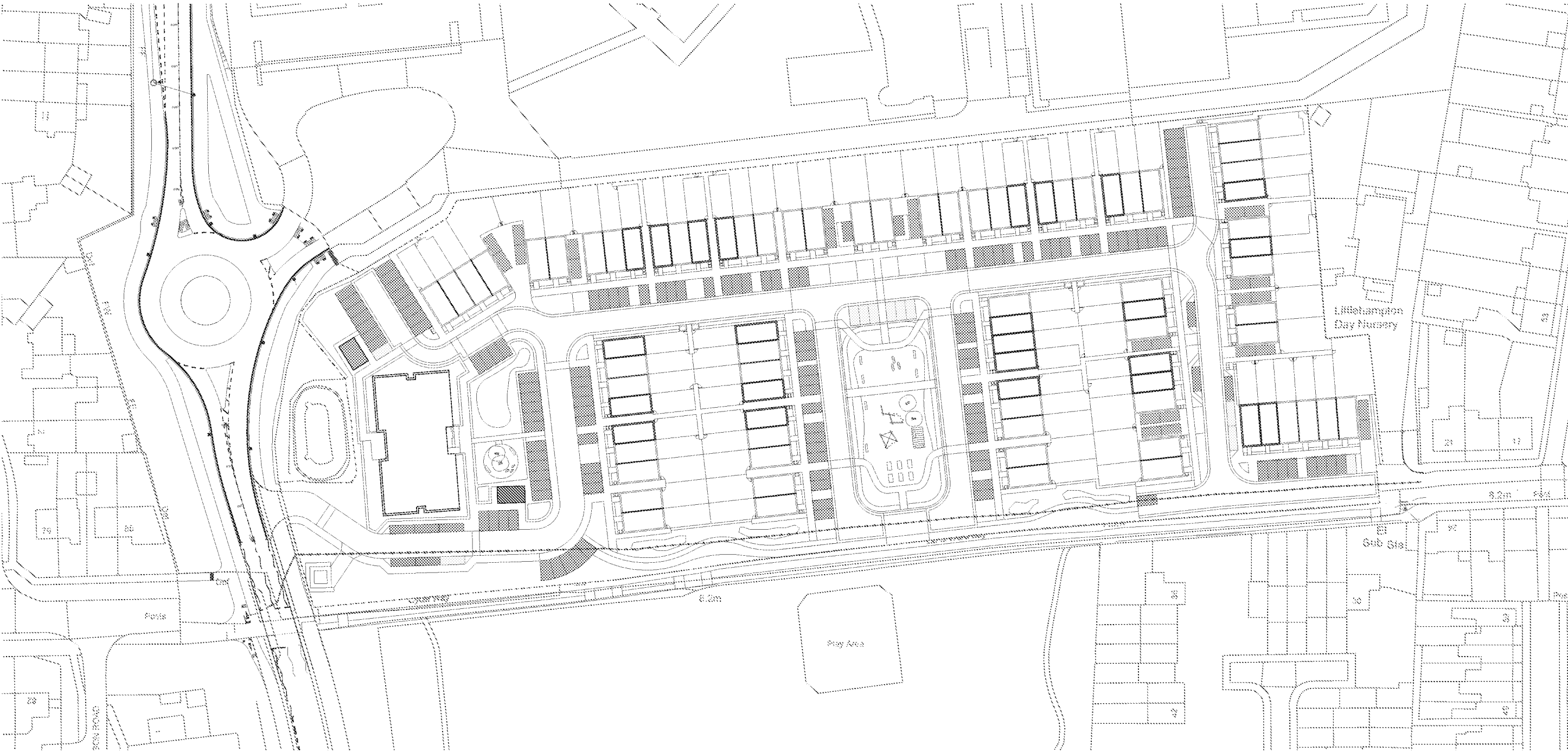


7.02 PARKING AND REFUSE PROVISION



Car Parking:

- 1 x space per apartment: 32 spaces
- 1 x space per 2bed house: 26 spaces
- 2 x spaces per 3bed house: 108 spaces
- 10% Resident Visitor: 10 spaces
- Car Club: 2 spaces
- Total: 178 Spaces**

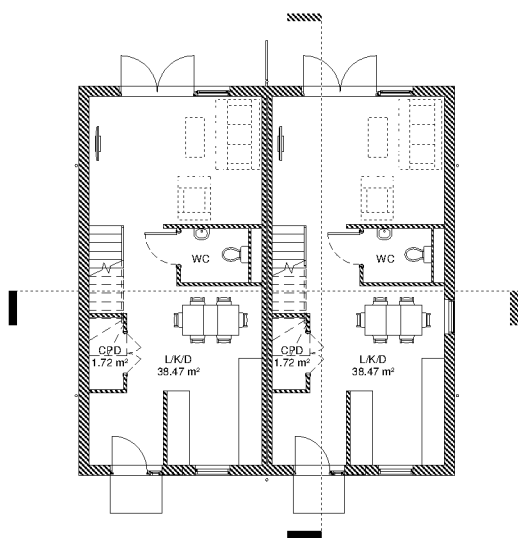
Diagram Key:

- Cycle Store
- Resident Visitor Spaces
- Bin Stores
- Allocated Parking
- Car Club
- Allocated tandem Parking

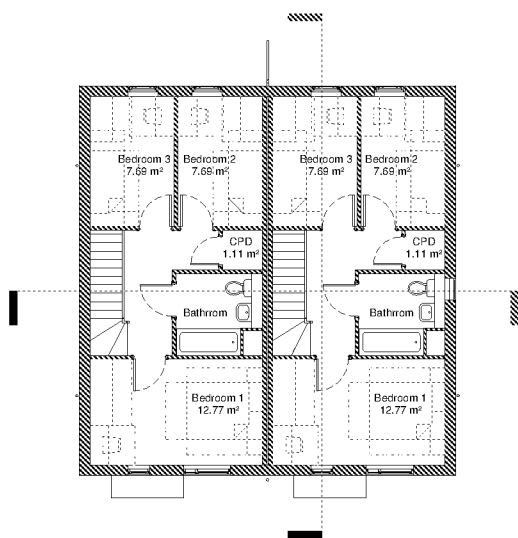
Cycle Parking:

- 1 x space per apartment: 32 spaces
- 2 x spaces per 2bed house: 52 spaces
- 2 x spaces per 3bed house: 108 spaces
- Total: 192 Spaces**

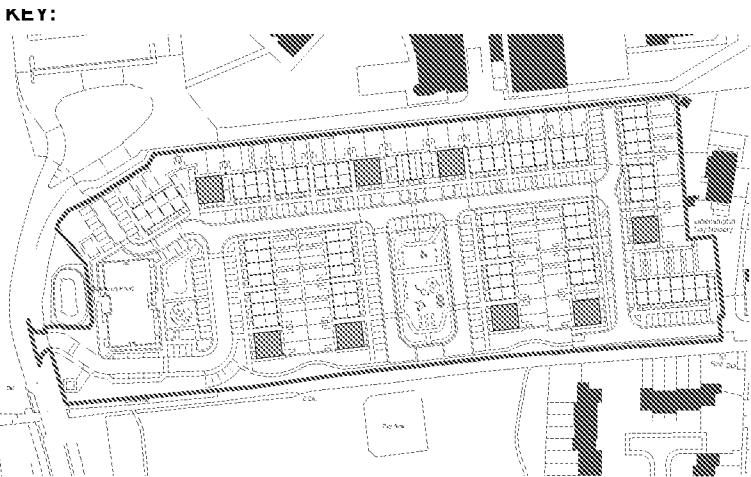
7.03 HOUSES - SEMI DETACHED TYPES - HC302, HC601



