

LAND AT TODDINGTON LANE WICK

DESIGN & ACCESS STATEMENT

PROPOSED DEVELOPMENT OF 10 DWELLINGS

ECE Architecture

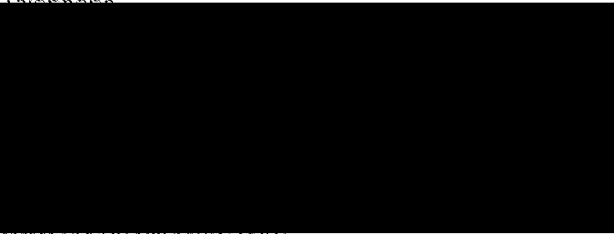
ECE Architecture

Brooklyn Chambers
11 Goring Road
Worthing
West Sussex
BN12 4AP

76 Great Suffolk Street
London
SE1 0BL

Westworks
St Nicholas House
31 - 34 High Street
Bristol
BS1 2AW

Tel: 01903 811000



www.ece-architect.co.uk

Revisions

Revision	Notes	Issue Date	By	Checked By
A	Planning Submission	13.02.17	SM	AK
B	Planning Submission	24.02.17	PA	AK
C	Updated for Planning	18.04.17	SM	AK
D	Updated for Planning	27.04.17	SM	AK
E	Updated for Planning	03.05.17	SM	AK

CONTENTS

1.0 Introduction	4	6.0 Access Strategy	34
Contacts	4	6.01 Development Access	35
Project Vision and Summary	5	6.02 Accessibility	35
2.0 Site & Context	6	7.0 Conclusion	36
2.01 Site Appraisal	7	7.0 Conclusion	37
Surrounding Character			
Site Description			
2.02 Site Location	8		
2.03 Character Approaching Site	9		
2.04 Landscape & Visual Impact	10		
2.05 Existing Trees & Hedgerows	11		
2.06 Social & Economic Considerations	12		
2.07 Opportunities and Constraints	13		
3.0 Layout	14		
3.01 Layout Approach	15		
3.02 Layout Features	16		
4.0 Design Process	17		
4.01 Meeting the Principles of Building for Life	18		
4.02 Feasibility Design	19		
4.03 Design Principles	20		
4.04 Amount / Density	21		
4.05 Scale	21		
4.06 Use	22		
4.07 Architectural Approach	23		
4.08 Character	23		
4.09 Appearance	24		
4.10 Housing Typologies	25		
4.11 Housing Typologies	26		
4.12 Materials	27		
5.0 Surrounding Context	28		
5.01 Open Space Strategy	29		
5.02 Car Parking & Cycle Storage	30		
5.03 Sustainability	30		
5.04 Crime Prevention	30		
5.05 Movement Strategy	31		
5.06 Refuse Strategy	32		
5.07 Landscape Strategy	33		
5.08 Landscape & Planting	33		

1 INTRODUCTION

Application Summary

This Design and Access Statement has been prepared to identify and explain the design process and decisions which have resulted in the submission of this Full Detailed Planning Application.

The application seeks Full Planning Permission for the development of a site on Toddington Lane, Wick to the north of the existing railway line for the construction of 10 dwellings in total.

The application site is located to the eastern edge of Wick, which is located approximately 1 mile to the North of Littlehampton. The site currently comprises a barn building & yard formally used for agricultural maintenance and storage. The existing vehicular access from Toddington Lane also serves existing residential dwelling known as Toddington Farm cottages. Toddington Farmhouse, to the north east of the site is Grade II listed, as is its Dovecote.

The site has been considered and designed in relation to the outline application for the North Littlehampton Masterplan (LU/47/11).

The site is considered to be well located, situated a short distance to the east of the village centre and near to the Primary Schools, Medical Centre, Church and supermarket.

Littlehampton, nearby and accessible via public transport, contains a range of regional facilities and amenities. The site is located 2.5 miles from Littlehampton Train Station, and there is a range of bus services from within the village.

The scheme put forward is a family home-led mixture of houses and apartments by Greg Blurton, a locally based private developer.

The proposal makes efficient use of the site whilst providing a high quality of public amenity space, which is accessible by both new and existing residents of Toddington. There will be an appropriate level of car and cycle parking proposed on site.

In addition the scheme looks to utilise and improve the existing road to the south of the site boundary through proposed improvements to both the hard and soft landscaping of the access road from Toddington Lane. This will be of benefit to both the existing and new community of residents.

This application is considered to offer an appropriate number of residential dwellings for the village, contributing to Arun District Council's current housing land supply requirements.

The drawings enclosed with the Planning Application include a Location Plan, Block Plan, Site Layout, Housetypes and Street-scenes for the proposed scheme.

Client Greg Blurton

Architect. ECE Architecture

Planning Consultant Rapleys

Highways Consultant. TPP

Ecology Consultant The Ecology Co-op

Noise Consultant. Anderson Acoustics

Foul & Surface Water

Drainage Consultant Weetwood

Project Vision

The proposed residential scheme sets out to deliver a clear design vision which provides the following specific benefits:

- Provide a development of the highest architectural quality that responds to the site's location within Wick village.
- Provide high quality, family orientated homes which have access to both public and private amenity space.
- Provide public amenity space to the new residents and that of Toddington Farm cottages
- Create a strong sense of place through high quality architectural details whilst referencing the local vernacular.

Design Approach

The design approach aims to respect the sites setting within Wick whilst drawing upon the architectural style and material use in the wider context of Littlehampton. These influences will be used in an interesting and creative way to provide an individual and dynamic residential development.

Both the height and footprint of the scheme work with the raised nature of the site to reduce scale and minimise the visual impact on the surroundings.

The scheme will retain and enhance the existing green boundary conditions of the site, whilst looking to introduce new planting that will help to merge the scheme into its rural and residential setting.

The layout will aim to maximise the potential for northern views out of the site.

Scheme Summary

10 family orientated residential units are provided comprising of four 4 bedroom, two 3 bedroom and four 2 bedroom open market units.

Planned improvements are proposed to the public realm benefitting both the existing and new community within Wick.

Ecological conditions of the site have been maintained and enhanced to boost ecology and create effective buffers between the development and its surrounding context.

Careful consideration has been made to both materiality and scale in order to ensure that scheme respects the surrounding area whilst creating a unique residential development.

2 SITE AND CONTEXT

- 2.01 Site Appraisal
 - Surrounding Character, Urban Structure
 - Site Description
- 2.02 Site Location
- 2.03 Character Approaching Site
- 2.04 Landscape and Visual Impact
- 2.05 Existing Trees and Hedgerows
- 2.06 Topography and Land Forming
- 2.07 Social and Economic Considerations
- 2.08 Opportunities and Constraints Summary

Surrounding Character and Urban Structure

Wick is a community in the Arun district of West Sussex, England. Originally a separate village, it now forms part of the built up area around Littlehampton. It lies on the A284 road approximately 1 mile north of the town centre.

The village is primarily residential in character with a number of local services such as Primary Schools, Medical centre, Church and supermarket.

The site is surrounded by residential properties and small light industrial units which are irregular in character, materiality and form.

The site is bounded to the west by a number of car workshops, to the south by Toddington Farm cottages and the railway line. Toddington Lane to the north and east hosts residential properties that front on the street.

Site Description

The application site is located to the north of Littlehampton and is currently accessed from Toddington Lane. The existing access road also provides access to Toddington Farm cottages.

