



Design and Access Statement

New Maisonette and Alterations to 2 Croft Cottages

2 Croft Cottages, Pier Road, Littlehampton, BN17 5LS

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1.0 Generally

- 1.1 This Design Report forms part of a Full Planning Application to Arun District Council for a proposed maisonette and alterations to the existing property at 2 Croft Cottages, Pier Road, Littlehampton, BN17 5LS.
- 1.2 No other purpose is anticipated or accepted. Copyright of this report remains with Critchley Architecture And Design Ltd.
- 1.3 Reference should be made to the planning submission drawings for details of the proposals, re:

19023 -	101	Location and Block Plan
	201	Survey Floor Plans
	301	Survey Elevations
	401C	Proposed Floor Plans
	502A	Proposed Elevations

- 1.4 The subject proposals were prepared under the objectives of the **National Planning Policy Framework** of February 2019. Of the policies, we were mindful of the following:

Paragraph 11:

“Plans and decisions should apply a presumption in favour of sustainable development.”

Section 5: Delivering a sufficient supply of homes

“59. To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

68. Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:

c) support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes.”

Section 11: Making effective use of land

“117. Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that as much use as possible of previously-developed or ‘brownfield’ land.”

- 1.5 The subject proposals were prepared under the objectives of the **Adoption Arun Local Plan 2011-2031** (July 2018). Of the policies, we were mindful of the following:

Policy SD SP1: Sustainable development

“When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will work pro-actively with applicants to jointly find solutions which mean that proposals can be approved wherever possible and to secure development that will contribute to the social, economic and environmental conditions south of the National Park through to the coast and throughout its settlements (both coastal and inland). This presumption will not be applicable where development requires an Appropriate Assessment or where consideration of the need for one is being undertaken.”

Policy SD SP1a: Strategic Approach

“To maintain the District’s unique character as a coastal location set against the South Downs whilst ensuring that the needs of the community are met through sustainable growth and the provision of suitable services, the spatial strategy for Arun District to 2031 is to; a. promote and enable development which supports the main coastal towns of Bognor Regis and Littlehampton role as the main service, employment, retail and social centres including; i. enabling development that supports Bognor Regis as a holiday centre and University Campus location, and ii. enabling development that supports Littlehampton as a civic centre with a harbour town set at the mouth of the river Arun with an expanding leisure, recreation and marine based economy.”

- 1.6 Littlehampton does not yet have an adopted Neighbourhood Development Plan.

2.0 Physical Context

- 2.1 The subject site is on the eastern side of Pier Road, which runs north/south between New Road and South Terrace and in parallel to the River Arun. It is approximately 0.4 miles north of Littlehampton's East Beach and 0.3 miles south of Littlehampton Station and Town Centre.

- 2.2 Littlehampton is located on the south coast of England, approximately 8 miles east of Bognor Regis and 9 miles west of Worthing.
- 2.3 The site is sloped from west to east, such that the entrances to the existing cottages are 0.6m higher than the rear gardens.
- 2.4 The site is not within a Conservation Area.



3.0 Social and Economic Context

- 3.1 Littlehampton began life as a small port, originally settled in Saxon times. It became fashionable in the late 18th century as a seaside resort, when seawater bathing increased in popularity.
- 3.2 Population statistics show a higher than average proportion of inhabitants in the C1 (lower middle class) and C2 (skilled working class) bracket. The average age is just over 45, again higher than average, and the majority of people own their own homes.
- 3.3 There is clear preference in the Arun Local Plan for new housing and development to be located in the Greater Littlehampton Area, in line with plans for Littlehampton's economic growth.
- 3.4 Within easy walking access of the site there are:
- Shops and superstores

- Professional services
- Sports and recreation facilities
- Community facilities
- Childcare and Infant Schools
- Pubs and Restaurants

With the above in mind, a modest two bedroom maisonette with easy access to the town centre and coastal amenities would be highly desirable.

- 3.5 Pier Road has a very mixed character. There is a superstore and a number of residential properties, varying from older two and three storey houses to new three and four storey developments, and a goods yard. Pier Road is also the home of Littlehampton Harbour Board.



- 3.6 The subject site sits between the entrance and exit of Travis Perkins goods yard, which is immediately to the rear of the site. It is opposite a new development of two, three, and four storey residential units.
- 3.7 Nos. 1 and 2 Croft Cottages appear to be of post-war construction and are of little architectural interest or merit. Both properties have been unsympathetically extended during the 1960s.



No.2 Croft Cottages and parking space.