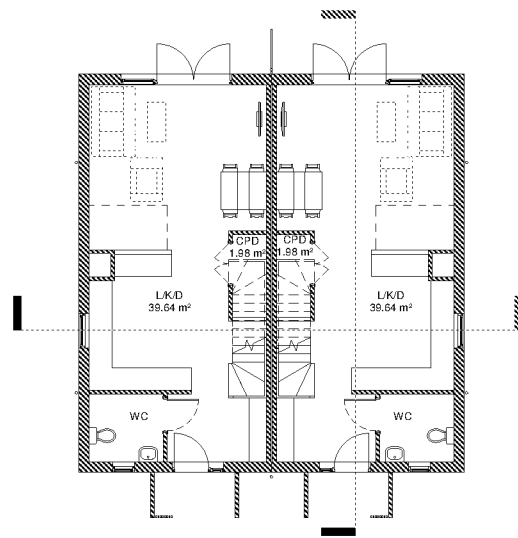
Ground Floor
1:200 at A3



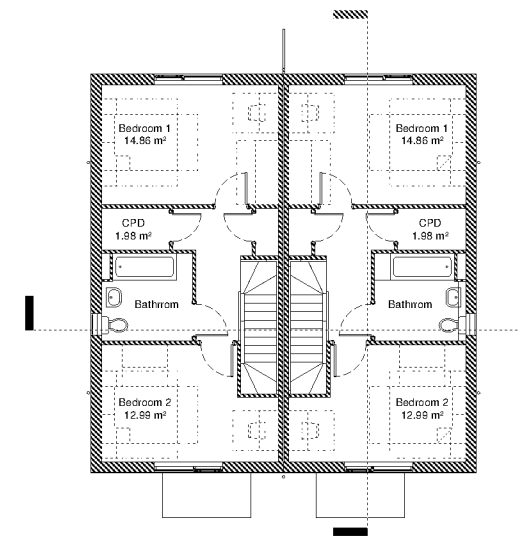
First Floor
1:200 at A3



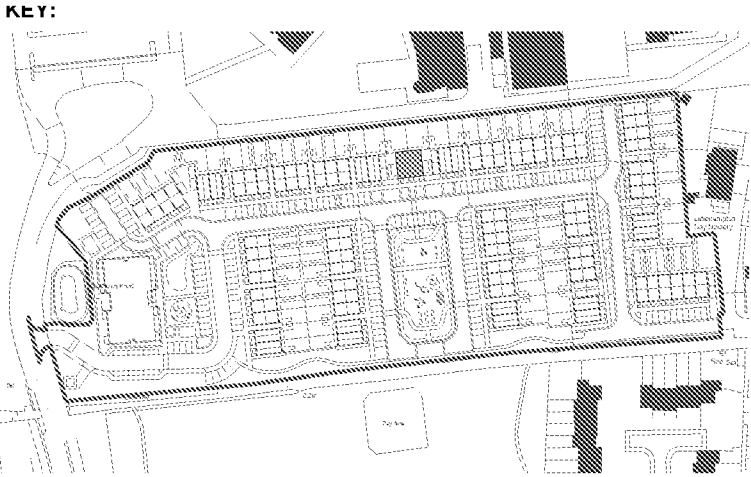
Semi Detached Houses - 3B 4P @ 88.9 sqm



Ground Floor
1:200 at A3

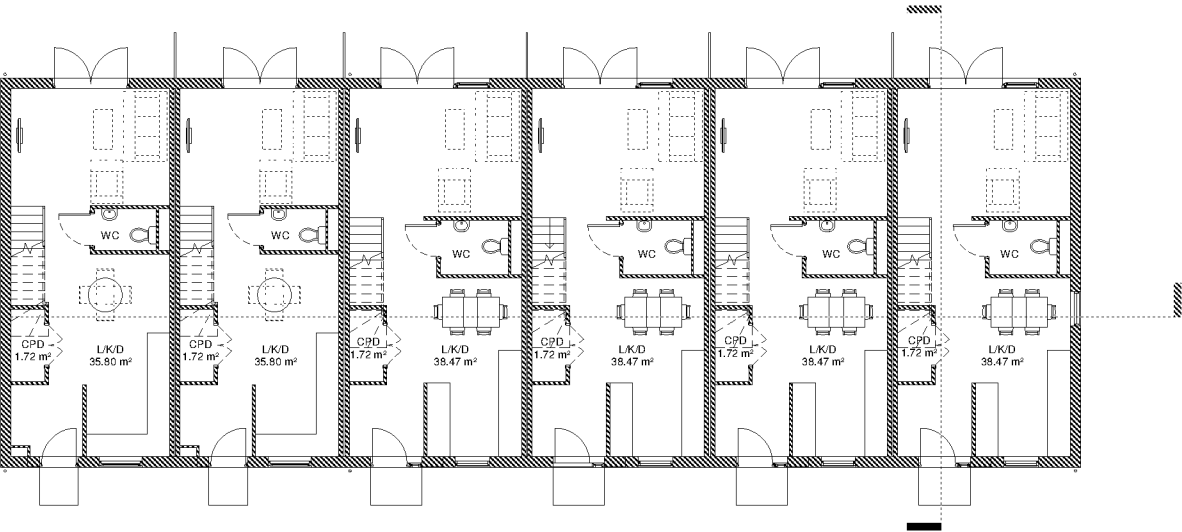


First Floor
1:200 at A3

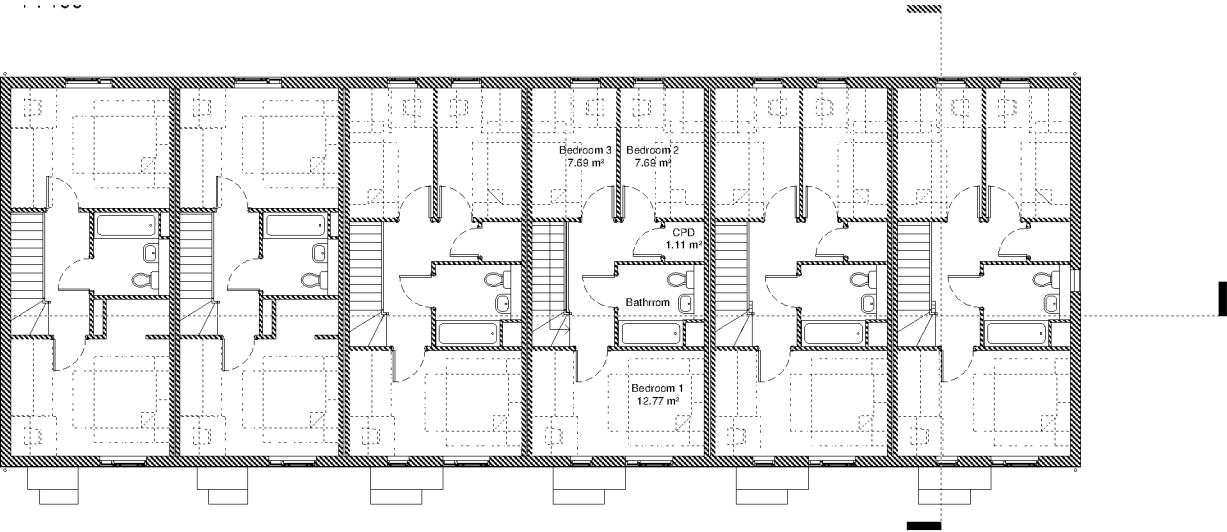


Semi Detached Houses - 2B 4P M4(3) compliant @ 93.4 sqm

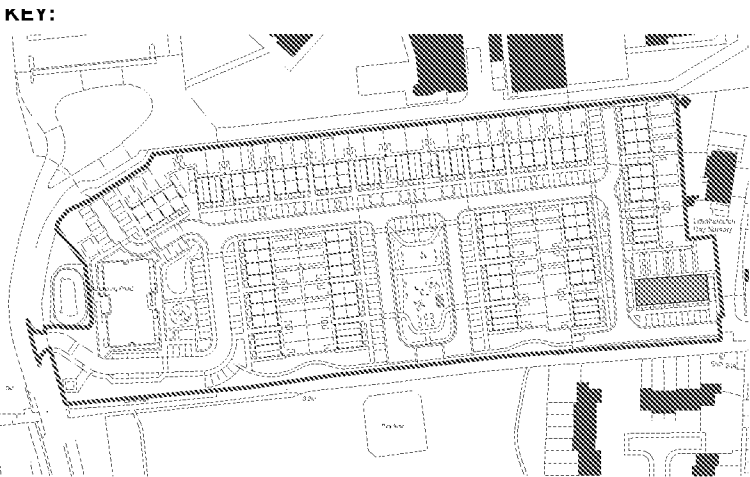
7.04 HOUSES - TERRACE TYPE - T01



Ground Floor
1:200 at A3



Ground Floor
1:200 at A3

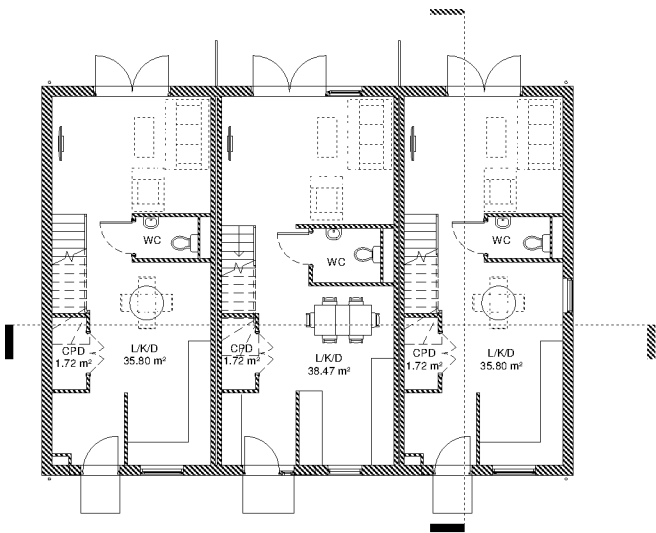


Terraced Houses

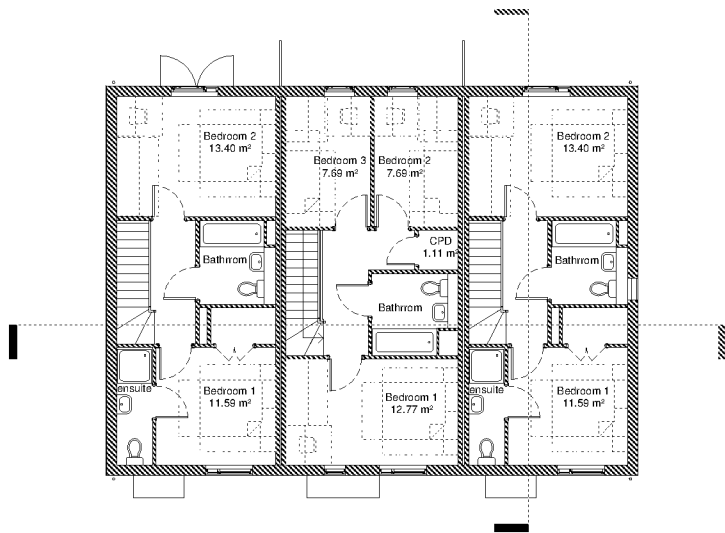
2no 2B 4P @ 82 sqm

4no 3B 4P @ 88.9 sqm

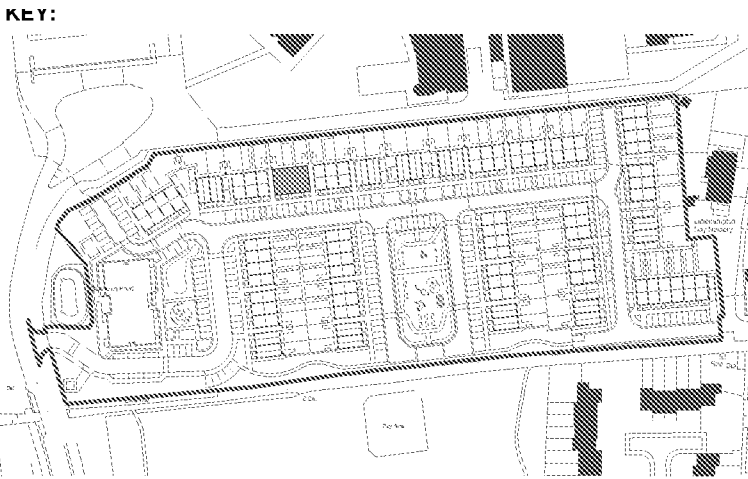
7.05 HOUSES - TERRACE TYPES - T02 & T03



Ground Floor
1:200 at A3



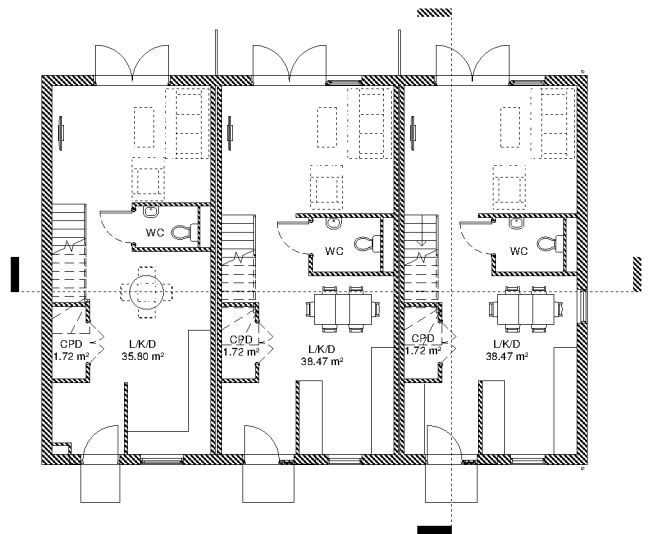
First Floor
1:200 at A3



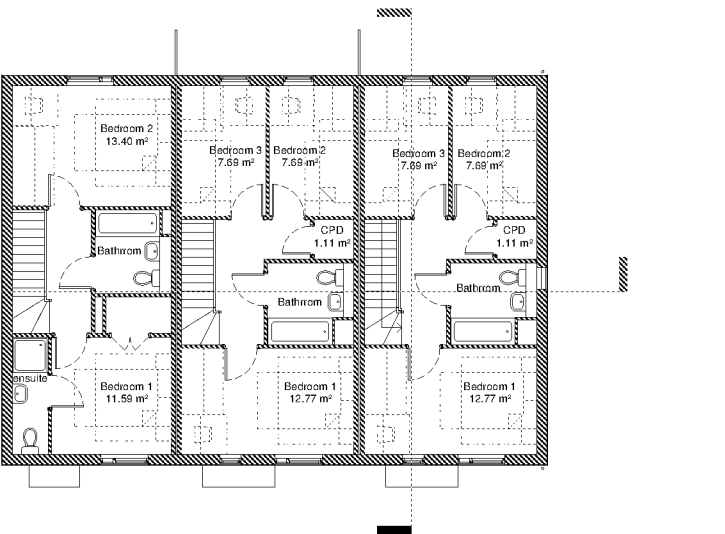
Terraced Houses - Type T02

2no 2B 4P @ 82 sqm

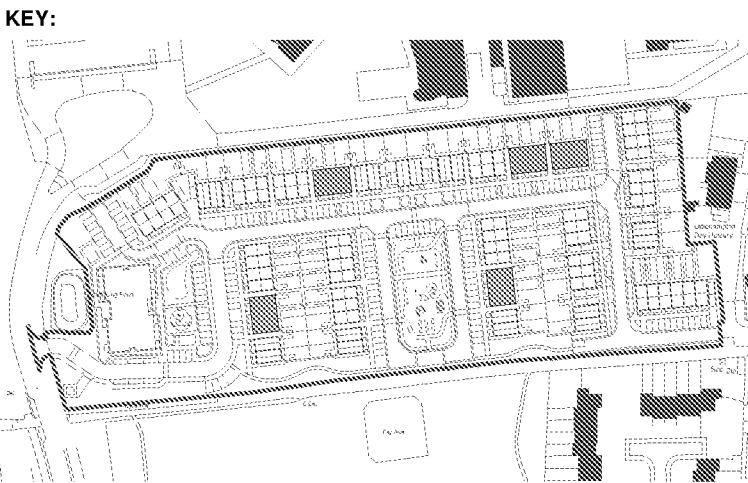
