. The Littlehampton Academy is located to the north of the site and Rosemead park to the south.

There is a pedestrian and cycle path separating Rosemead Park from the site, and links Horsham Road to Fitzalan and Cornwall Road. The public path is lined with large trees and shrubs which provide an element of screening from the new development, which will be strengthened, to minimise the visual impact between the Park and the site.

There are currently no structures occupying the site and it is largely level from east to west with approximately 1.5m height difference from north to south at the steepest point.

There are however a series of mounds to the west of the site and some to the south. The intention will be to remove these contaminated mounds which have been left over from the demolition of the old school and construction of the new Academy.



VIEW 01 - VIEW OF SITE FROM CORNWALL ROAD



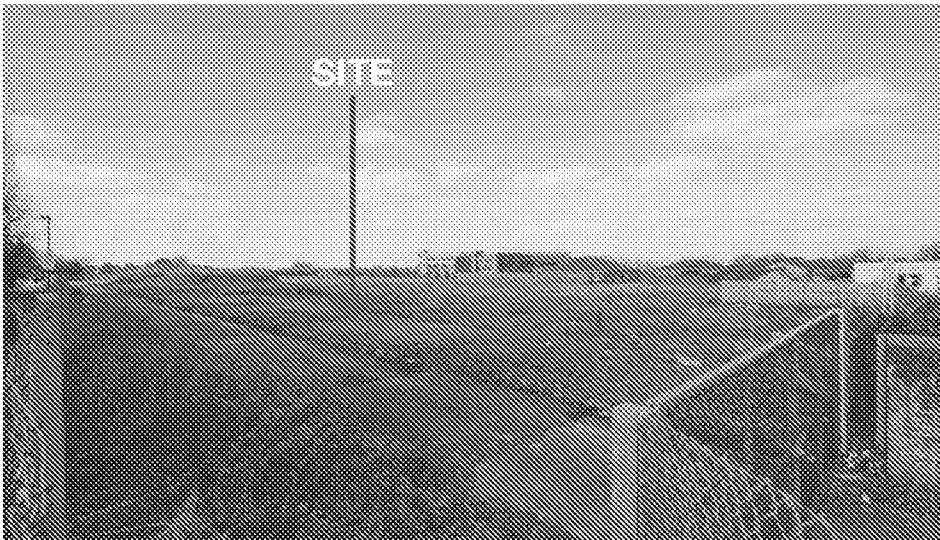
VIEW 03 - VIEW OF SITE FROM DORSET CLOSE



VIEW 02 - VIEW OF PEDESTRIAN / CYCLE PATH ENTRANCE



PHOTOGRAPH LOCATIONS



VIEW 04 - VIEW OF SITE AND OFF-SITE ACADEMY BUILDING IN THE DISTANCE



VIEW 05 - VIEW OF SITE FROM ELMGROVE ROAD

4.04 SITE HISTORY

Site History

- The application site was previously occupied by Littlehampton Comprehensive School. It was a combination of the Elmgrove Road campus and the Hill Road campus due to their proximity to the respective roads.
- Elmgrove Road buildings were constructed in 1940 to facilitate a WW2 military hospital which was replaced by the local girls school and in 1962, it was renamed Maud Allen Secondary Modern.
- In 1959 the local boys school moved in to the Hill Road buildings and in 1962 it was renamed Andrew Cairns Secondary School.
- Maud Allen Secondary Modern and Andrew Cairns Secondary School merged to form Littlehampton Comprehensive School in 1972.
- Building work undertaken following a devastating arson attack in 1991, and the Littlehampton Comprehensive School was renamed Littlehampton Community School by the end of the 90s.
- The School was closed at the end of the academic year 2008/9 and reopened as an academy in September 2009.
- The new Littlehampton Academy was completed in the summer of 2012 in playing fields of the old school.
- The derelict buildings were demolished shortly after and has been in its present state since.