The site is less than 3 miles from the town centre and the railway station, and can be accessed by car from either the A259 to the south or the A284 to the west.

The site is approximately 0.39 hectares and is currently not used for either agricultural or grazing purposes and is unfarmed.

The majority of the site is brown fields with some bare ground and hard standing tarmac. The site boundaries comprising of medium to tall, unclipped hedgerows with occasional hedge planting.

There is an existing commercial building in the middle of the site. This structure will be removed as part of the application. There is an embankment of soil along the western boundary and the site is raised approximately 2.5m above Toddington Lane. There is a green hedge lined embankment to the northern end of the site.

The site is considered to be well located, situated a short distance to the village centre of Wick and near to Primary Schools, Medical centre, Church and supermarket.

Being only 1 mile from Littlehampton town centre, the site is within walking distance of Seaton Road bus stop which provides regular access to a wide mix of shops, amenities and employment opportunities in either direction, Brighton or Arundel.

The site is located 2.5 miles from Littlehampton train station which provides direct services to London Victoria.

The surrounding land use is predominantly residential with a number of agricultural sites located further along Toddington Lane to the west. There are a range of detached, semi-detached and terraced dwellings that boarder the sites

south, east and north boundaries. Generally the dwellings in the surrounding area are two storeys in nature and use a varying palette of materials such as timber boarding, stone, red and buff brick, render and slate roof tiles.

The site is on a slight slope and falls from the north west end to the south east corner. This slope has been addressed during the design process, to help ensure that the dwellings are suitably situated within their setting.

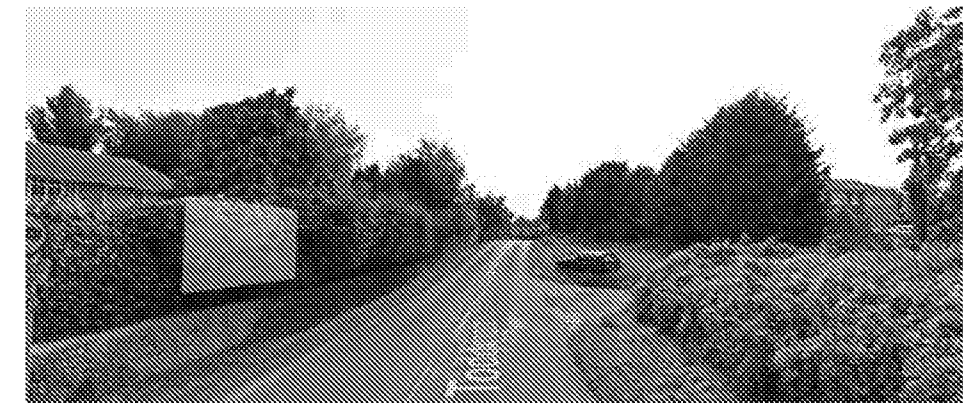
The existing dense hedgerows create an enclosed nature to the site which presents an exciting opportunity to provide an individual and dynamic development which offers well designed family homes to help meet the demand in Arun.



View 1. Proposed site access off Toddington Lane to Toddington Lane Farm



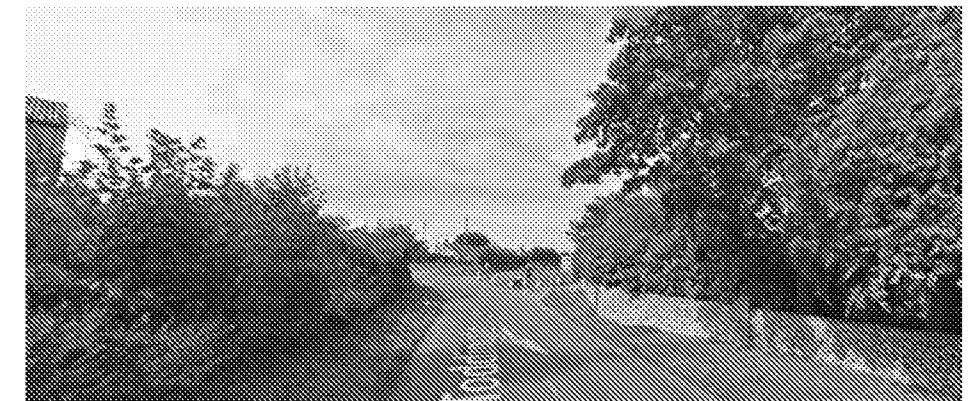
View 2. View towards site at Toddington Lane bend



View 3. Toddington Lane looking south to railway line and access road with Toddington farm cottages on right



View 4. View towards existing barn and car workshops along north western edge of site



View 5. Northern site boundary looking west along Toddington Lane



View 6. Southern view of site and Toddington Lane at railway line crossing



View 7. Residential properties north of the site



Aerial View of Existing site

2.03 CHARACTER APPROACHING SITE

The immediate surrounding vicinity of the site is diverse in its nature. Immediately to the west and the north are two post-war dwellings built as farm houses to serve the relevant horticultural use. Both are brick and tile hung below tiled roofs, one being two storey and the other a bungalow.

On the bend of Toddington Lane opposite the site, is a much older brick and flint dwelling. This has flint boundary walls and adjacent are a number of other older building which have been converted to residential use. Some of these comprise brick and flint below tiled pitched roofs also.

Immediately to the south of the site, are three terraced dwellings known as Toddington Farm Cottages. These date from 1960s / 1970s as does another group of properties known as Tulley Cottages located just east of the site on Toddington Lane.

Toddington Lane itself heading south of the railway is an older narrow road, with many older dwellings, however a very recent development immediately east of this called Elysian Fields has been constructed, with most of this development as two storey houses in brick or render below tiled or slate pitched roofs.

The 'Hollyacre' site adjacent to the west of the site is currently being developed by Wilmington Homes. The approved drawings show that the dwellings will have brick facades, gable roofs and hanging tiles.

Further along Toddington Lane to the west are older style bungalows in a mix of brick and render, and also recent developments of two storey brick and tile hung houses.

Development in this location should try to respect its surroundings and make considered use of brick, timber cladding, render and tiled pitch roofs to reflect the nearby development, both existing and approved.



1. Flint dwelling north-east of the application site



2. 1960s bungalows further west along Toddington Lane



3. Elysian Fields development off Toddington Lane, south of the railway



4. Housing development west of the application site



5. Tulley Cottages are 1970s dwellings on eastern edge of Toddington Lane, north of railway line opposite site



6. Planning elevation of Wilmington development on Toddington Lane, adjacent to site

2.04 LANDSCAPE AND VISUAL IMPACT

The hedgerow boundaries surrounding the site, the raised topography of the site and the local landscape near the site means that the surrounding landscape has the capacity to accommodate the proposal.

Direct effects on the landscape would involve the addition of 10 dwellings and associated ancillary buildings, an access road, and the loss of approximately 85m of hedgerow vegetation. This planting will be replaced as part of an extensive landscaping strategy.

The existing hedgerows along the site's boundaries present a good opportunity to mitigate visual effects through the planting of additional hedge trees.

With further mitigation planting being proposed within the scheme there are good opportunities to further reduce the impact of the scheme.

2.05 EXISTING TREES AND HEDGEROWS

The site comprises a building and yard formerly used for agricultural maintenance and storage. There is a large area of bare ground and hardstanding in the centre of the site which provides access for vehicle. Material and vehicles are also stored here. The edge of the site comprises overgrown vegetation which is not used for either agricultural or grazing purposes and is unfarmed.