1no 3B 4P @ 88.9 sqm



Ground Floor
1:200 at A3



First Floor
1:200 at A3

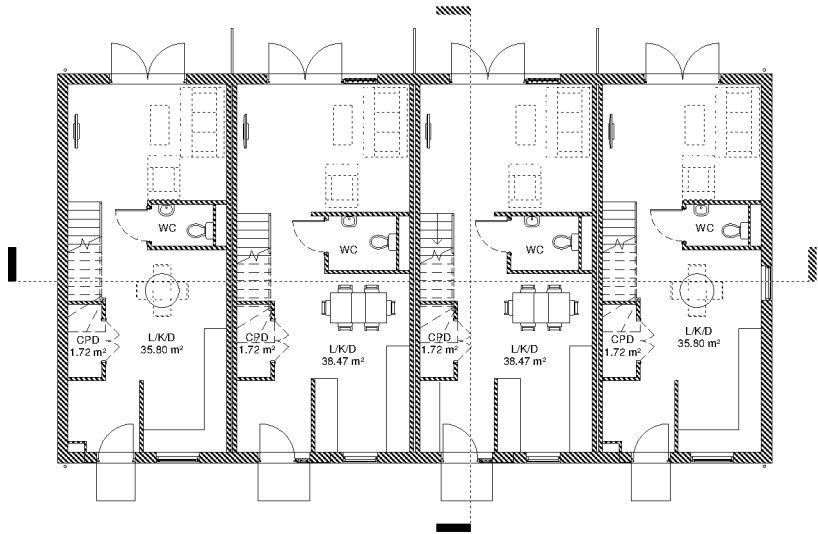


Terraced Houses - Type T03

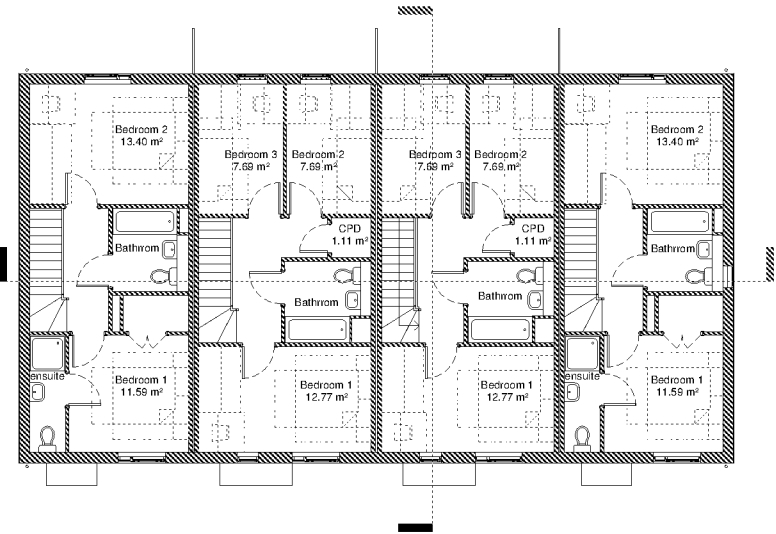
1no 2B 4P @ 82 sqm

2no 3B 4P @ 88.9 sqm

7.06 HOUSES - TERRACE TYPES - T04 & T05



Ground Floor
1:200 at A3



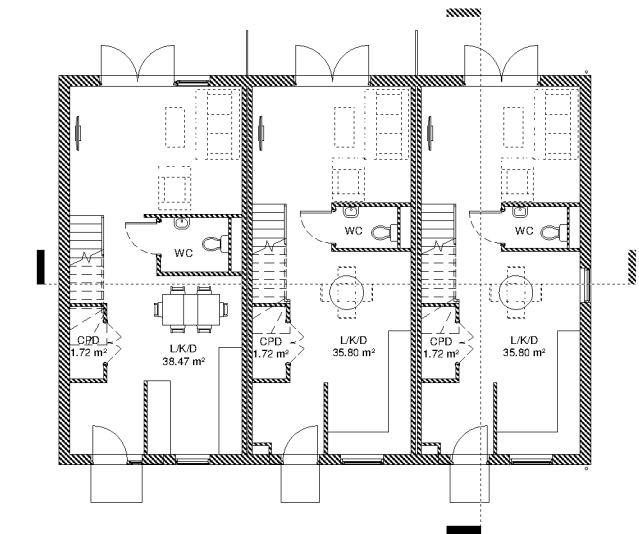
First Floor
1:200 at A3

Terraced Houses - Type T04

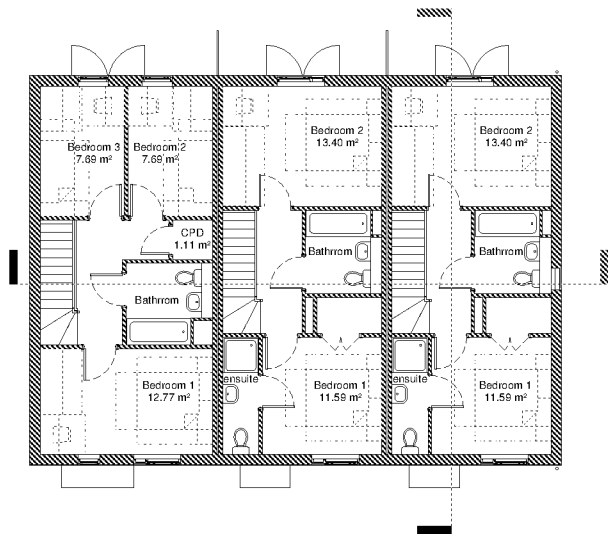
2no 2B 4P @ 82 sqm

2no 3B 4P @ 88.9 sqm

KEY:



Ground Floor
1:200 at A3



First Floor
1:200 at A3

Terraced Houses - Type T05

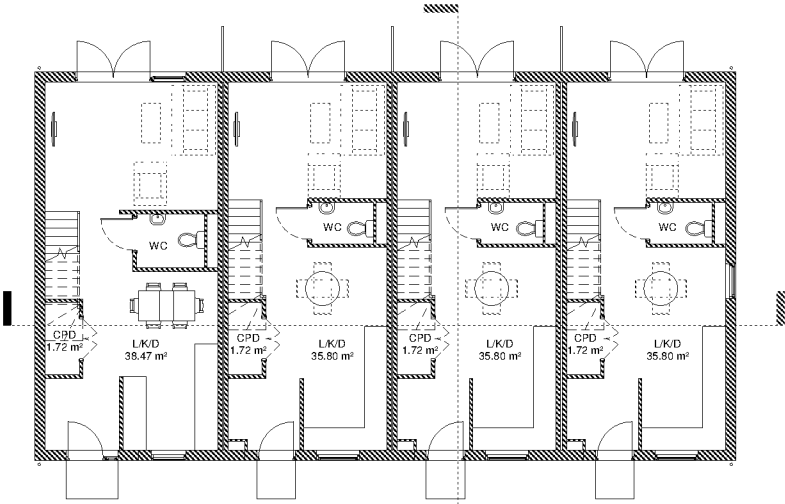
2no 2B 4P @ 82 sqm

1no 3B 4P @ 88.9 sqm

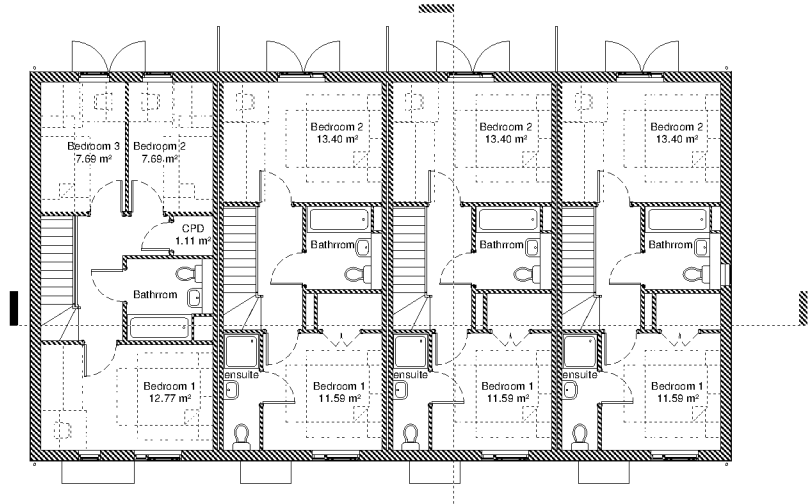
KEY:



7.07 HOUSES - TERRACE TYPES - T06 & T07



Ground Floor
1:200 at A3



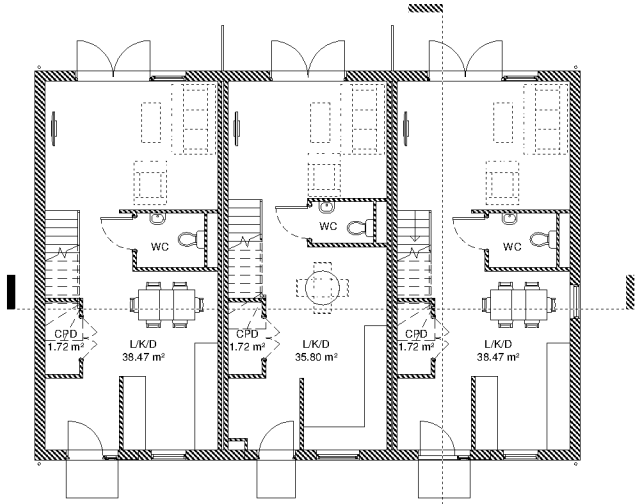
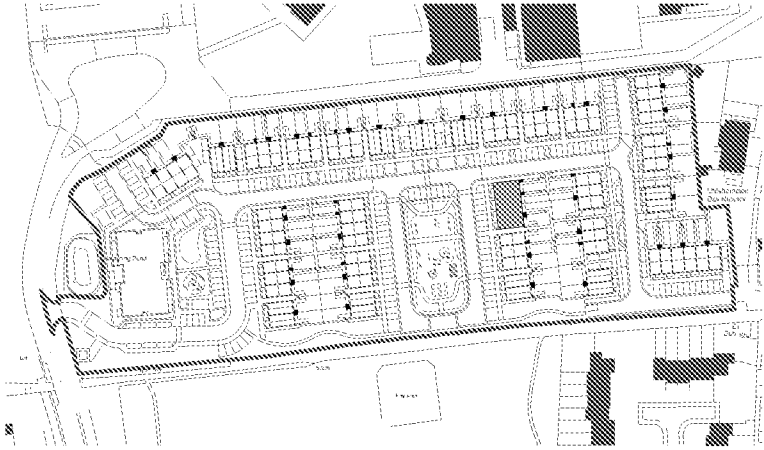
First Floor
1:200 at A3

Terraced Houses - Type T06

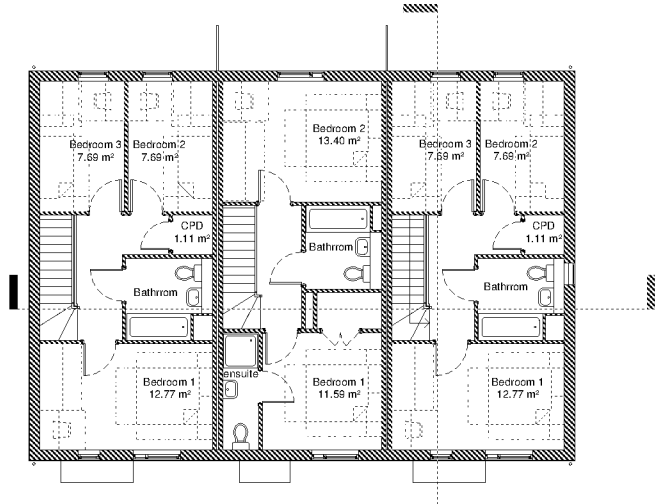
3no 2B 4P @ 82 sqm

1no 3B 4P @ 88.9 sqm

KEY:



Ground Floor
1:200 at A3



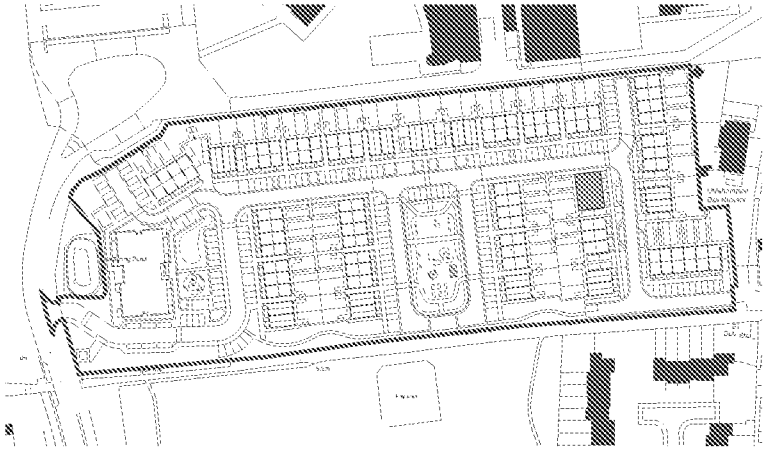
First Floor
1:200 at A3

Terraced Houses - Type T05

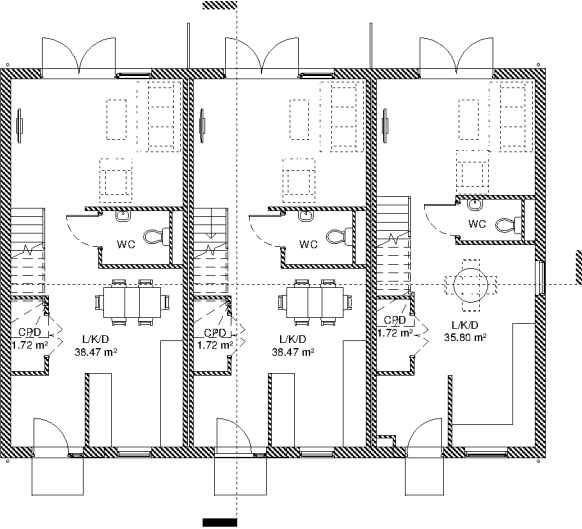
1no 2B 4P @ 82 sqm

2no 3B 4P @ 88.9 sqm

KEY:



7.08 HOUSES - TERRACE TYPES - T08 & T09

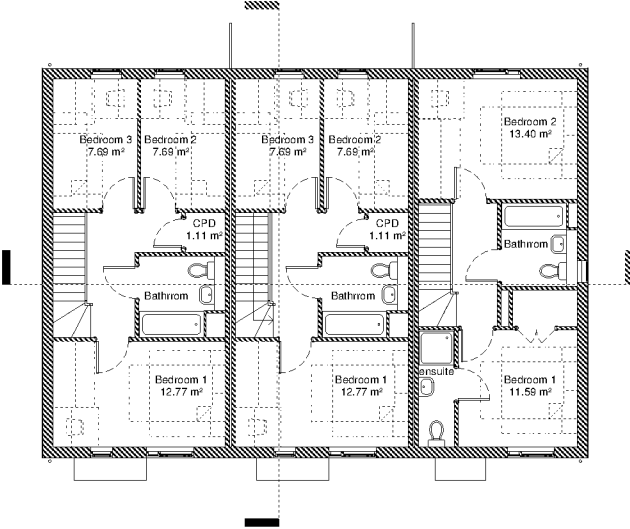


Ground Floor
1:200 at A3

Terraced Houses - Type T08

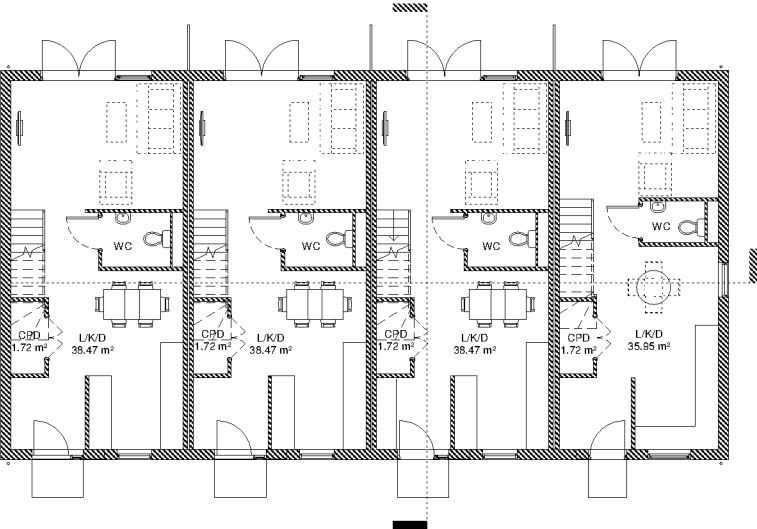
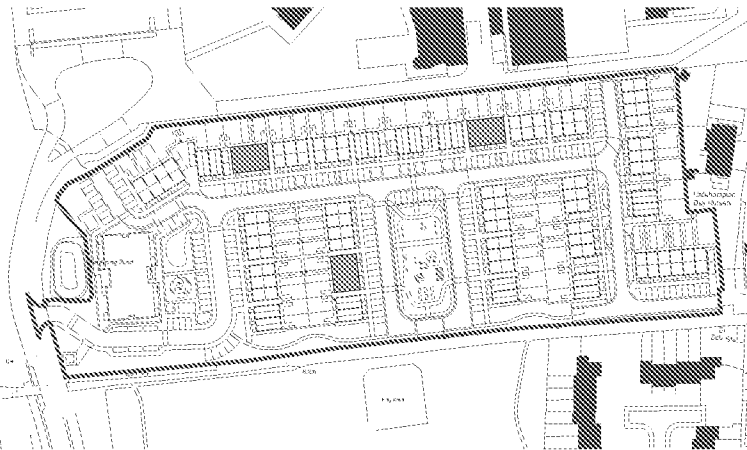
1no 2B 4P @ 82 sqm

2no 3B 4P @ 88.9 sqm

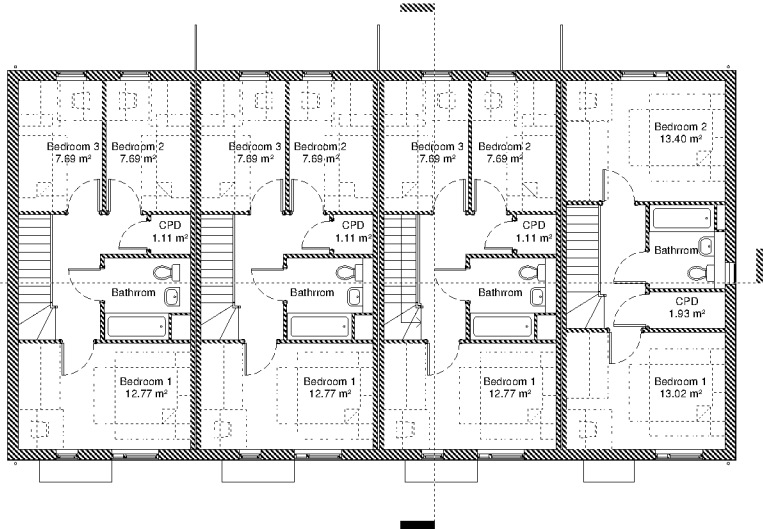


First Floor
1:200 at A3

KEY:

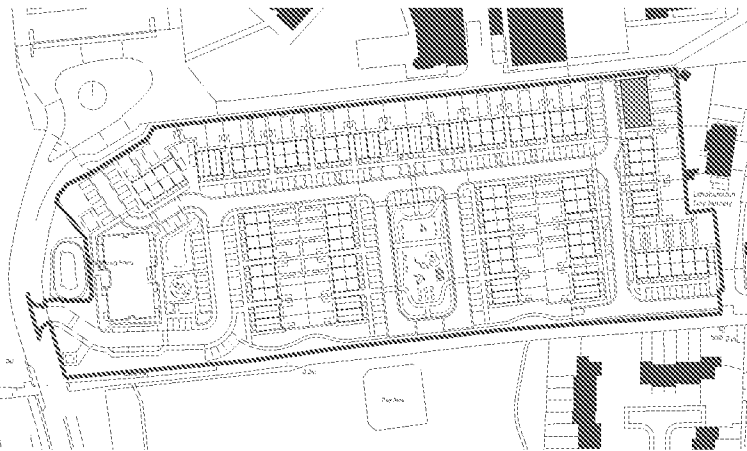


Ground Floor
1:200 at A3



First Floor
1:200 at A3

KEY:

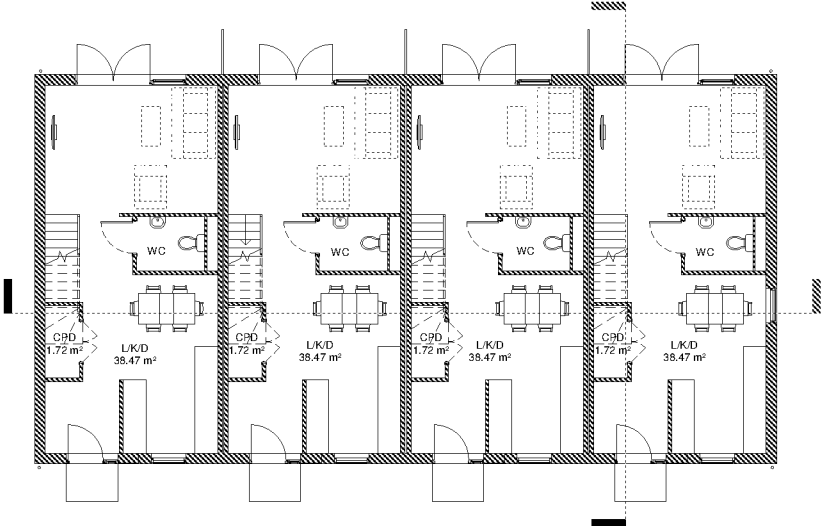


Terraced Houses - Type T09

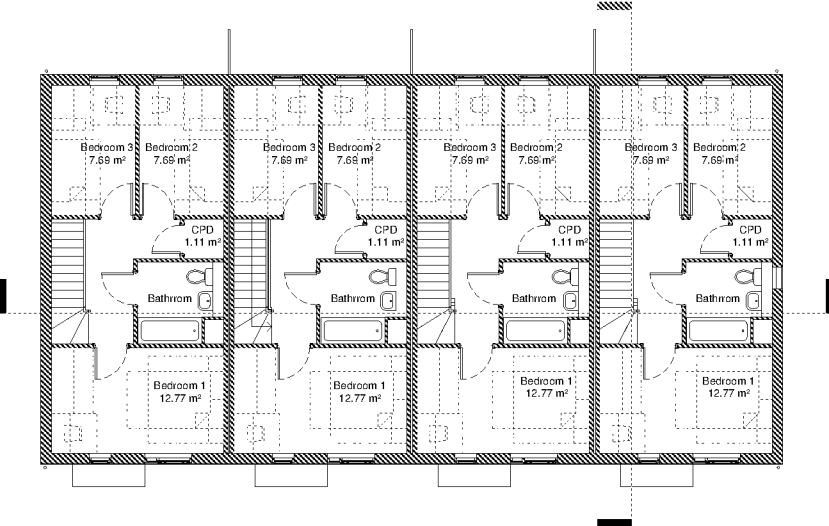
1no 2B 4P @ 82 sqm (Affordable)

3no 3B 4P @ 88.9 sqm

7.09 HOUSES - TERRACE TYPES - T10 & T11

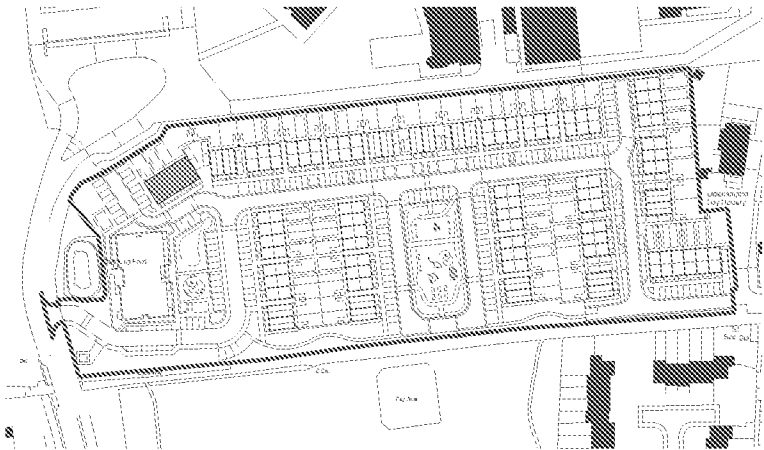


Ground Floor
1:200 at A3



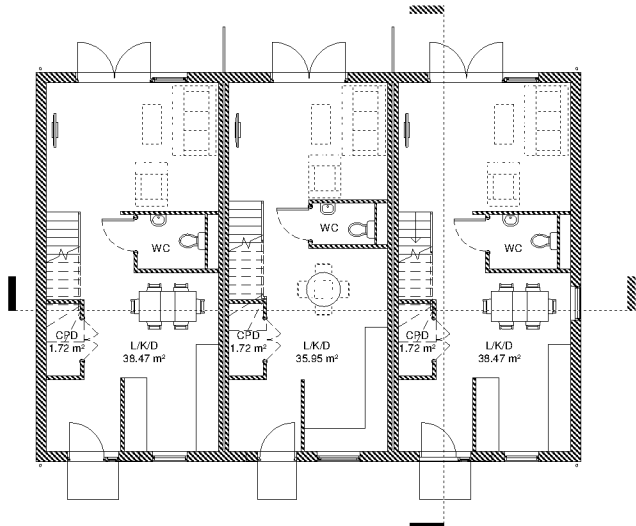
First Floor
1:200 at A3

KEY:

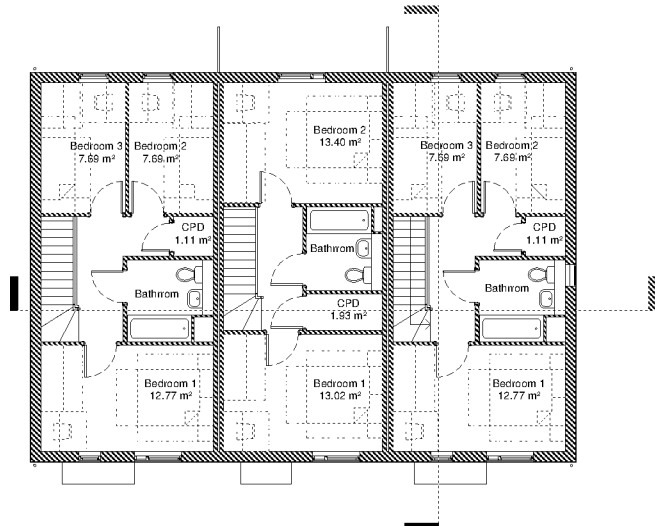


Terraced Houses - Type T10

4no 3B 4P @ 88.9 sqm

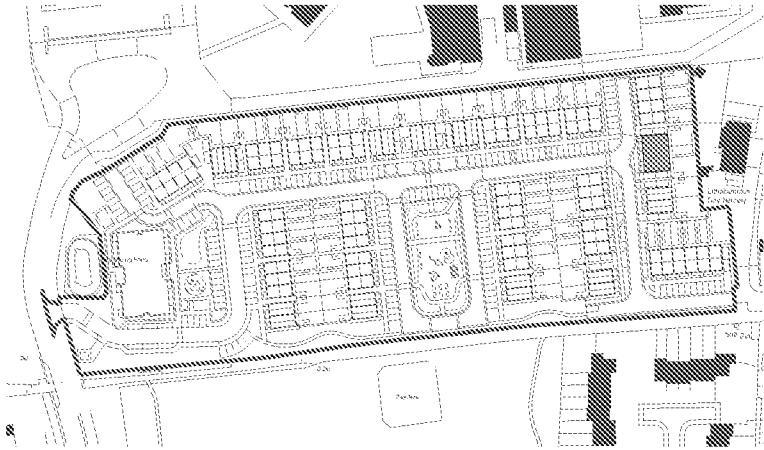


Ground Floor
1:200 at A3



First Floor
1:200 at A3

KEY:



Terraced Houses - Type T11

1no 2B 4P @ 82 sqm (Affordable)

2no 3B 4P @ 88.9 sqm

7.10 APARMENT - BLOCK - A_2C2_4

7.06 Amount - Apartment Block (A_2C2_4):

8 units per floor / 4 storeys

+ Ground Floor:

- Flat 01	1 Bed 2 Person Flat	50.19 sqm
- Flat 02	1 Bed 2 Person Flat	50.19 sqm
- Flat 03	1 Bed 2 Person Flat	50.19 sqm
- Flat 04	1 Bed 2 Person Flat	50.19 sqm
- Flat 05	1 Bed 2 Person Flat	50.19 sqm
- Flat 06	1 Bed 2 Person Flat	50.19 sqm
- Flat 07	1 Bed 2 Person Flat	50.19 sqm
- Flat 08	1 Bed 2 Person Flat	50.19 sqm

+ First Floor:

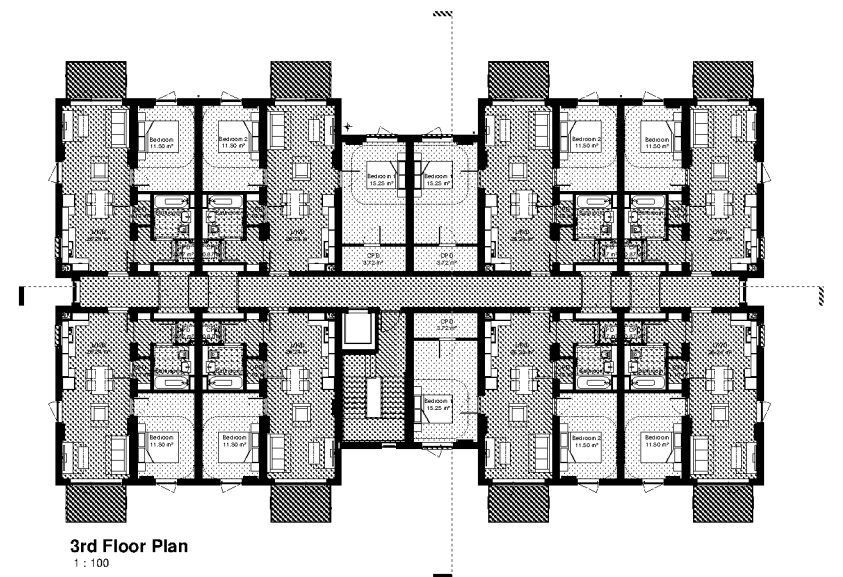
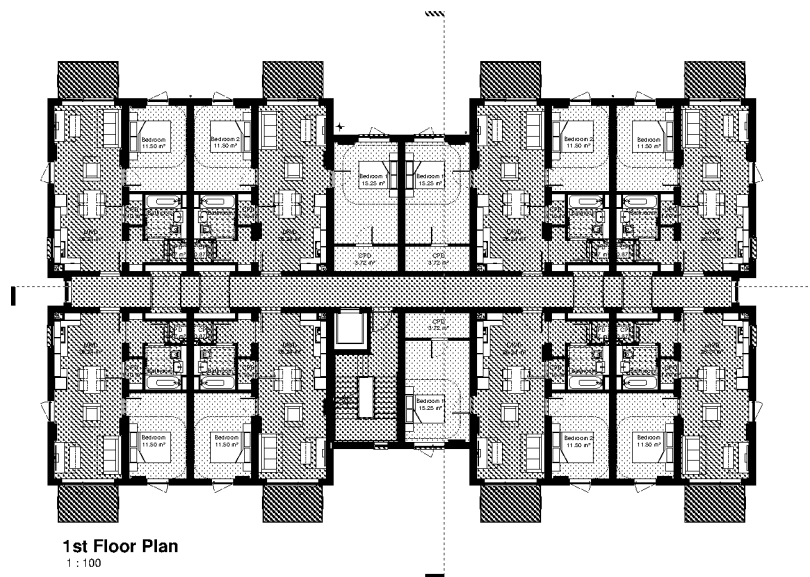
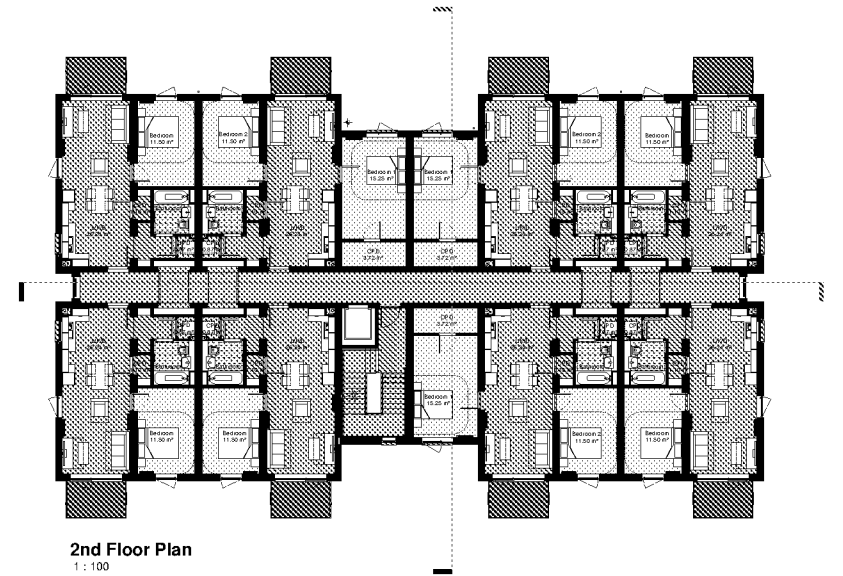
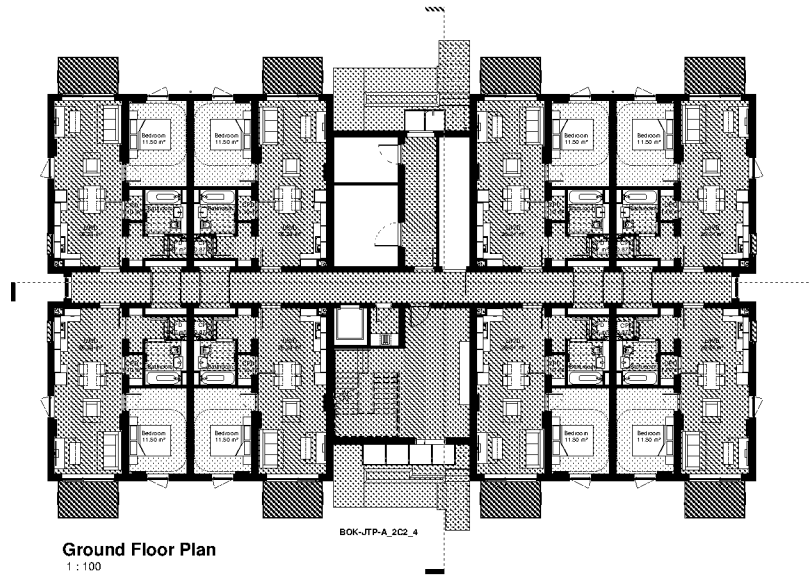
- Flat 09	1 Bed 2 Person Flat	50.19 sqm
- Flat 10	1 Bed 2 Person Flat	50.19 sqm
- Flat 11	1 Bed 2 Person Flat	50.19 sqm
- Flat 12	2 Bed 4 Person Flat	70.01 sqm
- Flat 13	2 Bed 4 Person Flat	70.01 sqm
- Flat 14	1 Bed 2 Person Flat	50.19 sqm
- Flat 15	1 Bed 2 Person Flat	50.19 sqm
- Flat 16	2 Bed 4 Person Flat	70.01 sqm

+ Second Floor:

- Flat 17	1 Bed 2 Person Flat	50.19 sqm
- Flat 18	1 Bed 2 Person Flat	50.19 sqm
- Flat 19	1 Bed 2 Person Flat	50.19 sqm
- Flat 20	2 Bed 4 Person Flat	70.01 sqm
- Flat 21	2 Bed 4 Person Flat	70.01 sqm
- Flat 22	1 Bed 2 Person Flat	50.19 sqm
- Flat 23	1 Bed 2 Person Flat	50.19 sqm
- Flat 24	2 Bed 4 Person Flat	70.01 sqm

+ Third Floor:

- Flat 25	1 Bed 2 Person Flat	50.19 sqm
- Flat 26	1 Bed 2 Person Flat	50.19 sqm
- Flat 27	1 Bed 2 Person Flat	50.19 sqm
- Flat 28	2 Bed 4 Person Flat	70.01 sqm
- Flat 29	2 Bed 4 Person Flat	70.01 sqm
- Flat 30	1 Bed 2 Person Flat	50.19 sqm
- Flat 31	1 Bed 2 Person Flat	50.19 sqm
- Flat 32	2 Bed 4 Person Flat	70.01 sqm



The apartment block is a 4 storey residential block comprising a total of 32 flats. The affordable shared ownership tenure occupies the 8 flats on the ground floor level. The 24 flats on the other levels are affordable rent tenure.