CURRENT AERIAL IMAGE



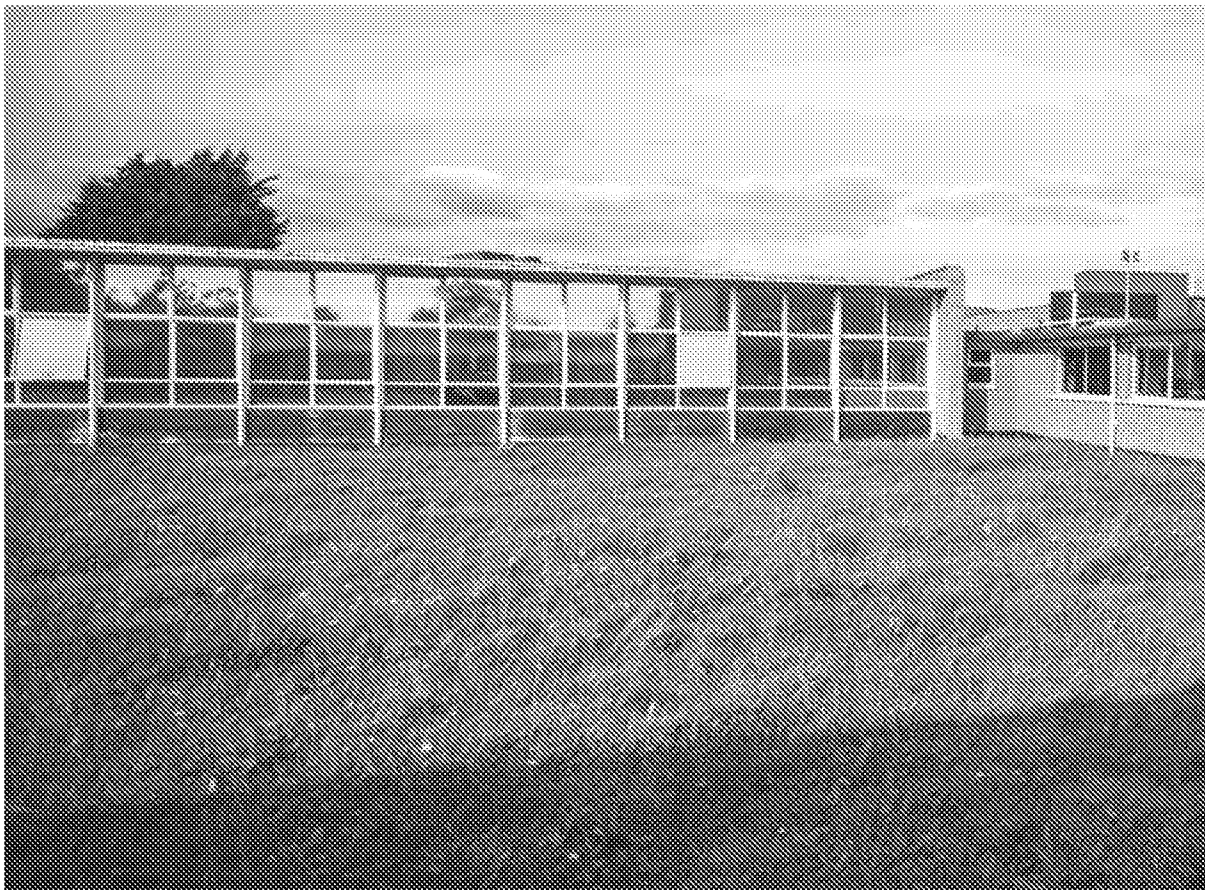
HISTORICAL MAP PUBLISHED IN 1934



HISTORICAL MAP PUBLISHED IN 1945



HISTORICAL PHOTOGRAPHS OF THE SCHOOL PREVIOUSLY OCCUPYING THE SITE



4.05 SURROUNDING BUILDING USES

Surrounding Building Uses

The proposed site was formerly occupied by two schools, which were combined to form Littlehampton Comprehensive School in 1972. The new Littlehampton Academy was erected in 2012 on the playing field of the school. The site's immediate context is largely residential. However in the wider area there is a mix of building uses that include education, healthcare, police services with Littlehampton town centre a 15 minute walking.

- EDUCATIONAL -
River Beach Primary School
The Littlehampton Academy
Littlehampton Day Nursery
- SERVICES -
Littlehampton Police Station
National Probation Service
- COMMERCIAL -
Cuff Miller Ford Littlehampton
Off license
Arun Windows & Supplies
- RESIDENTIAL -
Flats above retail and commercial uses
Terraced and detached houses

KEY:

- Site Boundary
- Food/Cafe/Restaurants
- Commercial
- D1 Community/Non-Residential
- Healthcare
- Services
- Residential
- Education



4.06 SITE ACCESS

Site Access

The application site currently has no vehicular access. It is located on Fitzalan Road which leads to the Littlehampton Academy and is currently being extended to include a new roundabout and access road to the A27.

The site is currently secure with access past the site along the pedestrian and cycleway to the south on the southern boundary.

The site is in a sustainable location with bus stops near by and a 15 minute walk to the Littlehampton train station with links to major cities such as Brighton and London. The city centre is a short walk from the site with shops, bars, restaurants and other amenities.

KEY:

Site Boundary

Primary vehicle routes

Main pedestrian routes towards site

Pedestrian access

Principle foot flow of pedestrians

Future vehicular and pedestrian routes

Bus Stop

Approximate location of new roundabout



4.07 EXISTING TREES AND HEDGEROWS

On-site Vegetation:

- The limited on-site trees are mainly category 3 trees. These are trees of low quality or young trees with a stem diameter below 150mm.

Off-site Vegetation:

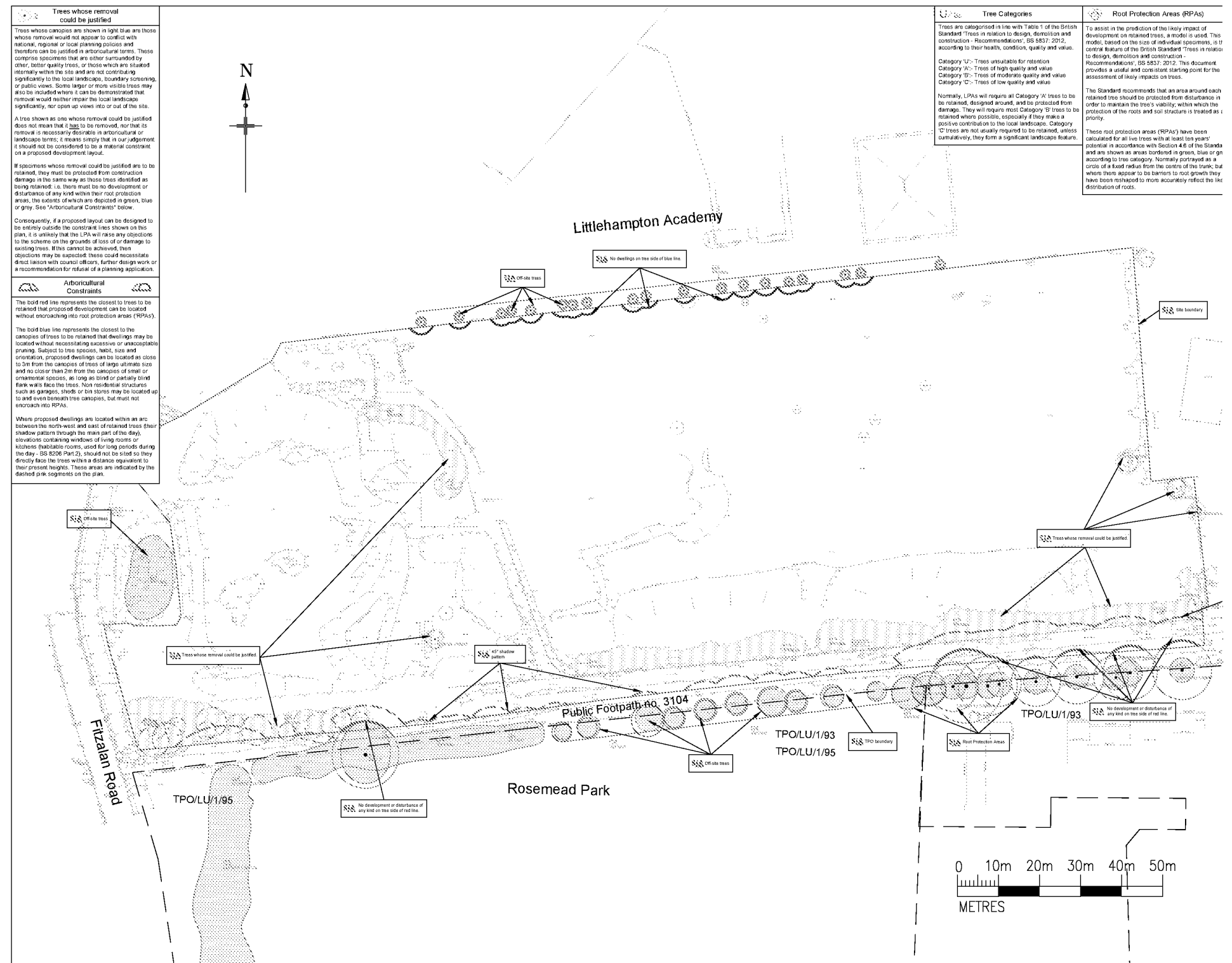
The development shall recognise the key arboricultural characters surrounding the site and will make sure that the proposal will not have any impact on the following:

- The belt of trees (G3) growing alongside the north boundary;
- The belt of trees (G4, G5) growing alongside the south boundary.
- Group of trees (G1) growing in the attenuation basin and banks to the west boundary.

Any development will be set back from the site's boundary avoiding impact on higher quality trees to the south of the site.

As a result of the appropriate retention of key arboricultural features and considerable replacement planting, this scheme has the potential to protect and improve the arboricultural character of the area.

Further Arboricultural information, tree survey work, AIM and AIA will be produced for the planning application, see input from SJA trees.



4.08 SURROUNDING BUILDING HEIGHTS

Surrounding Building Heights

The Littlehampton Academy building located north of the site has been designed with two 3 storey wings and one 2 storey wing all of which have a flat roof. The Academy also includes series of single storey elements with traditional hipped roofs.

Surrounding the site there is a mixture of storey heights, with most of the residential buildings being traditional bungalows or 2 storeys houses. The nearby police station and Nursing Home on Fitzalan road are 3 storeys tall, and frame the western part of the proposed site allowing potential for increased height in this location.

KEY:

Site Boundary

1 Storey

2 Storeys

3 Storeys



5.0 PROPOSAL



5.01 CONCEPTUAL APPROACH

Key Concepts

1. Building of height references context.

2. Feature building at the end of vistas

3. Create POS within the entrance and centre of the site.

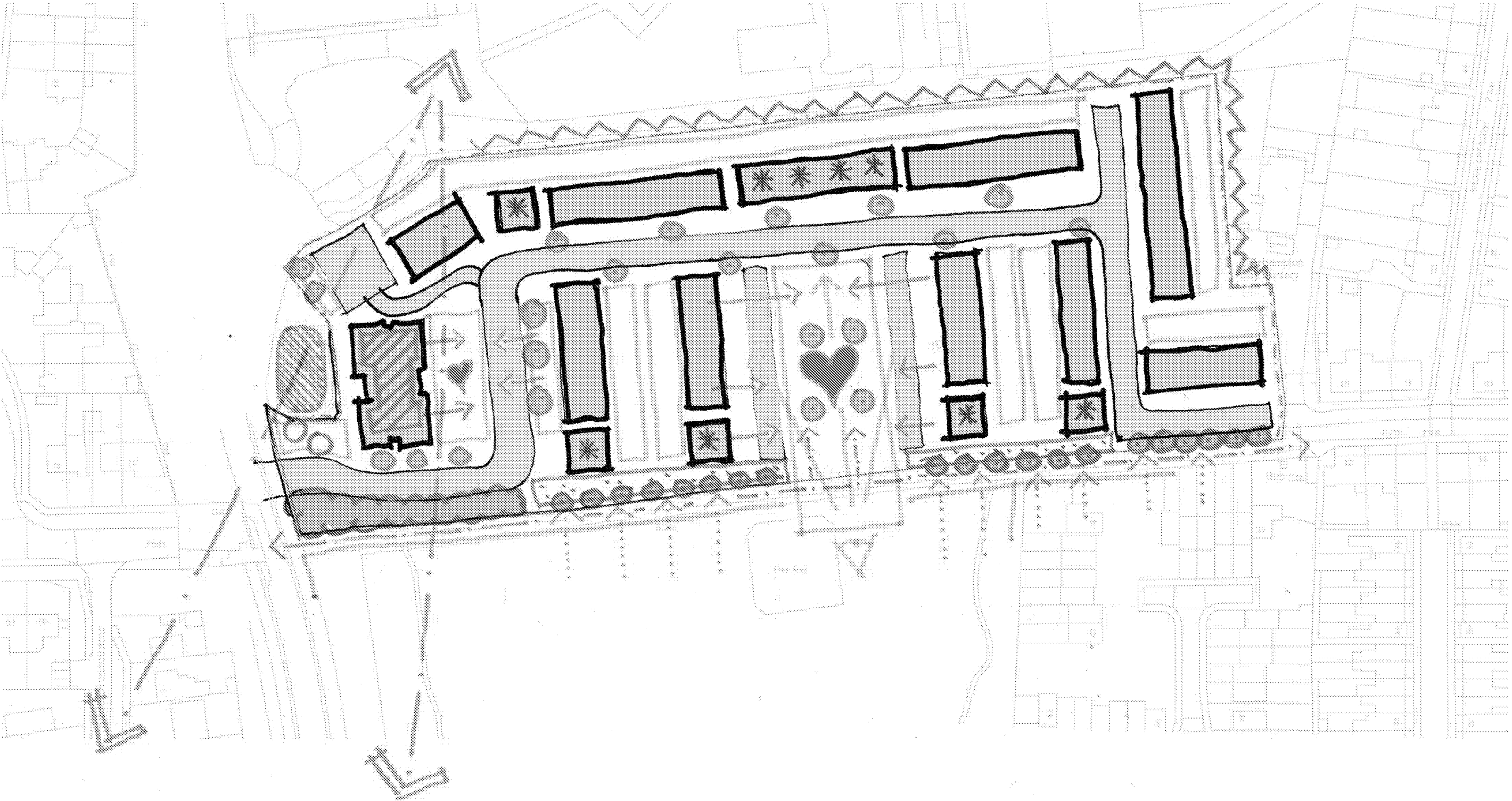
4. Visual and physical link to Rosemead Park.
5. Landscape buffer to the southern boundary to filter views to and from the Park.