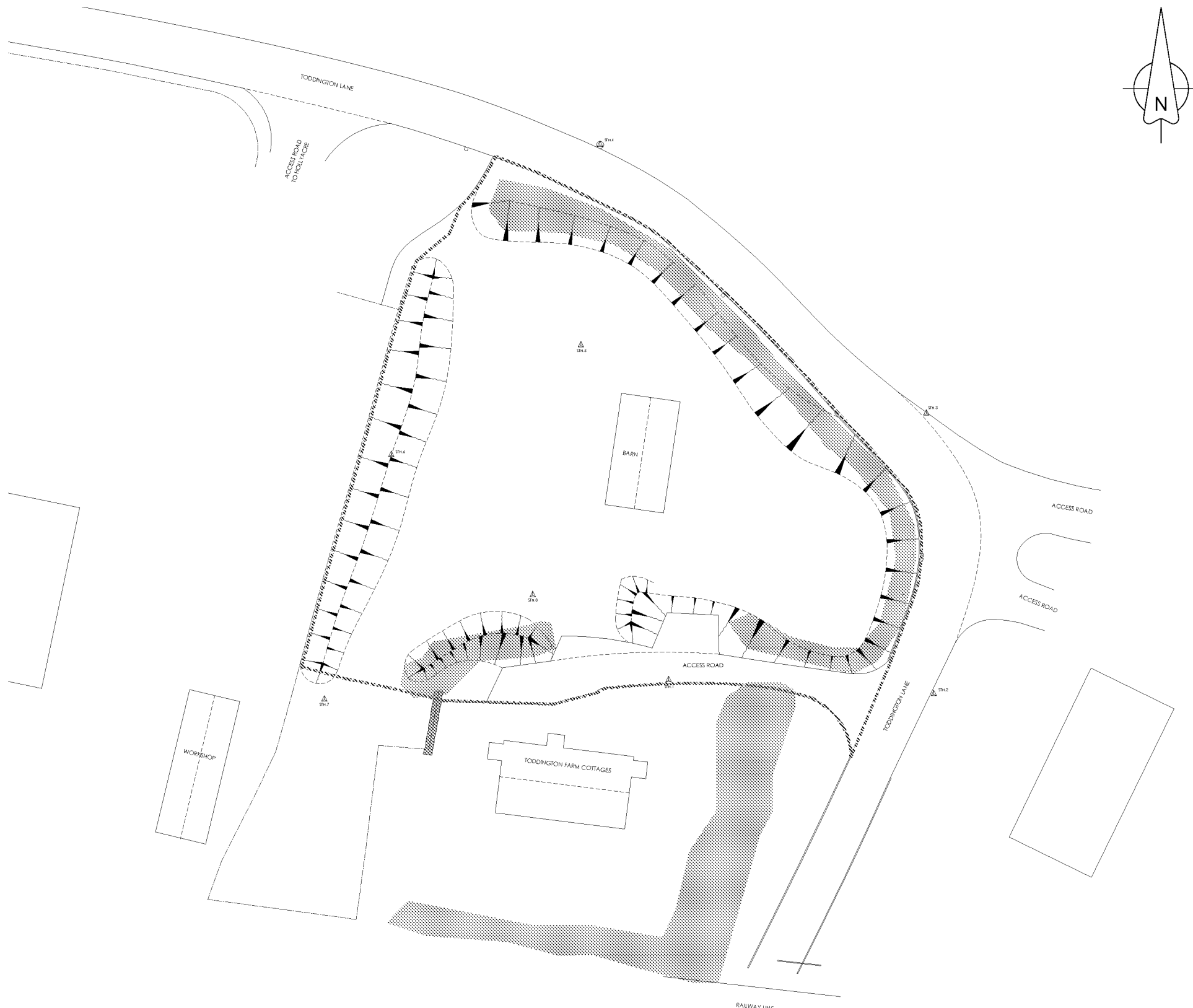
The eastern and northern site boundaries comprise of small to medium, unclipped hedgerows, and the southern site boundary comprises a similar hedgerow.

There are no trees of importance on the site. In line with the sustainable approach to this scheme any lost vegetation will be replaced with new trees and shrub planting elsewhere in the scheme.

Please see the tree map for further information and current photos provided by Arbtech showing the site vegetation.



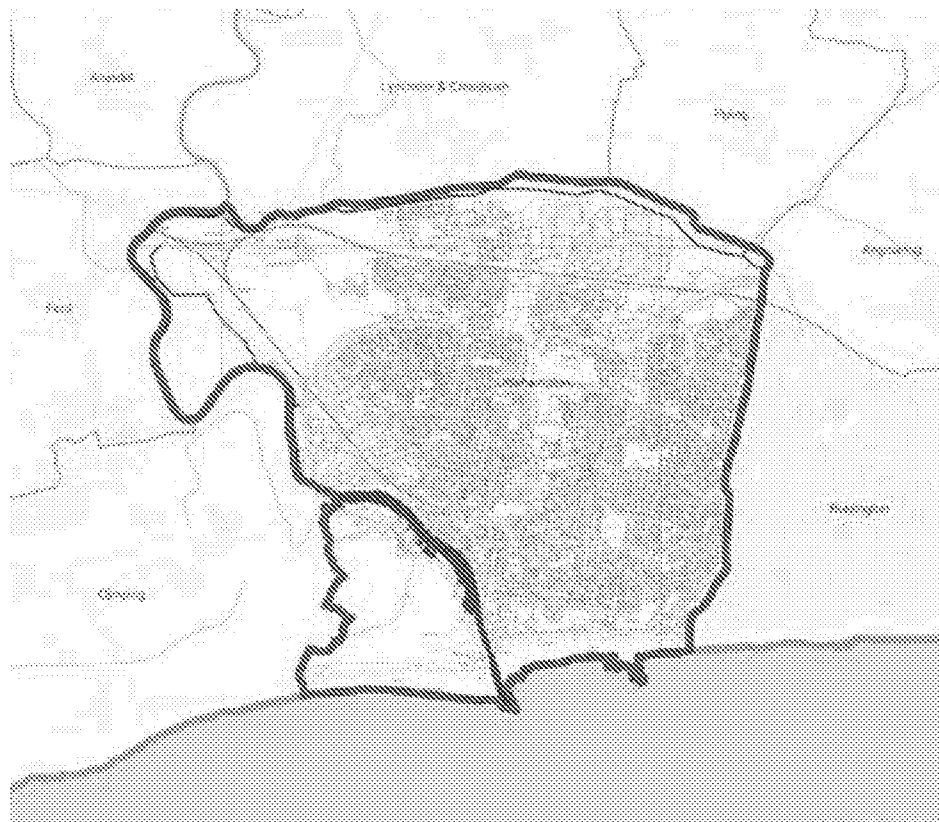
Existing site photo



Existing Tree Map

2.06 SOCIAL & ECONOMIC CONSIDERATIONS

The requirement for housing within Littlehampton and the local area has been determined through Arun District Council's supporting planning documents. The Town Council has led the preparation of the Littlehampton Neighbourhood Development Plan (LNP) which highlights the need for considerable housing numbers to be brought forward over the plan period of 2012 to 2029.



Littlehampton Designated Neighbourhood Area

The LNP proposes how much new housing should be built in the town up to 2029 and where this housing should be built. It also makes proposals for specific sites for other land uses and for design policies.