The block consists of the following:

- Residents' entrance lobby
- Communal stair
- Lift
- Plant room
- Cleaner's store
- 23x 1 bed flats and 9x 2 bed flats.



8.0 SCALE



8.01 EXISTING SCALE

Existing Scale

The site is surrounded by residential, educational and other uses which vary in scale, mass and height.

To the east and north-east of the site, dwellings are mainly single storey bungalows, while to the south (beyond Rosemead Park) and to the west, the dwellings are two storey dwellings.

Adjacent to the site, Littlehampton Academy to the north, the Fulford Care & Nursing Home to the south and the Police Station to the south west comprise 3 storey elements that have varied heights.

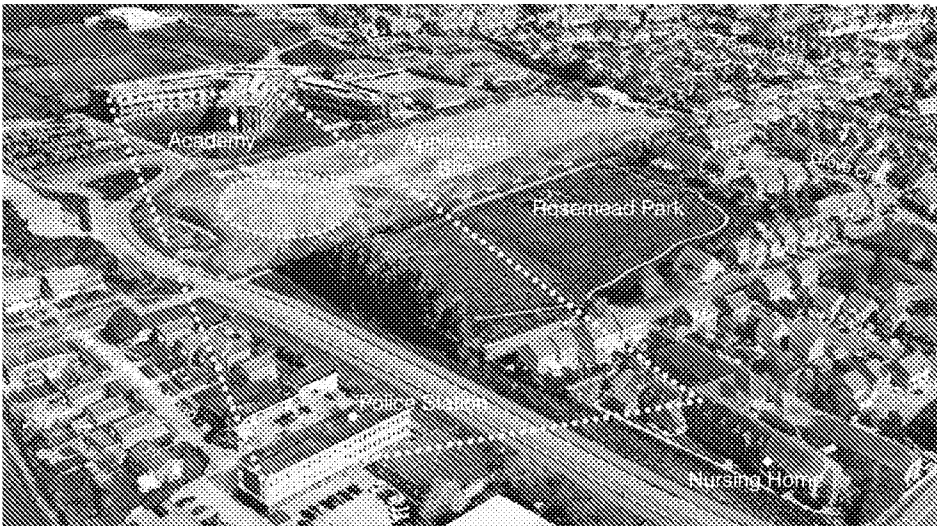


Diagram indicating existing storey heights within the vicinity of the site

1 storey 2 storeys 3 storeys



Littlehampton Academy to the Northern site boundary - 3 storey context



Littlehampton Police Station - 3 storey context



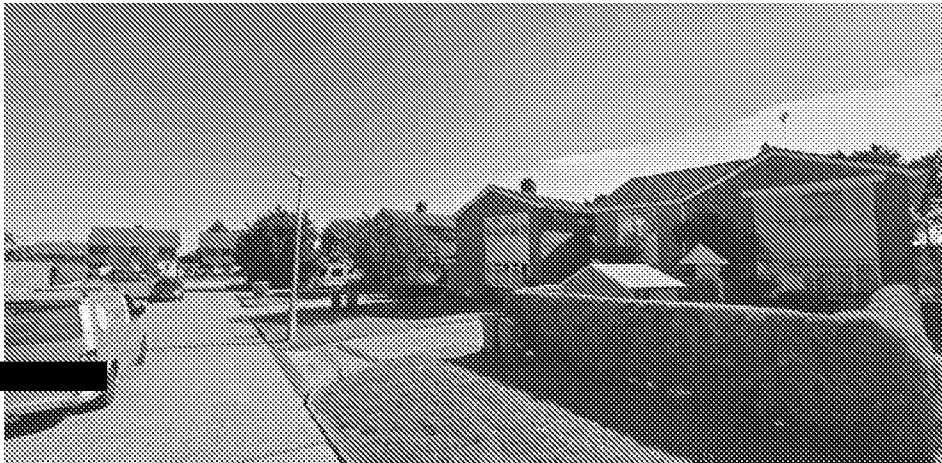
Grove Cres Street - Single storey dwellings east of the site



Fulford Nursing Home - 3 storey context



Dorset Close - 2 storey context



Paterson Wilson Road - 2 storeys context

8.02 PROPOSED HEIGHTS



Proposed Heights

The developable is predominantly 2-storey in height. The one 4-storey element is the apartment block at the site entrance. The site is a mixture of semi-detached and terraced houses.

Diagram Key:

- 1 storey Bin Stores
- 2 Storey
- 4 storey Apartment Block

8.03 PROPOSED SCALE

Surrounding Building Heights

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 Littlehampton Academy, the Police Station and Nursing Home on Fitzalan road are 3 storeys tall.

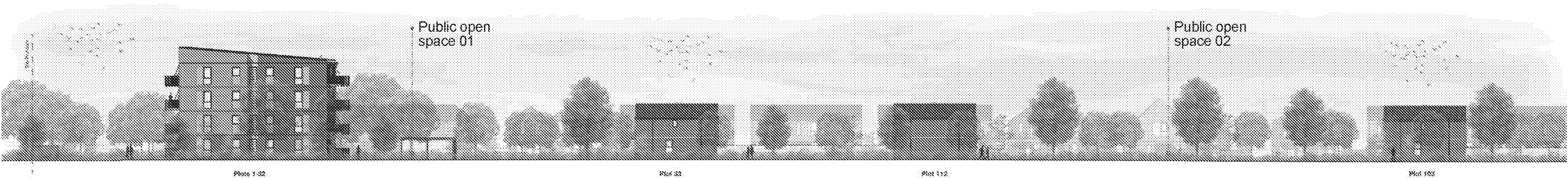
Proposed Scale

The immediate houses surrounding the site to the south, east and west are 2 storey houses which in scale is predominantly reflected in the proposed development.

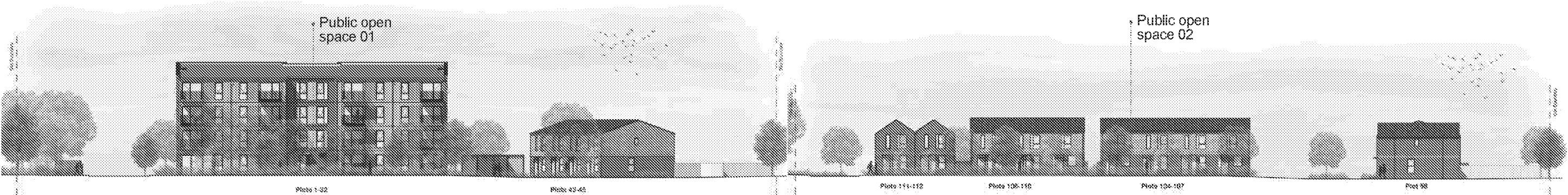
The three 3-storey buildings adjacent to the site, Littlehampton Academy to the north, the Fulford Care & Nursing Home to the south and the Police Station to the south west vary in height and form a triangle around the western portion of the site, allowing the potential of increased height in this location. A 4 storey apartment block is proposed in this location to act as a landmark building at the

site entrance. In our view the use of a 4-storey element on this part of the site is justifiable in terms of mass and scale considering the size of the site, the 3 storey buildings in the vicinity, the separation distance of 55m from the existing houses to the west and 38m from the proposed houses to the east.

The relationship in terms of scale and mass between the apartment block and proposed houses has been considered and deemed appropriate for its context building footprint setting out, separation distances, orientation and location on site.



Street Elevation 01 - Part 1



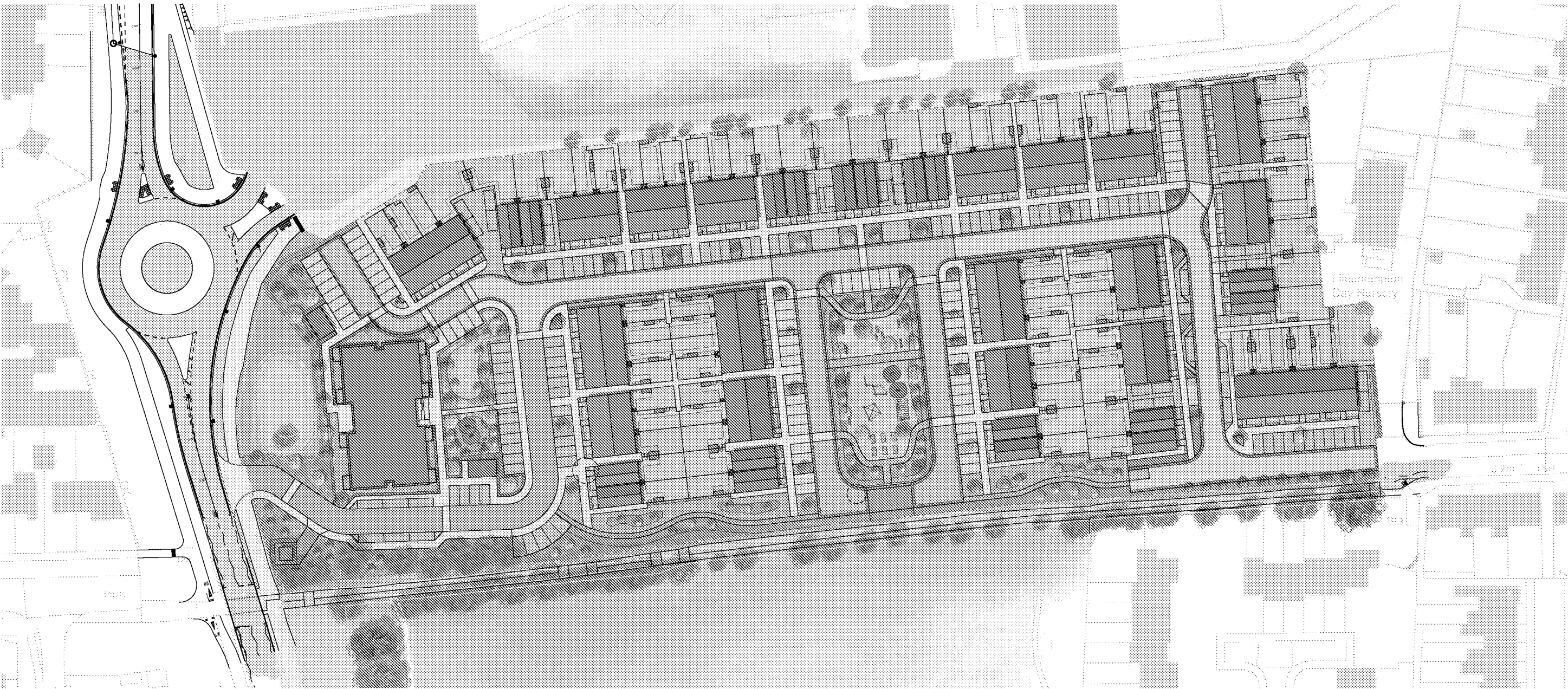
Street Elevation 05

Street Elevation 04

9.0 LANDSCAPING



9.0 LANDSCAPING



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.

The start of the master planning and landscape design process for a new BoKlok community will take account of the local green context, the Local Authority's requirements for amenity and open space, and also the economics of the project. Whilst each project will be unique and tailored to its environment, there is an aspiration that each BoKlok neighbourhood should have a green heart at its core – an external place where residents can congregate to socialise, relax or play in a high-quality landscape setting.

In general the objectives for the detailed landscape strategy are to:

- Integrate the proposed development with the existing urban fabric.
- Provide a greened interface with the proposed sustainable drainage system serving the site.
- Enhance existing boundaries of the site with proposed buffer hedgerow and specimen tree planting and provide a robust and attractive biodiverse boundary to Rosemead Park to the south.
- Maximise opportunities for habitat creation and wildlife preservation in line with the ecological management objectives.
- Maintain open amenity areas in appropriate locations in order to maximize the contribution of greenspace to the proposed development and the wider visual amenity of the site.

9.0 LANDSCAPING

The Landscape Strategy focusses on the retention of the existing mature trees and other native vegetation and the creation of a network of accessible spaces forming a Green Network across the development area. This Green Network will not only contribute to the creation of a sustainable scheme that can be designed in line with best practice, but it also contributes to creating a setting that is conducive to encouraging healthy living and providing for all activities as part of family life. Furthermore, the green components of the site will combine with the sustainable drainage system to provide an Environmental Infrastructure Framework for the site, maximising green linkages and enhancing biodiversity whilst reducing site runoff.