6. Providing a green edge to the northern and eastern boundary.

7. Maximise landscaping and tree within the road layout.
8. Passive surveillance to public shared amenity spaces.

9. Provide safe road networks that prioritise pedestrians.

10. Encourage sustainable modes of transport with appropriate car parking strategy inc. Car club spaces.



CONCEPT SKETCH

5.02 SITE CONSIDERATIONS



SITE AREA = 2.37 Ha

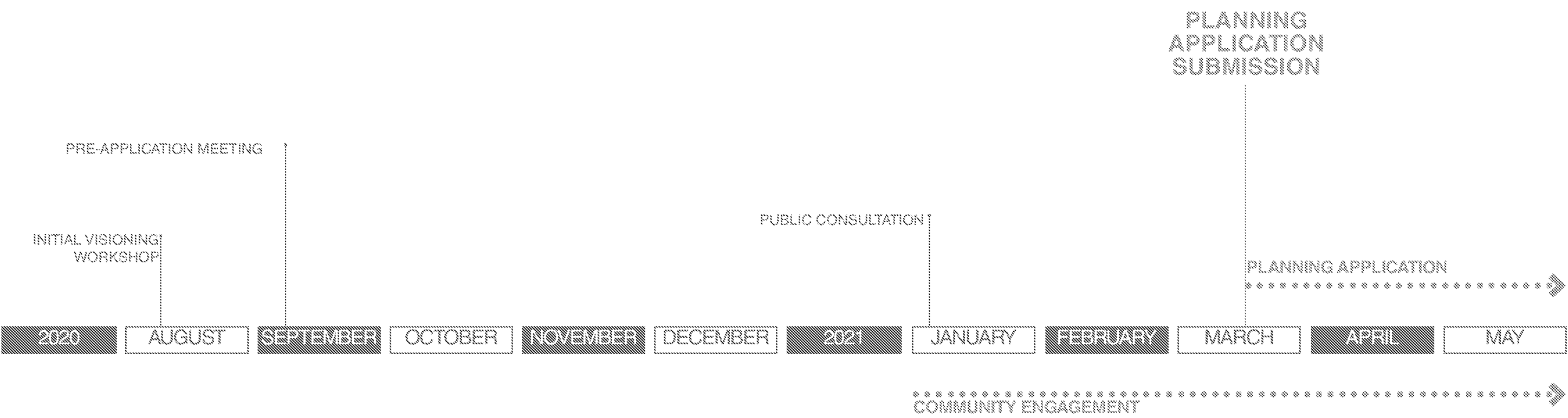
Diagram Key:

- Site Boundary
- Large off site trees
- Existing trees on site
- Dense existing shrub
- Existing road serving the site
- Existing mound on site
- Existing Highways pond adjacent to site
- Pedestrian / cycle track
- Filtered views of Rosemead Park
- Potential new site access
- Potential noise

5.03 TIMELINE - PRE-APPLICATION AND PUBLIC CONSULTATION

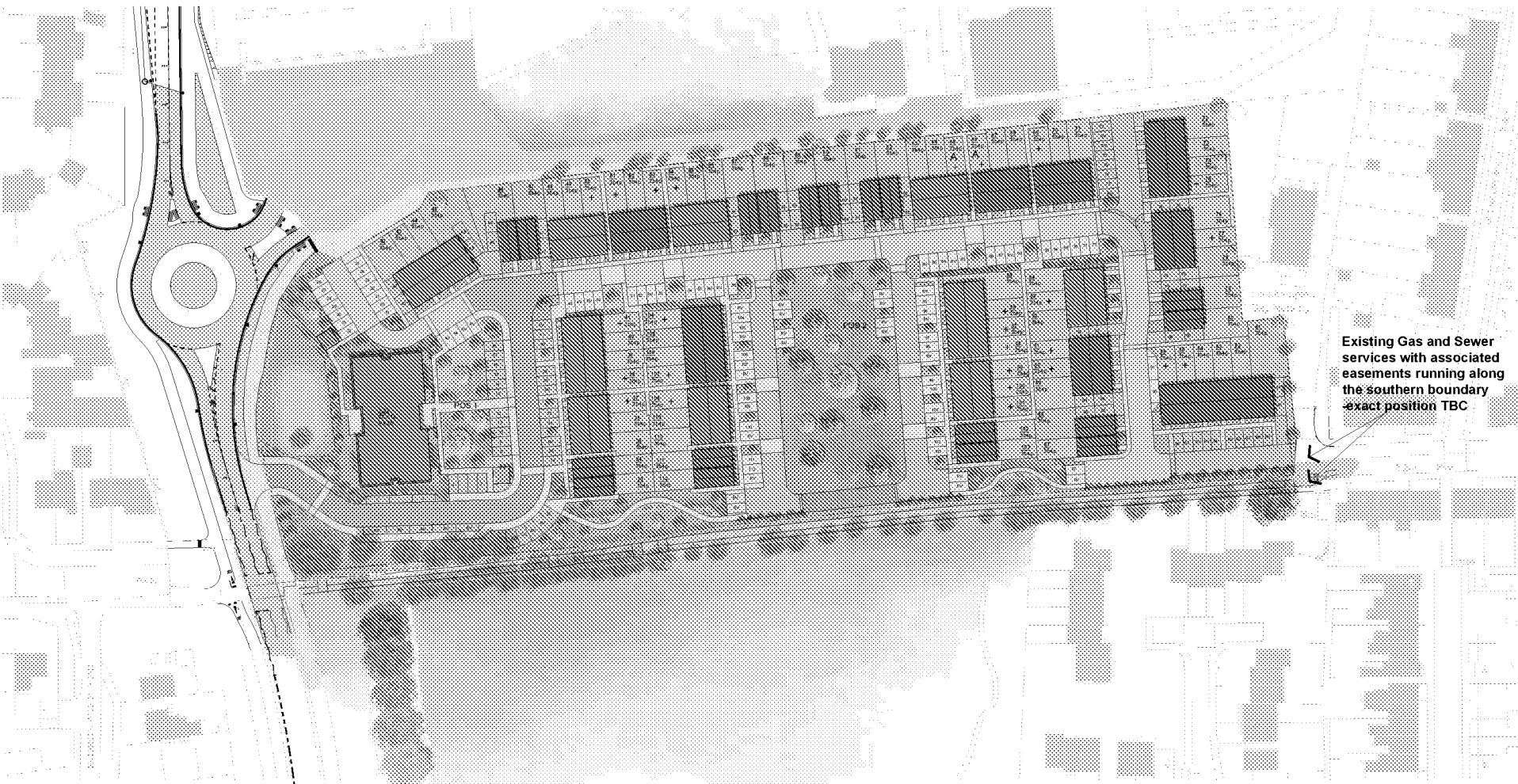
BoKlok and the design team have been proactive and transparent with both the public and Arun District Council when discussing the plans for the site. Through some local and national press, a pre-app meeting and an online public consultation, the team has developed the scheme to its current design. We have listened to all the comments and looked to appease both the public and the council in order to maximise the opportunities of the site and BoKlok as a developer.