Rear of cottages.

4.0 Involvement of Local Interests

- 4.1 The purpose of this application is to form a basis for discussion with the local authorities.

5.0 Amount

- 5.1 The site within the ownership of the applicants, including Nos. 1 and 2 Croft Cottages is approximately 425 m². The area currently allocated to No.2 is 235m².
- 5.2 One new two bedroom maisonette is proposed on land currently used as parking and garden space by No.2
- 5.3 No.1 has no parking space. No.2 currently has provision for 1 parking space. Parking for No.2 will be retained as part of the proposals, with an additional parking space for the new maisonette.
- 5.4 The proposed maisonette has a gross internal floor area of 82m², in line with National Space Standards. In addition to a large single garage, it has a rear garden area of 37m² and a front entrance area of 8m².
- 5.5 No.2 retains a rear garden area of 75m² and a front garden of 21m². To accommodate the new maisonette, minor alterations to the fenestrations and roof are proposed. The cottage otherwise remains as existing.
- 5.6 No.1 retains a rear garden area of 90m² and a front garden of 20m². No other changes are proposed.

6.0 Design

6.1 NPPF Section 12: Achieving well-designed places

“127. Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”

6.2 Arun Local Plan Policy D SP1: Design

“All development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details. Development proposals should have been derived from: a thorough site analysis and context appraisal; adherence to objectives informing sustainable design (inclusivity, adaptability, security, attractiveness, usability, health and wellbeing, climate change mitigation and habitats); and the influence these objectives have on the form of the development.”

6.3 Aspects of design considered in line with Policy D DM1:

Character

- The character of the locality is mixed.

- That being said, the proposals seek to relate sympathetically to the existing cottages in scale and appearance.
- The proposals reflect the character of the buildings immediately opposite, which are also in a 'coach house' style.



Appearance

- The proposed materials should match those of the existing cottages. In this case, the materials are facing brick and slates with terracotta ridge tiles. Fenestration is white uPVC with coloured GRP entrance doors.
- There is an opportunity to reuse small brick details.
- All new hardstanding to be porous paved.
- The aim is for the proposals to have a 'coach house' relationship to the existing cottages. Rather than duplicating the exact appearance of the cottages, the proposals are similar in nature but designed to be appropriate for modern living in a town centre area known to have issues with flooding.

Impact

- Nos. 1 and 2 Croft Cottage are currently vacant and undergoing renovation. There are no immediate residential neighbours to the north, east, or south.
- The building immediately to the west appears to be flats over parking bays, similar to the proposals. As this is on the opposite side of the road, it is

considered that the occupants would not be unduly affected by construction works, provided that standard measures to control noise and suppression of dust were put in place.

Planting

- There is no existing mature planting on the site.
- As part of the application, the rear garden fences that divide the properties will be rearranged to provide a better distribution of garden space.
- The gardens are situated at the lower end of the ground slope. To assist with the drainage of water run off, a Rain Garden is proposed to the rear of the new maisonette. Drainage to No. 2 will remain as existing.
- The soil mix for this should consist of 50% sand, 25% topsoil, and 25% compost.
- Native planting is proposed, for example:

Guelder Rose (*Viburnum opulus*), Dogwood (*Cornus sanguinea*), Royal Fern (*Osmunda regalis*), Bellflower (*Campanula glomerata*), and Bugle (*Ajuga reptans*).

Solar gain

- A single, large, south window to the open plan kitchen/dining area is proposed. All other windows are east or west facing.
- The design aims to make maximum use of light and solar gain, whilst preventing potential overlooking issues.

Layout

- General layout is similar to that of the existing cottages.
- A key aspect of the overall design relates to the applicants' wish to retain parking and to minimise potential flood risk. This had led to a plan with parking at ground floor level and all living accommodation on upper floors.

Density

- Density is appropriate and similar to that of the surrounding area.

Scale

- Storey heights are lower than those of the cottages, so that the garages and maisonette may be accommodated within minimum internal height standards

whilst not increasing the ridge height unreasonably. The roofline of the proposed maisonette is 0.8m higher than the existing cottages.

- The roof of the proposed addition follows the line of the existing roof slope to prevent a visible increase in mass and bulk.