The detailed landscape proposals reflect the policy guidance and develop the objectives of the BoKlok Design Guide (2019), and the Ecology Management Plan and in doing so, emphasise the core functions required of a high-quality residential scheme.

Publicly Accessible Open Space

The open space elements of BoKlok: Littlehampton will include a purpose designed Community Hub, located within central garden which will be easily accessible from all areas of the site and will allow direct pedestrian and cycle access to the park facilities to the south. The theming and content of the Hub and the central play will be developed to reflect the overall site landscape where buildings are open spaces, defined by specimen trees, native hedgerows and grassed areas with wildflowers and swathes of bulb planting. As a basic provision, themed natural play elements, sculptural and active play elements would be provided in the play zone with a more formal treatment of the Hub space to include an island seating area with an associated court zone to facilitate social gatherings. This convivial space could be accompanied by a concrete and steel BBQ pit, integrated with low walling, hedging and picnic benches. A town garden area with a tranquil 'Chill Zone' and providing communal 'Grow Pods' with timber bed planters for herbs and vegetables, raised flowerbeds, along with specimen fruit trees of local provenance. A potting shed/store for gardening tools would possibly complement the seating spaces and further encourage communal activities.

The Hub will be broadly defined by a green structure comprising standard and multi-stemmed trees, species to include magnolias, birches, hawthorns, apples, alders and hollies providing a sense of instant maturity and with the activity areas defined by ornamental planting beds with a variety of flowering and berrying shrubs and herbaceous plants.

Rain gardens will surround the space and will form a definition between the garden area and the surrounding car parking. These will be planted to maximise biodiversity value using predominantly native herbaceous plants and shrubs.

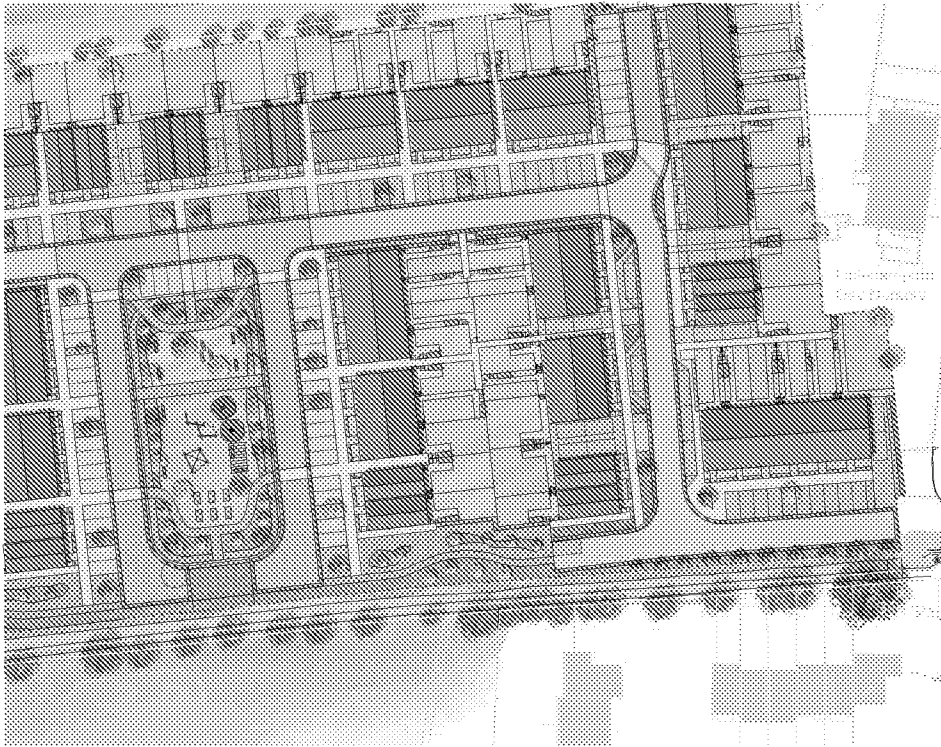
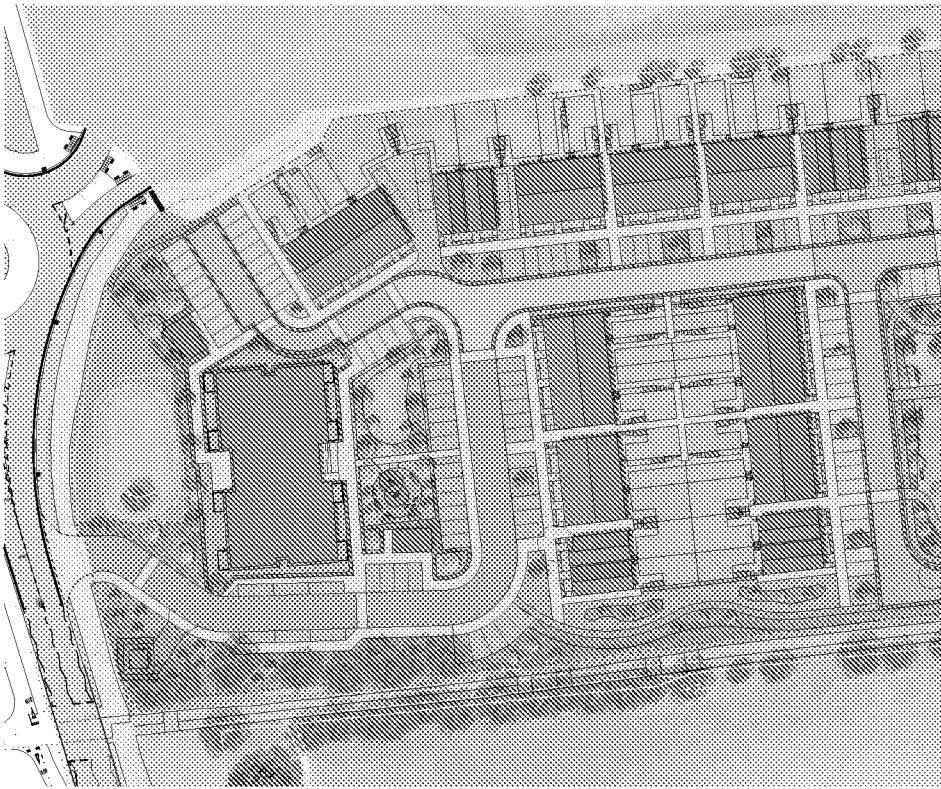
A secondary play and seating zone provided to the west of the site and serving the apartment block will include natural play for young children (logs, steppingstones, and timber play animals) with simple bench seating. A wildlife pond will also be created to enhance site biodiversity and create an attractive setting for the building.

Accessibility

The landscape scheme has been designed to be fully inclusive, and to promote ease of access for all users. The majority of the site will be relatively level, with a high proportion of the public realm either pedestrianised or comprising shared, traffic calmed surfaces. Where greater level changes occur, access will be provided with maximum gradients of 1:20 wherever possible.



Illustrative Community Hub sketch - greet and grow



Developed landscape design: refer to detailed drawings

9.0 LANDSCAPING

Streets, Squares and Lanes

The internal system of roads, lanes, parking courts, formal and informal footpaths and cycleways will be defined by native and semi-ornamental planting arrangements punctuated by specimen trees where the various components will distinguish and animate the spaces and create interest for the user.

A consistent palette of materials will be employed across the public realm areas with feature areas, footpaths and cycleways clearly designated by a hierarchy of paving materials, lighting types and signage. The street furniture will be robust, contemporary and where appropriate, selected from a range approved by the adopting agencies and in compliance with Secure by Design principles.

Incidental Open Space

Any smaller, incidental areas of open space around the site will be carefully treated to reflect the wider landscape setting with similar planting and hard works detailing to facades, boundary walls and edges, and will include informal seating areas where space permits. Continuing the theme of local community food production, planting of fruiting and berrying species will be encouraged.

Circulation Space

Across the site, areas of shared access will be designed in such a way as to promote pedestrian prominence and safety. A 'home zone' or 'Living Street' approach will be taken for these areas where levelled surfaces, will be created to provide an attractive, secure, traffic calmed street environment for all users. The creation of convivial places will engender community interaction and 'eyes on the street' and will compliment local food production and harvesting.

Play and Recreation

The provision of a range of inventive play opportunities and areas where children feel safe to move about has been paramount in the overall design of the outdoor spaces. Within the main body of the scheme the Incidental Play areas will be designed to cater for younger age ranges from toddler to approximately 8 year old, and will focus on developmental skills: balance, recognition, social interaction, competitiveness, physical exercise combined with play themes that explore and develop an appreciation of their surroundings.

Plant Species

Species selected for the wider landscape elements will reflect the locally dominant native varieties. The detailed planting plans included in the submission pack provide details of the planting design.

Trees such as oak and native maples, birch, and upright hornbeam are proposed for the wider roads and parking courts. Smaller native tree species will be used elsewhere such as flowering hawthorn, magnolias, cherries and ornamental privets to give a strong architectural feel to the lanes and pathways.

Varieties valuable for their nectar producing, flowering and berrying qualities have been selected to promote local biodiversity along with semi ornamental varieties for their informal and natural form as well as their value as habitats for insects, which attract small birds. (Refer to detailed softworks drawing and plant calendars for more information)

Materials Selection:

Hardworks Design

Throughout the urban form feature paving materials to the main walkways and public garden spaces will include good quality reconstituted stone blocks and slabs in cream, buff, charcoal and ochre colours with silver grey aggregate paving blocks used to accentuate the setting of the buildings, and in the main areas of pedestrian circulation.

Street furniture will be contemporary in form but using traditional materials. A suite of distinctive signage, lighting and seating will be developed for the site following BoKlok principles, using robust but refined elements that are easily maintained and replaced when necessary.

Softworks Design: Urban zones

Overall, the development will utilise a simple but creative softworks palette using varieties of hedging plants throughout the urbanised area in combination with grassed areas, wildflower swathes and bulb planting. Tree cultivars and shrub/herbaceous/climber mixes, chosen for their visual, ecological and low maintenance characteristics, will be used to highlight important areas of public realm including the Hub area. A percentage of evergreens will be included in these mixes to promote wintertime effects, along with pioneer, faster growing species to create early impact. The long-term maintenance regime will carefully develop the planting designs to promote good structure and longevity and therefore ultimately

soften the built form in a matrix of greenery.

As previously noted, a green framework for the whole site will be developed by retaining as many of the existing trees as practicable, and reinforcing this green structure by extensive new planting of native and semi-ornamental tree and hedging varieties.

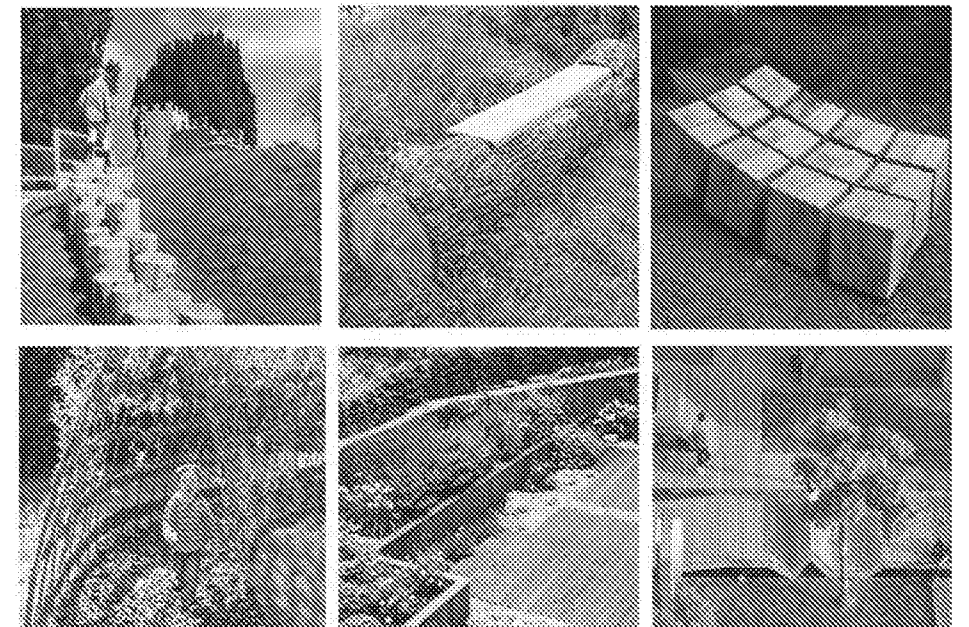
As part of the site wide landscape strategy, management of water and runoff will be aided by sympathetic planting designs, utilising permeable surfaces to parking areas, filter strips and porous asphalt to ensure any surface water attenuation is positively integrated into the landscape, which will also promote opportunities for local biodiversity along with enhancing the visual environment.