The following timeline provides a guide to the time taken to submit the application.



5.04 FIRST PRE APPLICATION COMMENTS

First pre-application submission site plan:



Amendments in response to the first pre-application submission and comments from planners:

- Housing: Providing a compliant affordable mix;
- Residential amenity: Separation distances to comply with the SPD;
- Residential amenity: Garden depth to be 10.5m deep minimum;
- National internal space standards: Dwelling to comply or exceed the standards;
- Single aspect flats: Design will allow for a well lit, ventilated apartment with good outlook;
- Balcony sizes: To meet standards;
- Open space: Public open space provision to open space standards;
- Site layout: Parking layout to be broken up;
- Landscape: Providing additional trees on site;
- Parking: Paking provision to standards;
- Parking: Provision of EV charging and Car Club.

Schedule of Accommodations

Block 1		-	Apartments	-	32	- 4 storey's	car parking -	1 space per apartment unit	= 32
23 x 1bed 2person								1 per house 2bed	= 26
9 x 2bed 4person								2 per house 3bed semi	= 36
2bed 4p		-	House	81.9m2	-	26	- 2 storey's	1 per house 3bed terrace	= 36
3bed 4p		-	House	88.9m2	-	54	- 2 storey's	Car Club	= 2
A		-	Affordable units				Visitors/Residents Parking		
+		-	indicates 2 bed units				2 bed (1.1 ration)		
							3 bed		
TOTAL		-	112 units	-	80 houses and 32 Apartment		Total		= 182

5.05 PUBLIC CONSULTATION

Public Consultation

An online public exhibition was held for residents to provide their feedback. A deadline of 11th February 2021 was set for feedback. This Feedback Analysis reviews all feedback received up to 17th February 2021, which provided additional time for the postal feedback forms to be received and for further stakeholder meetings to take place.

During the consultation period a total of 45 responses have been received:

- 43 online feedback forms;
- 1 posted feedback form;
- 1 telephone call.

From the 45 responses received, 60% of these were in support of BoKlok's proposals to provide sustainable and affordable homes on the site and 40% objected.

Those who supported the proposals were positive about the site's redevelopment, agreeing that the plans represent a good use of the site. Positive comments were also received in relation to:

- Potential future sales interest in the site
- The site is well located to provide this type of housing
- The provision of affordable housing is needed in the area

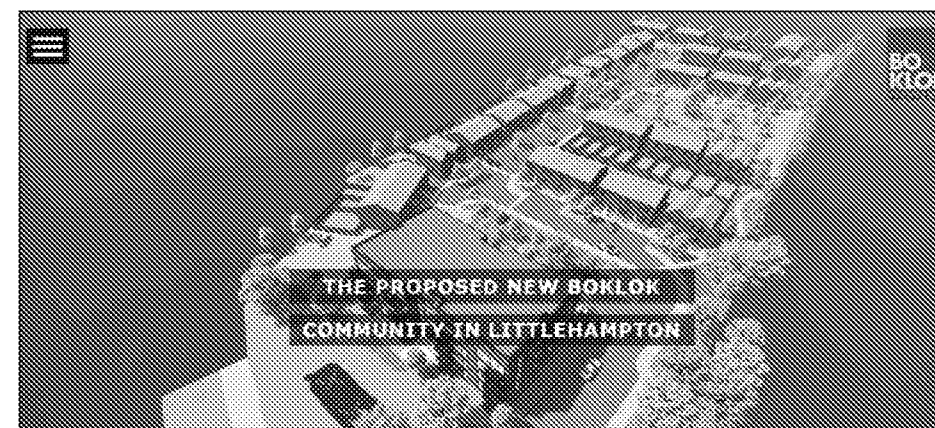
The key concern raised by the objectors was that the proposals could add to existing pressures on local infrastructure, especially relating to places of health care practices such as GP surgeries and dentists. Concerns were also raised regarding the following:

- Level of parking provision and whether it would be sufficient
- Loss of trees and wildlife, as well as pollution during construction
- The emergency access onto Elm Grove Road and whether this would impact existing parking issues

Public Consultation Questionnaire

Do you support the masterplan?