A number of sites in the town have been assessed by Arun District Council as part of the Arun Strategic Housing Land Availability Assessment (SHLAA). North Littlehampton is a Strategic Development Area identified within the Arun District Council Core Strategy.

An outline application (LU/47/11) was approved in January 2013 for a mixed use development at North Littlehampton (Toddington) comprising: demolition of existing buildings and structures, up to 1,260 residential dwellings (out of a potential 1,460 dwelling masterplan), up to 13,000 sqm of B1 employment floorspace (including 3,000 sqm Enterprise Centre), up to 3,500 sqm of Class A local facilities, a 100 bed hotel, 60 bed care home, a new 2 Form Entry primary school, community centre, youth and leisure facilities, combined heat & power plant, extension to existing household recycling centre, landscaping, replacement and additional allotments, multi-functional green infrastructure including sports pitches (& associated changing facilities), informal open space, primary vehicular access from a new access from the A259 bridging over the railway line with additional access from Mill Lane & Toddington Lane.

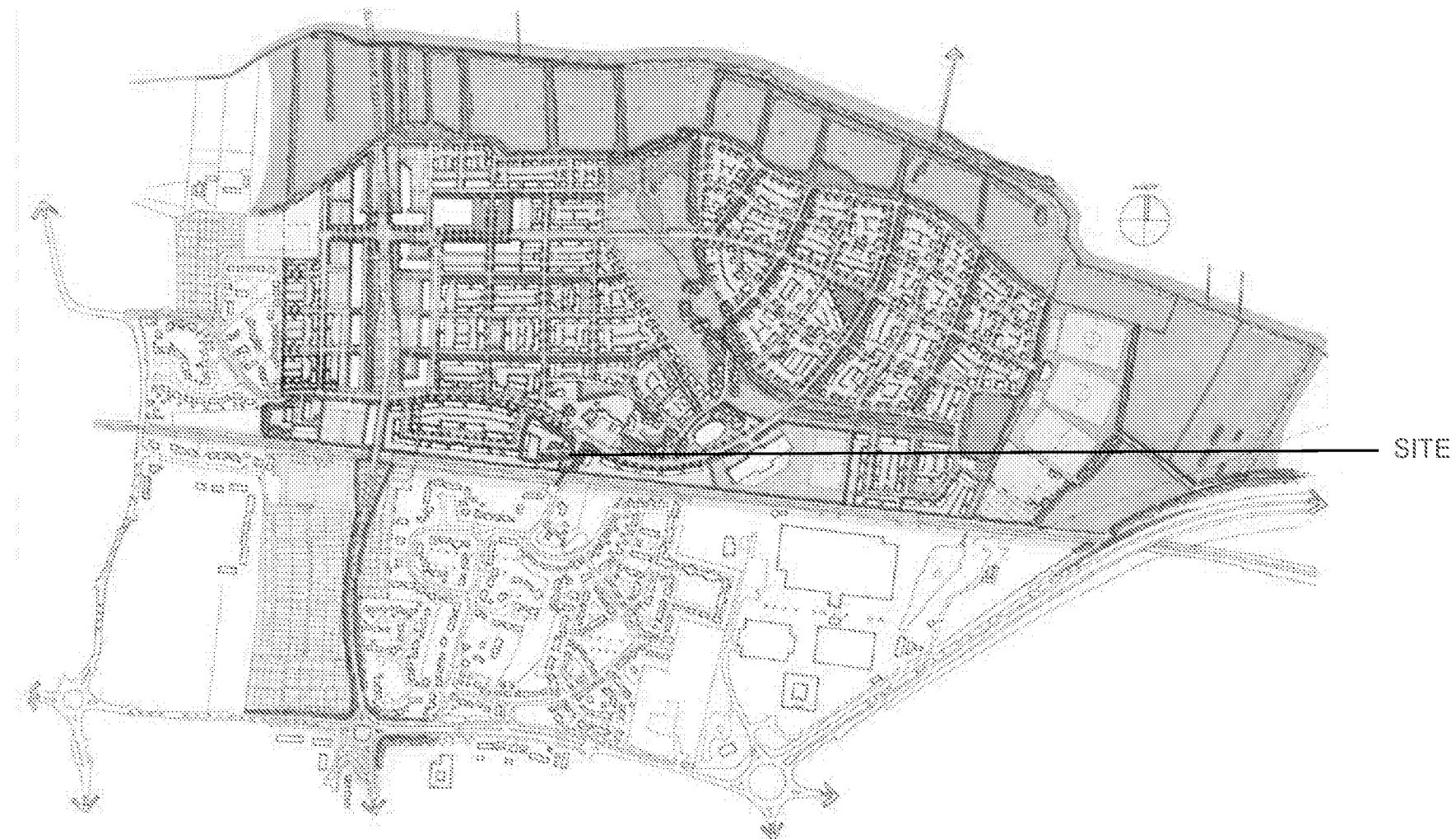
As indicated on the masterplan below, the site is well located within the development area and would meet the requirements of the outline planning approval.

It is well located to the village services and amenities, and as such the site will be able to be developed without any significant visual impact to wider views to the site.

The application site can also be developed without any detrimental visual, economic, ecological or environmental impacts, and demonstrates a high level of design quality through the provision of an appropriate mixture of dwelling types that respond to the need for both family housing and small homes.

The development proposal put forward for 10 dwellings has been designed to meet, amongst others, the economic parameters of the site. The proposal is considered to represent an excellent use of the site, respecting the surrounding land uses whilst being saleable within the current economic climate.

The scheme design follows the principles of Building for Life and Secured By Design in order to create an attractive and welcoming environment with community interaction and public safety at its core.



JTP's Masterplan for the North Littlehampton Strategic Development Area



A Site Analysis exercise was conducted at the outset of the design process to define the opportunities and constraints occurring within the site. This process helped to create a series of design principles within which the schemes design will operate.

KEY			
Site Boundary	Views Out	Existing Track Access	Residential interface
Road	Views In	Proposed Access	Hedgerow

3 LAYOUT

3.01	Layout Approach
3.02	Layout Features

3.01 LAYOUT APPROACH

The layout has been prepared to support the Full Planning Application for 10 new homes to the northern edge of Littlehampton near the village of Wick.

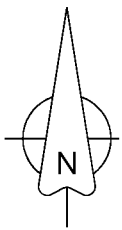
The layout demonstrates that a development in this location can successfully provide housing which is visually integrated, environmentally sensitive and sustainable and helps meet Arun District Council's housing needs.

The layout demonstrates the intended amount and location of residential development, the positioning, structure and hierarchy of the road network, the location of community open spaces and the overall landscape framework.

The layout has been informed by a set of design principles which relate directly to different character areas surrounding the site to ensure a high quality development.

The layout provides the following key elements;

- The provision of 10 new dwellings of mixed-tenure providing highly sustainable development that effectively links into the wider North Littlehampton Masterplan.
- A sustainable addition to the settlement that is designed around current urban design best practice guidance to create a safe, inclusive and interactive environment.
- A fluid approach to the orientation of built form in order to echo the village character typical of Wick.
- Landscape led approach to private and public open space which creates a buffer to the residential and commercial uses on the boundary conditions.
- An appropriate orientation of dwellings to ensure a landscaped and softened edge to all sides of the development.
- Primary access from Toddington Lane designed to work successfully within the existing road network and hierarchy.
- Effective spatial planning to introduce breaks within the street scene which preserve the opportunity for views north and south out of the site
- The provision of open space to facilitate community interaction and provide high quality recreational settings, with natural play area space for children.
- An increased provision of landscaping providing ecological enhancements to encourage wildlife interaction and act as a physical buffer to adjoining housing to the south west edge.
- The use of wildlife corridors to the landscaped edges of the site, providing physical linkages to the edges of the development and providing areas for further significant ecological enhancement.
- Planned improvements to the public realm bordering the site, benefiting both the existing and new community of Toddington Lane.