7.0 Access

- 7.1 It is the applicant's intention to meet the requirements of the Disability Discrimination Act 1995 (amended 2006).
- 7.2 It is the applicant's intention to meet the requirements of the Disability Discrimination (Employment) Regulations 1996.
- 7.3 It is the applicant's intention that where applicable, provisions are made in accordance with Approval Document M of the Building Regulations (current edition published January 2013).
- 7.4 It is the applicant's intention that, with regard to personnel access, inclusivity is achieved wherever reasonably possible.
- 7.5 Pedestrian access to the site is available from Pier Road.
- 7.6 A bin area is proposed within 25 metres of Pier Road.
- 7.7 As the site is within the town centre, with excellent access to public transport, a limited number of parking spaces are proposed. Secure cycle facilities for each property will be provided. It is the applicants' intention to promote travel by non-motorised modes and by public transport.
- 7.8 Emergency access is fully available from Pier Road.

8.0 Flood Risk

- 8.1 **NPPF Section 14:** Meeting the challenge of climate change, flooding and coastal change

"148. The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure."

8.2 **Arun Local Plan Policy ECC SP1: Adapting to climate change**

The Council will support development which is located and appropriately designed to adapt to impacts arising from climate change such as the increased probability of tidal and fluvial flooding; water stress; health impacts as a result of extreme temperatures and a decline in the quality of habitats and richness of biodiversity.

In order to achieve this, development must be designed to take account of the following issues:

- a. Location (in relation to flood risk and vulnerability to coastal erosion);
- b. Water efficiency;
- c. Shade, cooling, ventilation, solar gain;
- d. Connectivity to the green infrastructure network; e. Layout and massing;
- f. Resilience of buildings and building materials to extreme weather events; and
- g. Capacity of drainage

8.3 The Environment Agency Flood Map indicates that the site lies within Flood Zone 3. A full Flood Risk Assessment is therefore provided as a separate document.

9.0 Sustainability

9.1 Based on BRE Home Quality Mark Guidelines.

9.2 **Site Context**

Site Survey

- *Assess the condition of the land, including contamination, flood risk, security, privacy and nuisance.*
- *Have an awareness of infrastructure including water and electrical supplies.*
- *Have an awareness of drainage and sewage arrangements.*

Residential use is already well established. Potential overlooking issues have been addressed.

Design & Character

- *Engage with the community and other local bodies through consultation and discussion around design decisions.*
- *Design homes that fit in with the local character and for larger developments create public spaces associated with your home.*

The proposals are on a modest scale and the purpose of this application is to form a basis of discussion with the Local Planning Authority.

Building Footprint and Layout

- Encourage the efficient use of a home's footprint, maximising quality external space for occupants without compromising internal space.

The proposed design was prepared with reference to the National Space Standards and seeks to make best use of the available land. Suitable amenity space is provided for all properties by appropriately redistributing the existing garden area.

Service Provisions

- *Ensure access to secure and fast internet supplies.*
- *Provide access to support and enable efficient and easy maintenance of key utilities.*

This should be a given within a town centre location.

9.3 Movement & Connectivity

Transport Provision

- *Ensure good public transport connections are available and accessible.*
- *Encourage the provision of adequate and safe cycling and pedestrian facilities.*
- *Encourage the provision of car parking /electric charging and or sharing facilities appropriate to the location and local community.*
- *Ensure practical and up to date transport information is available to home owners.*

As above, the site is in a town centre location, with excellent access to public transport. Provision for the charging of electric vehicles will be made.

Local Amenities

- *Basic services such as retail and banking*
- *Local parks and places of leisure*

- *Healthcare and education facilities*

A variety of local amenities are available.

9.4 Performance Outcomes

Air Quality

- *Provide adequate ventilation that does not compromise thermal efficiency.*

Lighting

- *Provide adequate access to natural light and controllable artificial lighting where necessary.*
- *Suitably locate controls that are accessible and easy to use.*

Noise

- *Utilise insulation and treatment that creates the right acoustic environment.*
- *Consider internal sound insulation.*
- *Design the layout and construction of new houses to minimise the impacts of noise from the local area.*

Temperature

- *Avoid the risk of overheating whilst ensuring well insulated new homes.*
- *Provide adequate and controllable ventilation capable of meeting the varying demands of the seasons.*

9.5 Predicted In Use Energy

Cost

- *Ensure that cost efficiency is central to the design of your home*
- *Provide access to the relevant information and controls to understand how to optimise the efficiency of your home and how your behaviour influences this.*

Energy Footprint

- *Promote measures to reduce the use of energy that produces CO2 emissions and other pollutants through reduced energy demand.*
- *Investigate the use of appropriate and cost effective renewable energy sources.*
- *Encourage systems that reduce local pollutants.*