Yes	No	Unsure	No answer	Total
31	6	0	0	37
84%	17%	0%	0%	100%

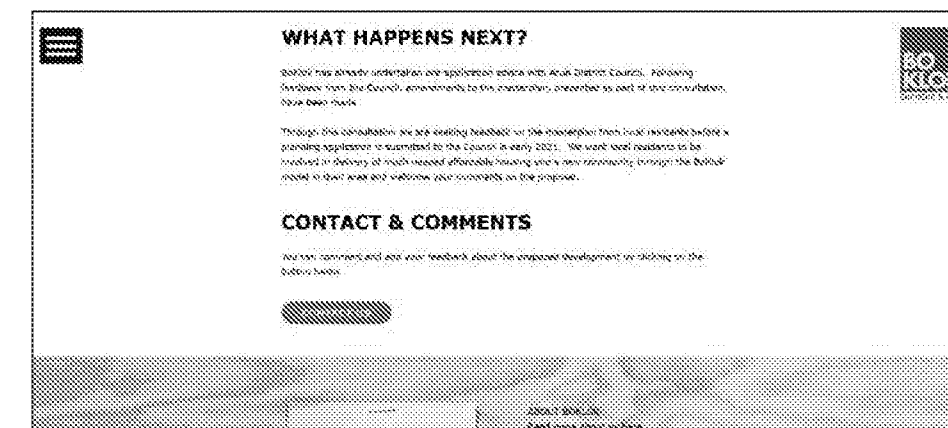


Online consultation pages - <https://www.BoKlokLittlehampton.com>

Comments	Frequency
Comment citing interest in living on the development once complete	9
Query regarding parking provision	5
Concern regarding the impact on infrastructure	5
Comment that the plans represented a good use of the site	4
Comment regarding the need for affordable housing	3
Concern regarding the level of development locally	2
Support for community-focussed development	2
Impact on traffic locally	2
Concern that the site will be overdeveloped	2
Concern regarding the emergency access on Elm Grove Road and the impact on parking	2
Concern regarding pollution during construction	2
Site should be transformed into additional parkland for the community	1

Do you support BoKlok's vision of providing sustainable and affordable housing in Littlehampton on this allocated site? and do you support the proposals for Public Open Space, including the BoKlok community hub, connecting onto Rosemead Park and to the existing community?

Yes	No	Unsure	No answer	Total
31	6	0	0	37
84%	17%	0%	0%	100%



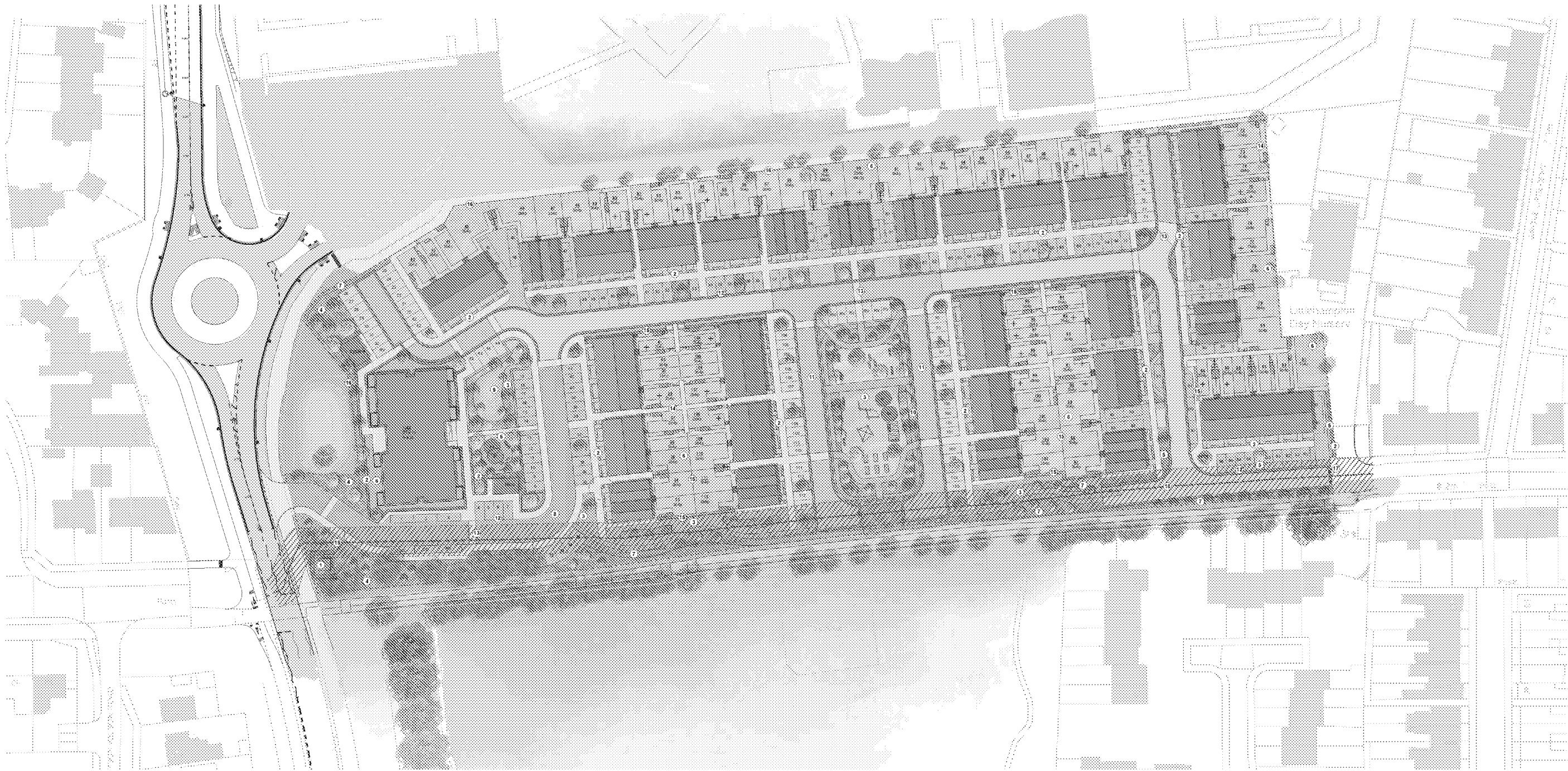
Comments	Frequency
Request for a plan showing the relationship with the neighbouring properties	1
Query whether the roads will be adopted by the Council	1
Query regarding the amount of affordable housing provision	1
Query regarding funding towards the nearby nursery	1
Concern that anti-social behaviour will increase as a result of the development	1
Concern regarding the visual impact of the development	1
Concern regarding the height of the apartments	1
Concern regarding overlooking	1
Concern regarding flooding	1
Comment that there have been sufficient new homes built locally	1
Concern regarding safety of the park with the new road access	1

Breakdown of comments received from the feedback forms and telephone call.