Orientation carefully considered to ensure each dwelling benefits from both natural daylight and ventilation

Hedge boundary and linking to protect development from railway line

Rear gardens are generous size and policy compliant in order to ensure appropriate natural light and space

South facing second floor dormer windows to maximise southern views and reduce impact on street frontage

Clusters of hedge tree planting to soften the proposed ridge line on top of the embankment



Path follows natural curve of the northern embankment

Shared surface road allows for different finishes and a home zone street scape to be introduced

Proposed planting strip along access road to minimise visual impact. Will be below 0.6m at entrance

Existing public realm and road system improved to benefit both the new and existing community

Appropriate spatial buffer to retain Toddington Farm Cottages as existing

4 DESIGN PROCESS

- 4.01 Meeting the Principles of Building for Life
- 4.02 Feasibility Design
- 4.03 Design Principles
- 4.04 Amount / Density
- 4.05 Scale
- 4.06 Architectural Approach
- 4.07 Character
- 4.08 Appearance
- 4.09 Appearance - Housing Typologies
- 4.10 Materials

The 12 Building for Life principles are recognised as the industry standard for well designed homes and neighborhoods.

In order to demonstrate the quality of the scheme design, it has been tested against the Building for Life principles as listed below:

1 Connections

Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones; whilst also respecting existing buildings and land uses along the boundaries of the development site?

The scheme proposes one vehicular connection to the surrounding road network which creates appropriate pedestrian routes, whilst a well designed access network is proposed within the site for vehicles, pedestrians and cycles.

By providing an appropriate linkage to Toddlington Lane in a location suitable for the additional development proposed, the scheme respects existing land uses and the relationship between neighboring dwellings and the site.

2 Facilities and services

Does the development provide (or is it close to) community facilities, such as shops, schools, workplaces, parks, play areas, pubs or cafes?

The proposed development is well located in respect of services, schools, local shops and GP and dental surgeries, churches, pubs and a network of open spaces and rural recreational areas within either walking distance or a short drive.

The site benefits from sustainable links to the nearby settlement of Littlehampton, with the nearby A259 and A284 to the south and west providing strong vehicular linkages to nearby employment areas. Surrounding local services are likely to see a rise in patronage as a result of the development.

3 Public transport

Does the scheme have good access to public transport to help reduce car dependency?

In terms of sustainable travel opportunities, there is a nearby bus stop, with Littlehampton Railway Station located within 3 miles and providing rail services to the wider surrounding area. Littlehampton is an employment hub, ensuring significant employment opportunities within a relatively small radius of the site.

4 Meeting local housing requirements

Does the development have a mix of housing types and tenures that suit local requirements?

The proposed development provides a range of dwelling sizes; with a varied mix of types of houses and apartments, from 2 to 4 bedrooms.

5 Character

Does the scheme create a place with a locally inspired or otherwise distinctive character?

Through proposing a shared-surface pedestrian-oriented road network, the proposed development will provide legibility whilst maintaining an appropriate semi-rural character adjacent to the existing medium-density residential area. The scheme ensures that interaction with the public realm is maximized, helping to create a site-specific sense of place throughout.

6 Working with the site and its context

Does the scheme take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and micro-climates?

A detailed appraisal of the sites context has informed a comprehensive and robust design that utilises both new and existing planting to both incorporate and enhance landscape features and habitats, including a suitable area of public open space linked to the boundary landscaping, which will help to improve ecological connections.

7 Creating well defined streets and spaces

Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well?

The development is specifically designed to create public/private definition in the streets and spaces, with a mixture of built form generally containing semi-detached buildings, positioned informally within the street-scenes in order to create a semi-rural character whilst maintaining activity on street corners.

8 Easy to find your way around

Is the scheme designed to make it easy to find your way around?

The pedestrian priority shared surfaces are designed to ensure that the proposed layout is naturally easy to negotiate and legible. The comprehensive design is aimed at ensuring that people are able to visually interpret their way around the site with ease, assisted by scale and material use.

9 Streets for all

Are streets designed in a way that encourage low vehicle speeds and allow them to function as social spaces?

The identification of a 'home-zone' type of character has informed the development of the street network, producing a series of linked visual experiences when traveling by foot, cycle or car.

From the entrance road, the streets are shared surfaces of varying widths which use appropriate surface materials, thresholds and support soft landscaping along road edges, to ensure vehicle speeds are kept low whilst encouraging social interaction.

10 Car parking

Is resident and visitor parking sufficient and well integrated so that it does not dominate the street?

The houses and apartments utilise small communal parking courtyards, and there are a number of car-barns located towards the north and west ends of the site. Visitor parking is provided in appropriate locations around the site.

The comprehensive landscaping approach utilises grassed verges and front gardens to focus on fronting movement routes which ensures that buildings are the focal points in the street, not cars.

11 Public and private spaces

Will public and private spaces be clearly defined and designed to be attractive, well managed and safe?

Defining the quality of the public realm, building frontages will express the junction between public and private spaces. The frontages are generally set back behind planted front gardens to ensure an attractive and well-spaced public realm. The use of staggered and varying building lines will ensure physical and visual corridors are avoided through the site, with activity created on all building edges through secondary windows and entrances, particular at corner situations.

The development enhances the existing landscape buffer to the railway line and Toddlington Lane. A public open space that will facilitate community interaction and provide good quality recreational settings is located in the north of the development creating an additional buffer to Toddlington Lane.

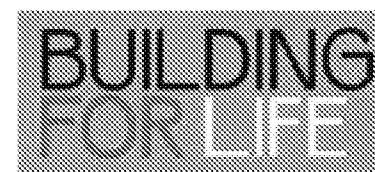
12 External storage and amenity space

Is there adequate external storage space for bins and recycling as well as vehicles and cycles?

All dwellings will be provided with appropriate internal and external refuse and recycling bins, with composting bins to be provided in gardens. Collection points for bin days will be identified on site.

Cycle parking is fully compliant with standards, with cycle provision generally in either car barns or Sheffield stands.

Vehicle parking is also provided in accordance with Arun's guidance, with provision made via car barns or off street parking.



4.02 FEASIBILITY DESIGN

It is generally considered that built form should be predominantly situated towards the northern edge of the site to allow for a spatial buffer to be created between the proposed site massing and that of the existing Toddington Farm Cottages.

The layout utilises the sites elevated setting to maximise views out to the north without impacting on neighbours.

Buildings will need to relate carefully, both visually and in scale, to the nearby Toddington Farm Cottages to the south and housing located along Toddington Lane to the east and north. Generally, scale should be limited to two-storeys to negate any potential for overlooking or overbearing impact.

The layout will address the more visually exposed northern edge of the site through introducing a pair of large semi-detached units with smaller semi-detached units at the eastern edge, and at the more secluded western end of the site there will be semi detached units like the ones facing Toddington Lane to the east.

It is thought that enlarging the existing vehicular junction with Toddington Lane will be acceptable to provide vehicular, cycle and pedestrian access into the site. The proposals seek to use the existing access road to the car parking area to the rear of Toddington Farm Cottages.