Ecological Enhancements in the Landscape

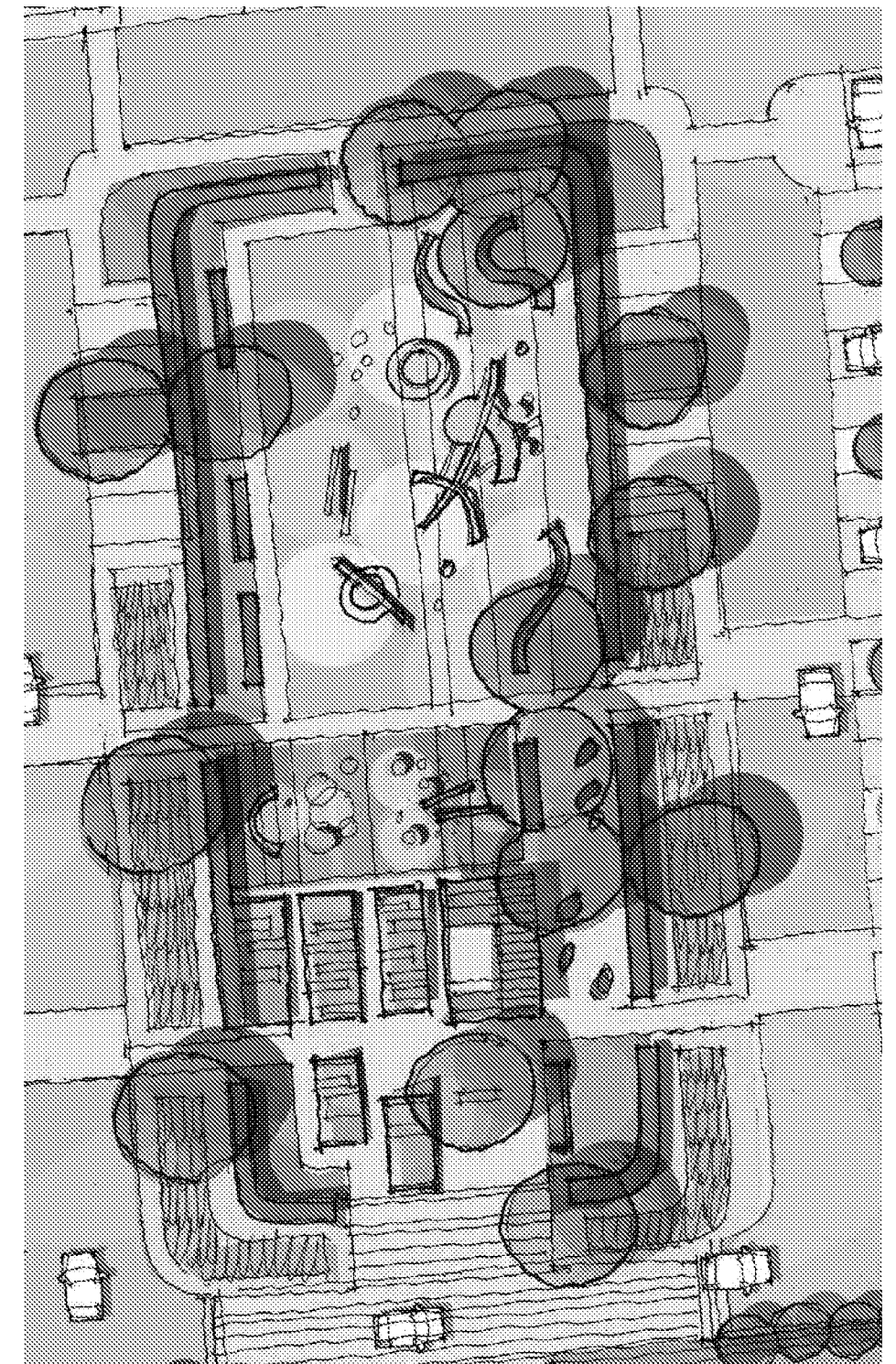
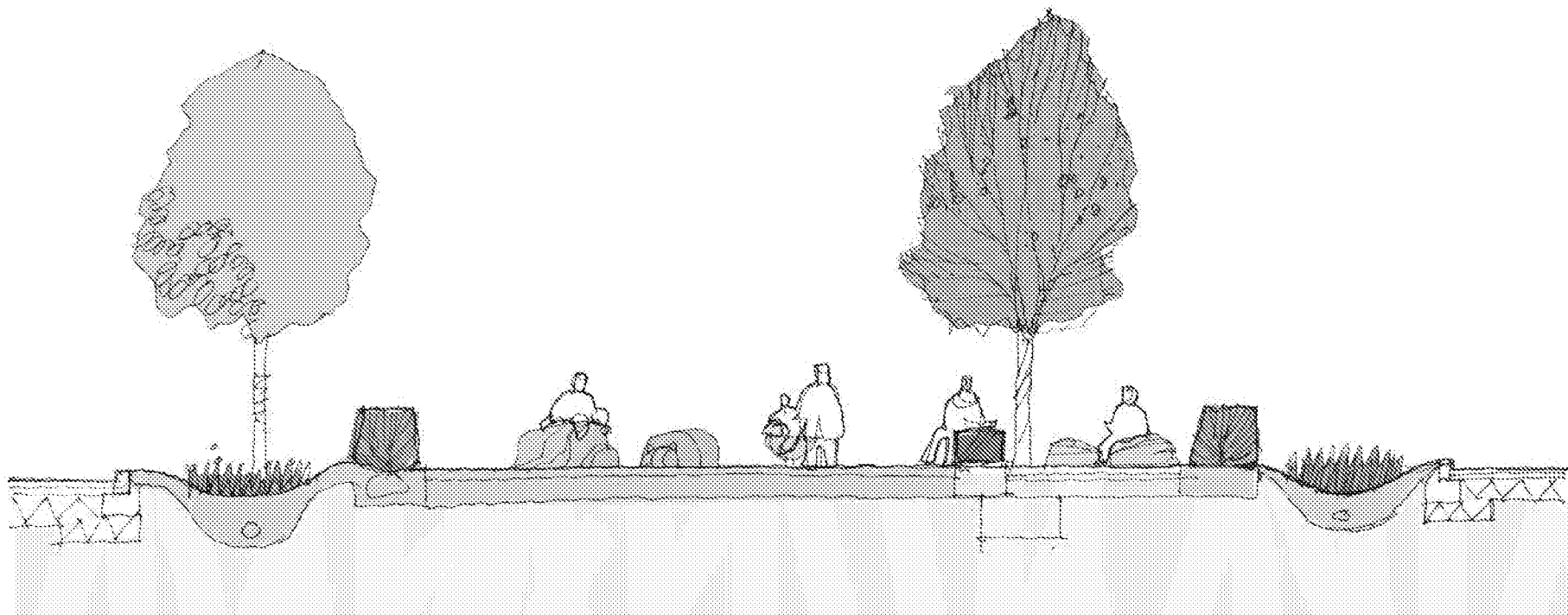
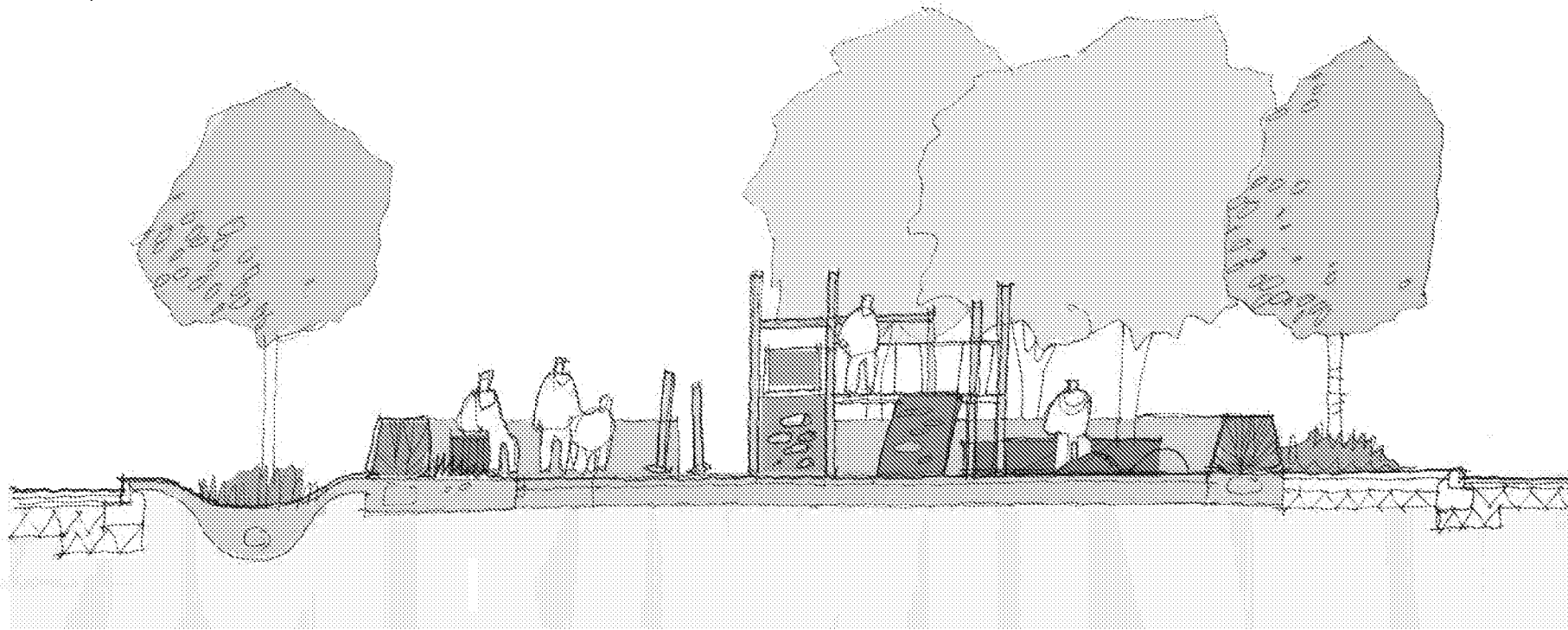
The proposals will change a brownfield area with limited scrub cover into an urbanised compartment with the greenspace treatments maintaining continuity of vegetational cover and ecological connectivity throughout the site.

It is intended that ecological mitigation will be undertaken through the provision of green space within the development and by structural hedges and scrub belts and the creation of managed, wildflower and tussocky grasslands.

Bat and bird boxes will be provided in line with the EMP recommendations and other aspects of the development, such as site lighting, will be designed to minimise impacts on wildlife.



Community Hub, illustrative sections



Community hub, design concept.

Proposed Ornamental Herbaceous/Grass and Shrub planting																
Planted in groups of 3, 5 and 7. Topsoil to																
85 3882																
Mulch all areas with fine compost to																
50mm depth.																
Herbaceous and groundcover																
(60% of total area) - 3 litre pots																
bushy plants, density 6/m²																
36	10%	Achemilla mollis														
37	10%	Dryopteris affinis														
38	10%	Geranium sanguineum														
39	10%	Geranium Whitehead														
40	10%	Hebeboris foetidus														
41	10%	Libertia grandiflora														
42	10%	Carex elata														
43	10%	Festuca glauca														
44	10%	Pennisetum Hancei														
45	10%	Nepeta x faassenii														
Shrubs																
(40% of total area) - 10L pots,																
bushy, well formed plants, density 3/m²																
46	10%	Convallaria majalis														
47	10%	Cornus sanguinea														
48	10%	Eucymia europaea compacta														
49	20%	Rosa 'Keri'														
50	10%	Hebe Garden Beauty Blue														
51	10%	Hebe Purple Beauty														
52	10%	Pittosporum t. Nandini														
53	10%	Lonicera pilosella														
54	10%	Ruscus aculeatus														
55	10%	Viburnum opulus														



ORNAMENTAL HERBACEOUS, GRASS & SHRUB