6.0 USE



6.01 PROPOSED LAYOUT



Proposed Site Layout

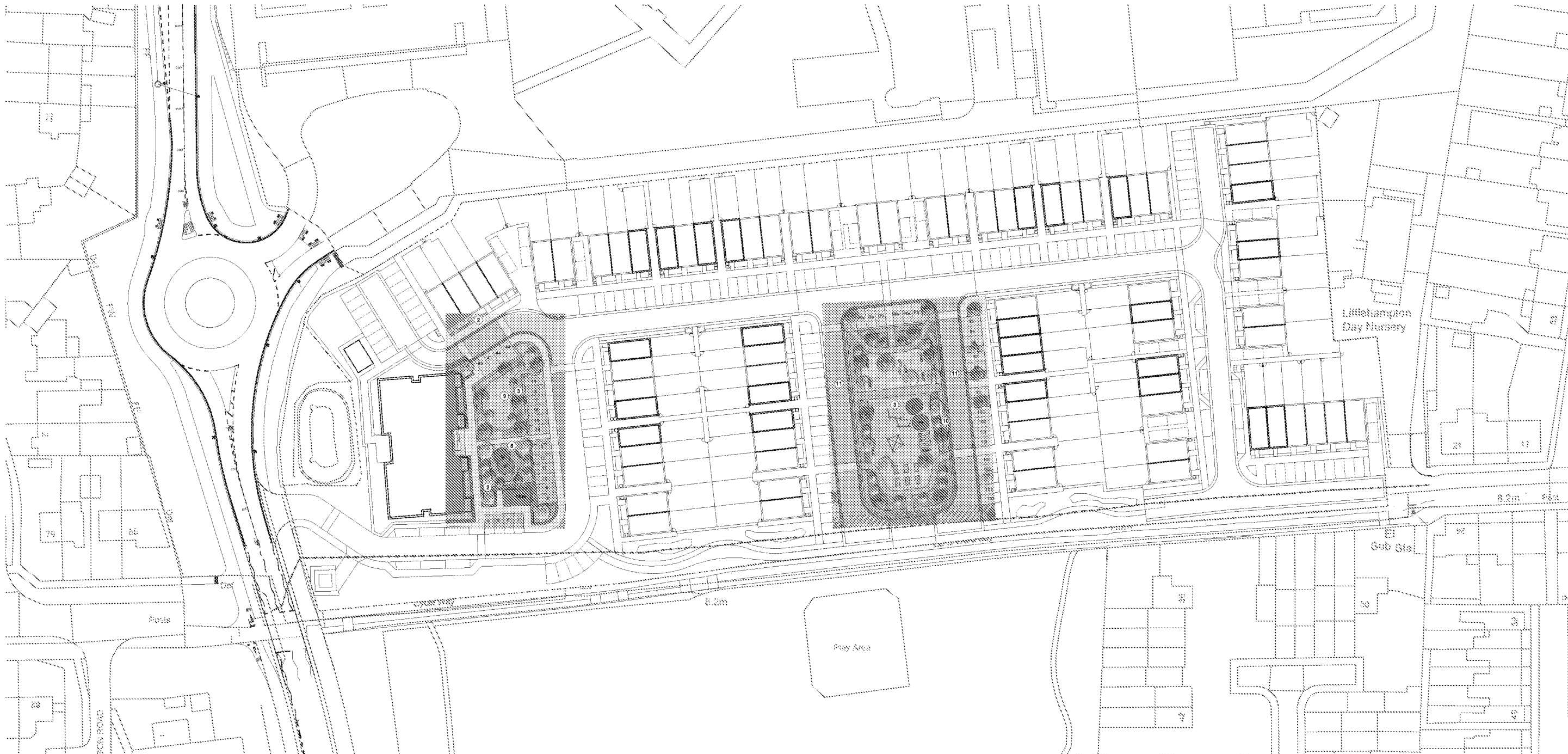
The proposed layout comprises 1 modular apartment block offering 32 x 1 & 2-bed flats and 80 dwellings offering a mix of 2 and 3-bed houses across the site with a total of 178 parking spaces. The scheme comprises 70% private units and 30% affordable unit. A total density of 47 D/H.

The submitted site layout responds to all comments made by Arun Planning department following the initial pre app submission and feedback.

Schedule of Accommodations

Block 1	-	Apartments	-	32	- 4 storey's	car parking -	1 space per apartment unit	= 32
23 x 1bed 2person							1 per house 2bed	= 26
9 x 2bed 4person							2 per house 3bed	= 108
2bed 4p	-	House	81.9m2	-	24	- 2 storey's	Car Club	= 2
2bed 4p M4(3)	-	House	81.9m2	-	2	- 2 storey's	Residents Visitor Parking (10%)	= 10
3bed 4p	-	House	88.9m2	-	54	- 2 storey's		
A	-	Affordable units						
+	-	Indicated 2bed houses						
TOTAL	-	112 units		-	80 houses and 32 Apartment	Total		= 178