Existing landscaped buffers will be retained and enhanced to the north, east and west. New trees will be positioned in both public open space and within the hedgerows of the north and western boundaries. This planting will help to add maturity to the setting and filter views into the site.

The positioning of each dwelling on the site will need to be carefully considered to ensure that daylight is unaffected by any new trees and that separation distances are fully respected.

The surrounding area has a mixed and generally low quality architectural residential character, representative of a series of small developments constructed over the past 50 years.

Generally a palette of timber boarding, red / buff brick and slate roof tiles has been used. No material is considered to dominantly represent the immediate locality, therefore the chosen composition is considered to reflect the local character.

Whilst referencing this local architectural style it is envisaged that the scheme can interpret design features such as scale and materiality in a more contemporary way.

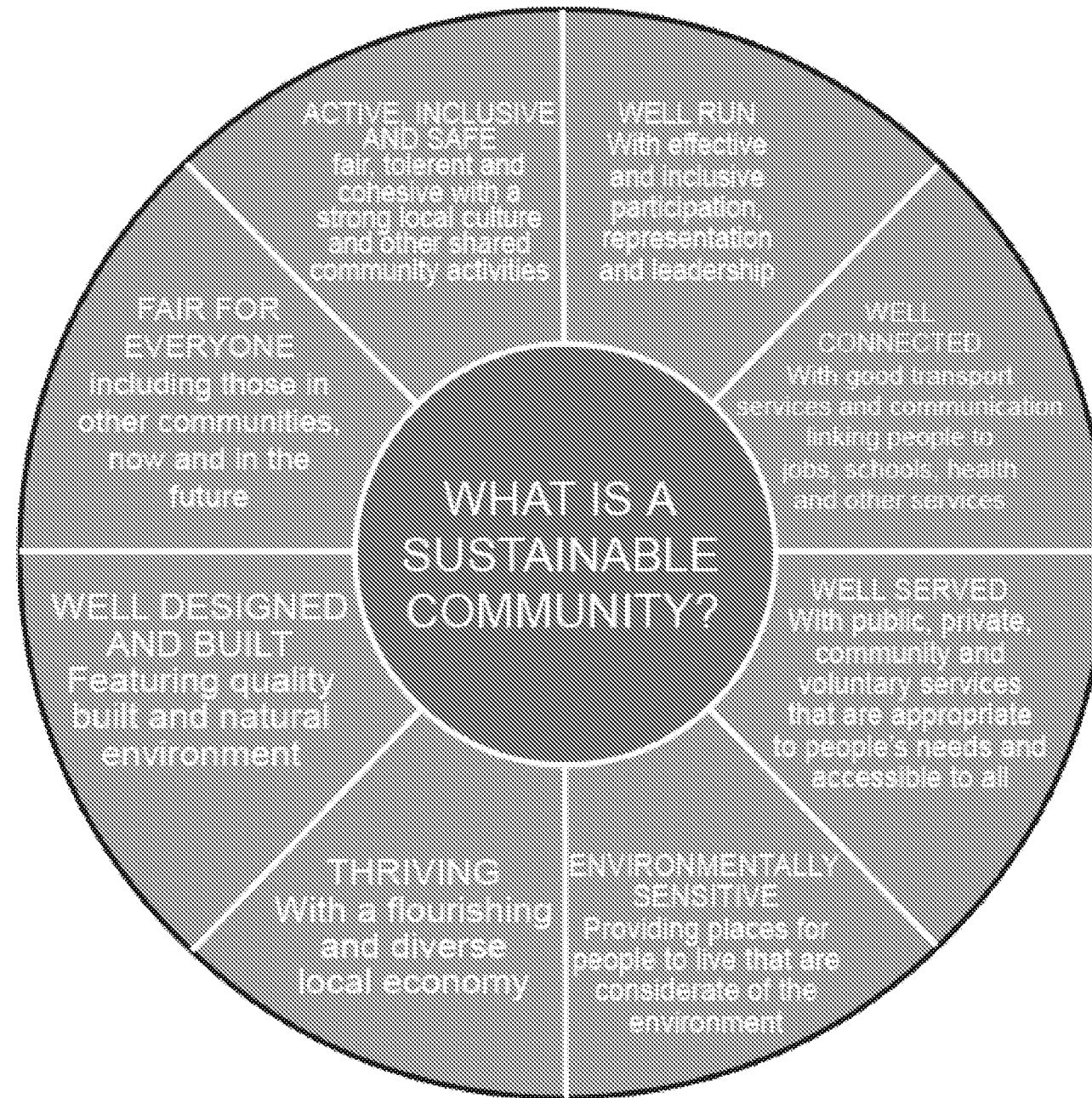
The site is ideally suited to an enclosed and limited scale housing development providing a mixture of housing tenures and types to meet an identified local need, allowing Littlehampton to continue to grow sustainably as a settlement and maintaining a good relationship to jobs, services and transport links.

4.03 DESIGN PRINCIPLES

A series of principles have been set out to define the design process and create an appropriate scheme which forms part of a sustainable extension for North Littlehampton.

In particular, specific attention will be paid to the following;

- Using the enclosed nature of the site to create a development with character and individuality whilst respecting the important edge conditions.
- Interpreting the architecture and material palette of the surrounding area, using these in an interesting and creative way to provide a dynamic and contemporary residential development.
- Utilising private parking spaces to create breaks between dwellings which can help to preserve the opportunity of views north out of the site.
- Focussing on scale and massing to provide high quality and appropriate transition between the proposed development and the existing Toddington Farm Cottages
- Create a hierarchy of built form within the site specifically relating to the views from the site entrance, the site topography and the relationship to the sensitive edge conditions.
- The use of architectural features and a limited selection of site specific and high quality local materials to create an individual sense of place linked through materiality to the surrounding housing.
- Creation of a safe main access into and out of the site onto Toddington Lane, with connecting secondary internal movement routes, including emergency and pedestrian/cycle access routes.
- Considering the proportions, spacing and orientation of the dwellings to maximise solar gain and natural ventilation.
- Designing an integrated landscaping scheme, with particular reference to the site boundaries and internal movement routes to create new opportunities for planting.
- The creation of significant open space for both proposed and existing residents, which offers informal recreation opportunities for existing and proposed residents.
- The provision of accessible but hidden cycle and refuse storage within the development for each dwelling.



4.04 AMOUNT / DENSITY

The proposed scheme is for a total of 10 dwellings including: two 2-bed flats; two 2-bed semi-detached houses; two 3-bed semi-detached houses; four 4-bed semi detached houses.