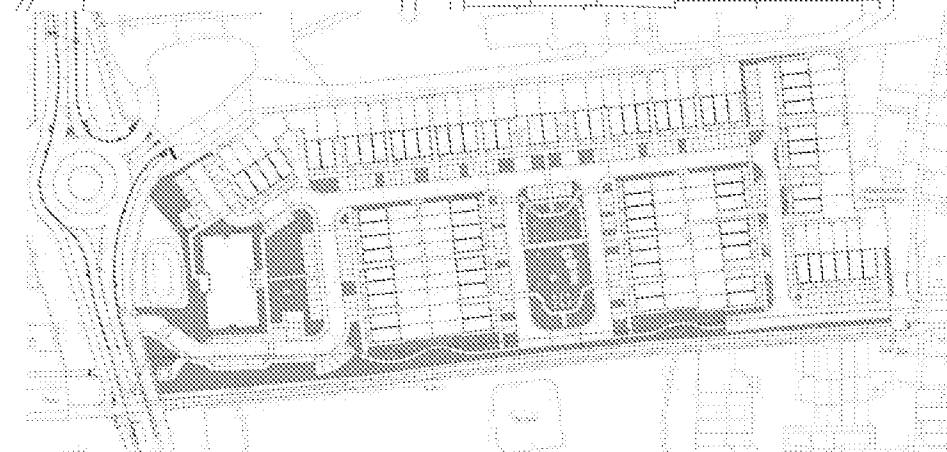
6.02 USE - PUBLIC OPEN SPACES



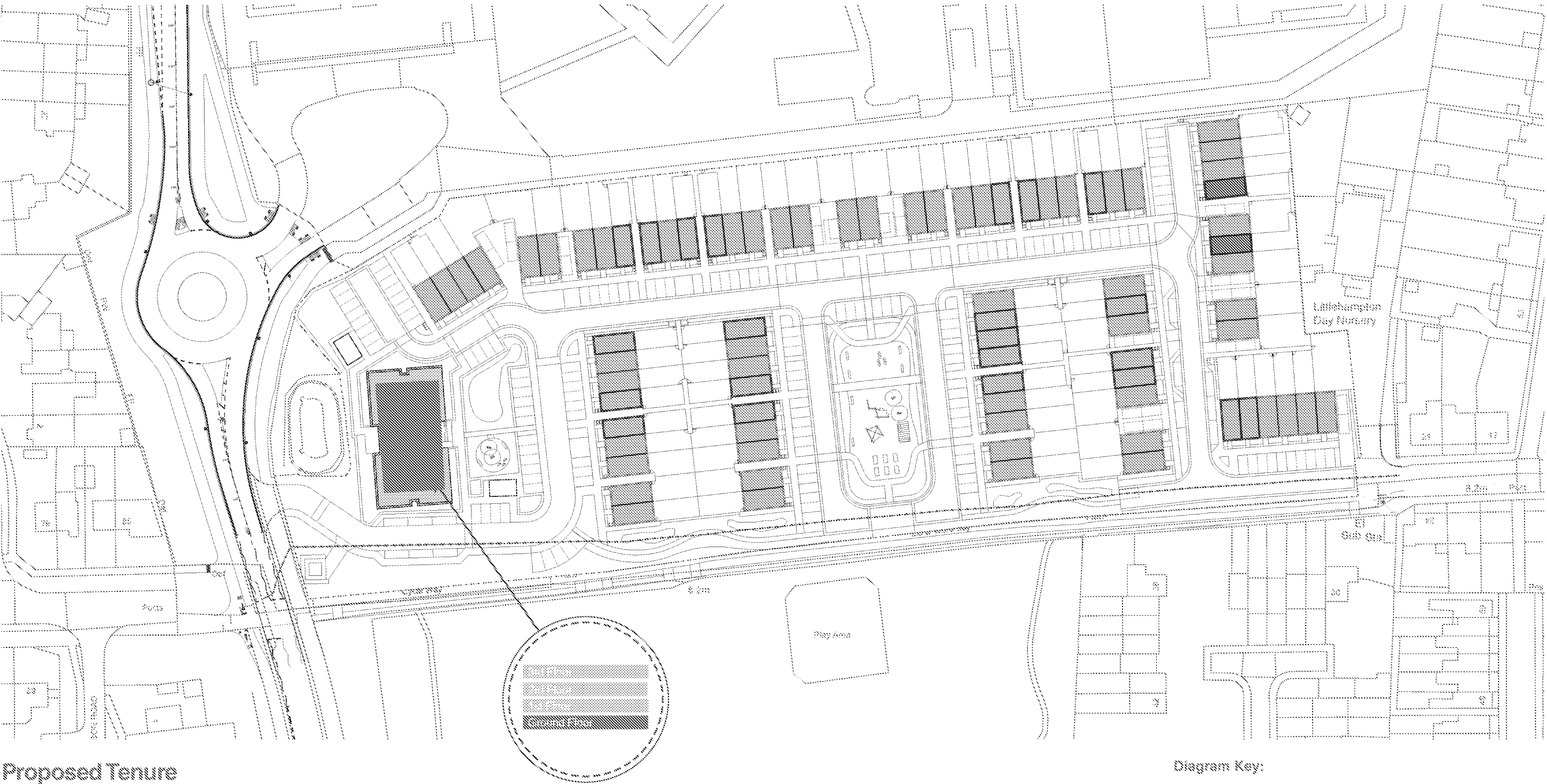
Green Spaces

The proposed layout has been designed to maximise the amount of amenity and communal public open space. The main green spaces are spread across the site as follows:

- Western Courtyard (community space) to the rear of the apartment block.
- Central Green which is surrounded by semi-detached and terraced houses from 3 sides.
- Additional and extensive landscaping has been added to the Southern boundary to act as a landscaped buffer to Rosemead Park. This space also includes pedestrian routes away from the main road networks providing access all along the southern edge and into the POS and Rosemead Park.



6.03 USE - TENURE



Proposed Tenure

The development proposal is for 112 residential dwellings in total, of which 34no. are one and two bedroom apartments and 78no. are two and three bedroom houses. The development will provide 30% affordable dwellings, which includes 2no. houses and the rest are apartments. The affordable shared ownership occupies the ground floor of the apartment block.

The accommodation mix is as follows:

Open Market Dwellings

- 2 bed 4 person houses 82m²
- 3 bed 4 person houses 88.9m²

Total of 78 Units

- 26 Units
- 54 Units

Affordable Dwellings

- 1 bed 2 person flats at 50.87m²
- 2 bed 4 person flats at 71.93m²
- 2 bed 4 person houses at 82m²

Total of 34 Units

- 23 Units
- 9 Units
- 2 Units

Diagram Key:

- Private Sale
- Affordable Units
- Shared Ownership

7.0 AMOUNT

7.01 UNIT NUMBERS AND DENSITY



Proposed unit numbers and Density

The developable site area is 2.37 Hectares (23,750m²), which results in a density of approximately 47 dwellings per hectare and a percentage building footprint of approximately 20%. This allows for generous private rear gardens and shared amenity spaces, including two landscaped public open spaces.

The proposed density and mix of units is considered wholly appropriate for the site position given the requirements of making best use of land whilst being of an appropriate scale and massing for the locality.

Diagram Key:

- 1 bedroom 2 person apartments
- 2 bedroom 4 person house
- 3 bedroom 4 person house
- 2 bedroom 4 person apartments