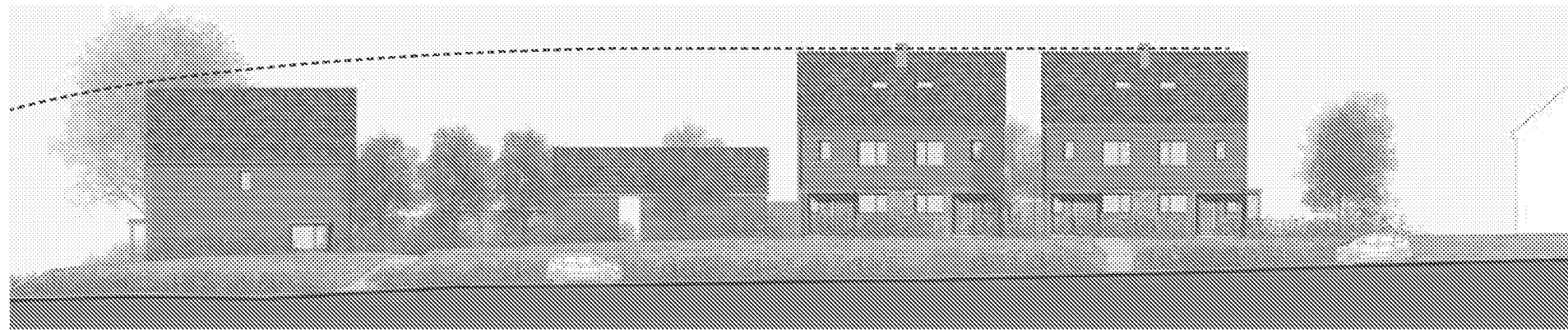
This residential mix offers a suitable number of open market family sized homes that reflects the current housing demand within Arun.

The development includes one proposed access; car barn & pergola parking facilities for 18 car parking spaces with a further 3 visitor spaces; 20 cycle spaces; new hedges along the northern, southern, western and eastern site boundaries; approximately 27 new trees within the landscape structure of the new development; and shrub planting.

The gross site area is 0.35 Hectares, which results in an overall density of approximately 25.64 dwellings per hectare; this includes the public realm improvements, access road, public open space and landscape buffers.

This density is considered wholly appropriate for the sites location given the requirement to make an appropriate use of developable land whilst being of an acceptable scale and massing for the surrounding locality.

The form of the proposed development is comparable to that of the surrounding residential developments including proposed Hollyacre development, indicating that the proposed scheme will be very well integrated with the surrounding settlement.



The proposed ridge line of the scheme tapers down towards the site boundary in order to reduce scale to the edge of the site.

4.05 SCALE

Both height and footprint have been carefully considered in the design in order to integrate the scheme with the surrounding built form and to minimise the visual impact of the development from boundary conditions whilst achieving appropriate internal space standards.

Plots vary in scale depending on their location within the site. Plots 7- 10 which run along the northern front of the site have been designed as narrow-fronted dwellings in semi-detached form. The units make use of the roof space with dormers facing south. Adjacent to this is a single storey car barn and then as the land slopes away the two storey roof line of the three bedroom units tapers down to the eastern edge of the site.

The built form begins with the two storey 3 bedroom and two 2 bedroom units [Plots 1-3], which is visible from the access road and sets the scene for the remainder of the development.

Throughout the development, building heights will generally be two storeys in order to make an appropriate use of the land, matching much of the residential character within Wick and wider settlement of Littlehampton.

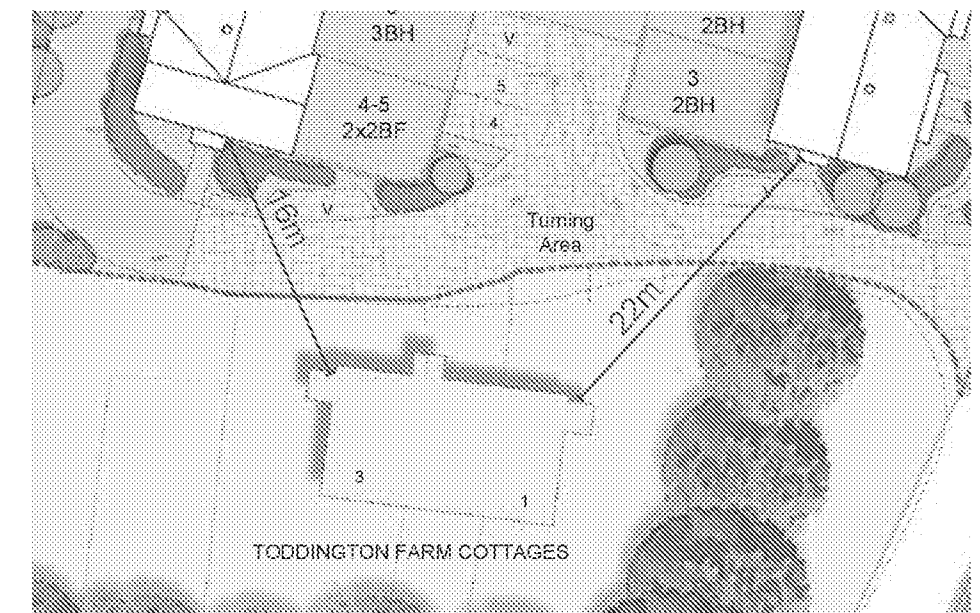
Careful consideration has been paid to the roof form of each dwelling in order to consciously reduce the scale of the proposed scheme towards the edge of the site. Gable roofs have been introduced in a number of instances to mimic the neighbouring properties on Toddington Lane.

The two storey dwellings introduced to the southern edge of the site are spaced appropriately in order to reduce the visual impact of the scheme and provide responsive scale to Toddington Farm Cottages an existing row of houses abutting the southern boundary.

The varying approach to scale and massing of the built form provides an individual identity for the site and creates a very strong sense of place on all street frontages. The approach in particular to the southern boundary provides for a high quality setting to the edge of the scheme that fully respects and responds to the existing built form on Toddington Lane.

Overall, the design response achieves no overlooking, overbearing or daylight issues on any existing built-form and provides an appropriate design response to the landscaped boundary conditions and the retained hedgerows.

The development is fully compliant with all mixture and size standards as defined in the National Housing Space Standards.



Southern edge of proposed layout



The application site will be used to provide a varied mix of appropriately sized residential dwellings. These will be a series of 2, 3 and 4-bedroom homes. In addition the site will be utilised to provide shared surface access roads and substantial amenity space where the existing and proposed community can take advantage of natural play facilities.

KEY					
	2 Bed		4 Bed		Allocated parking
	3 Bed		Communal Amenity Space		Visitors parking

4.07 ARCHITECTURAL APPROACH

The architectural approach to the buildings within the layout will be strongly influenced by the existing architectural language within Wick and Littlehampton.

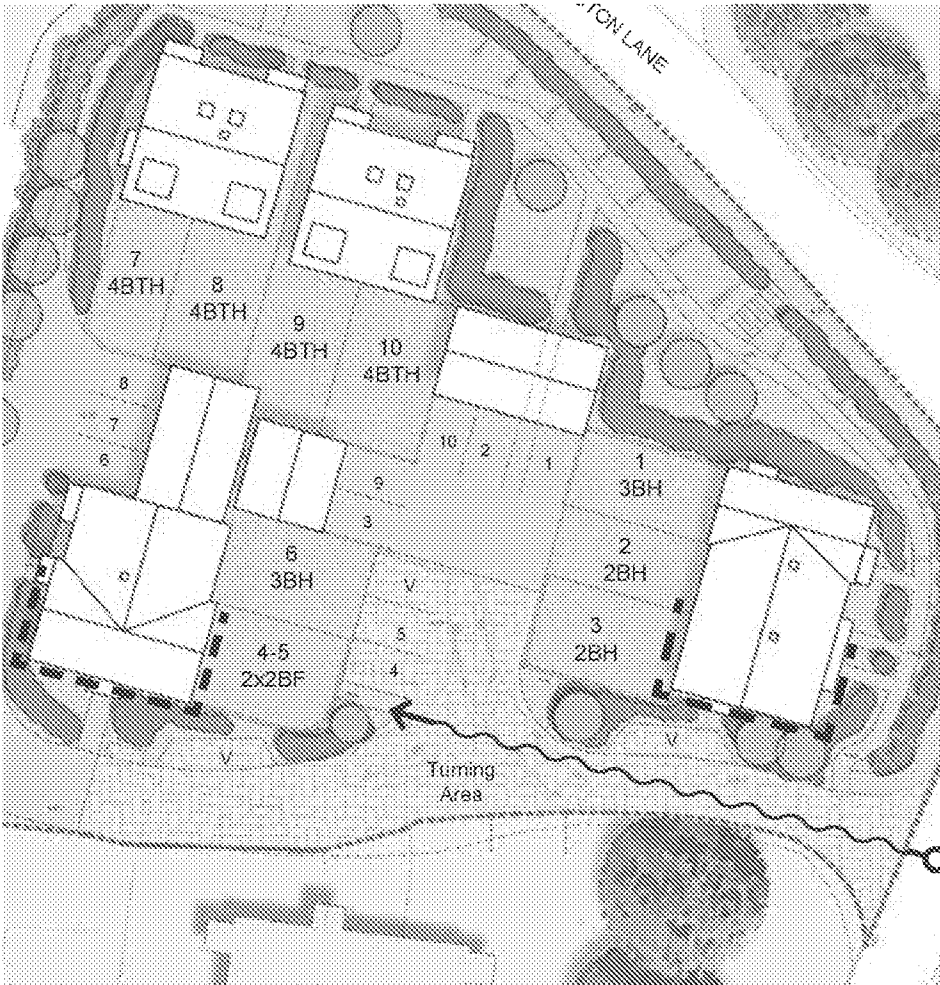
The wider settlement has a varying quality of built environment from traditional red brick and vertical tile hanging to the unimaginative terrace forms along Toddington Lane typified by 1960s century estate planning.

The scheme proposes a contemporary interpretation of a sympathetic edge utilizing the design and character of a village settlement to make the development more attractive and appropriate to the surrounding area, using the massing of traditional building forms within a more modern context, whilst being designed to fit in with the wider vernacular surrounding Wick.

An underlying architectural style will permeate the development, characterised by deep and generous window proportions, a varied but cohesive use of traditional materials and features such as overhangs, porches and gables to provide interest and variety in the new street scenes.

The common architectural language of the surrounding area will follow through to the external materials, with boundary walls, hard surfacing and fencing primarily of the West Sussex palette, all common through the scheme.

Detailing will be specific to material use and will create an underlying 'Development identity' that ties together each house type whilst representing the site location in Wick but remaining individual in character.



Central view of proposed layout and site access.

4.08 CHARACTER

Through using a variety of building forms and materials the proposed development seeks to reflect the varying character that is typical of a village settlement.

Plots 3 and 4-6 are situated to create an entrance vista from Toddington Lane and act as the beginning of a cul-de-sac that is characteristic of Littlehampton. Plots 3, 4 and 5 are positioned to line the site boundary, creating an attractive street frontage to the north of the access road.

Plots 7 to 10 provides a formal edge to the northern boundary of the site which follows with the linear character running eastwards along the natural curve line of the embankment.

Drawing upon the agricultural context of Wick these dwellings are similar in scale and utilise both materiality and form to create a varying character. The introduction of a variety of high quality built form and materiality within the scheme ensures that interaction with the public realm is maximised, helping to create a site-specific sense of place throughout.

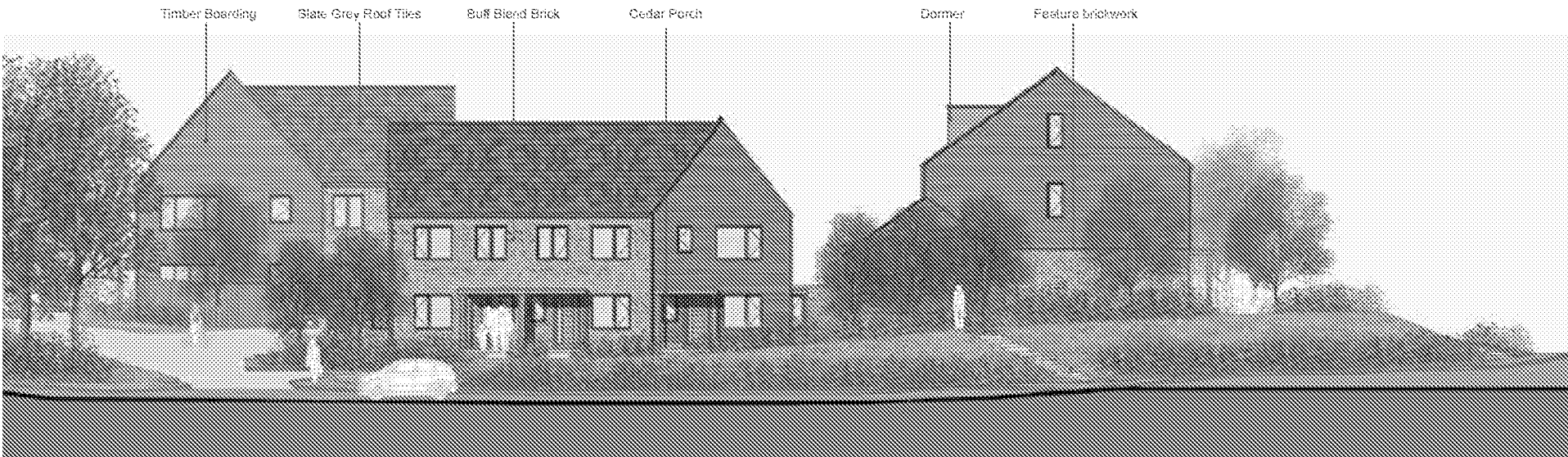
Dwellings are positioned to maximise the opportunity for views out towards the site boundary, creating an open character to the site.

To minimise the visual impact on the adjoining Toddington Farm cottages new dwellings have been scaled at two storey and spaced at least 15m away, car barns are also reduced to single storey and placed to break up the massing and scale around the development. This approach along with the natural contours of the site creates a variation in height at the end of the entrance vista to the west and along the northern boundary.

The apartment block is designed to 'turn the corner' helping to link the spaces within the movement routes and continuing activity.

A planting strategy will ensure that the site has a rural and verdant character to harmoniously fit into the surrounding agricultural context.

The public open space is provided on-site for the intended use of both the proposed and existing residents of Toddington Lane, and adds to the open character of the site.



Street view entering the site from Toddington Lane

4.09 APPEARANCE

The design of the scheme strongly reflects the principles set out to create a high quality residential development, which is distinct in character and utilises traditional materials. The importance of this approach is magnified by the significance of the sites edge of settlement location within Wick and Littlehampton.

Architectural influences have been taken from the local vernacular to create a scheme design that will sympathetically relate to the adjoining residential area.

The built form and massing of the dwellings within the scheme are directly linked to that of the surroundings. Plots have been designed as a mixture of semi-detached and terraced family homes which echoes the existing Toddington Farm cottages abutting the sites southern boundary.

A carefully selected palette of materials have been utilised to create a sense of variety within the street scene whilst also relating to the local vernacular. These materials are punctuated by a series of repeating details in order to tie each house type together and form a strong cohesive design response across the scheme.

Each house type pairs an alternating feature material with a red brick base. Through alternating between timber boarding, brick and feature brickwork reference points are created along the street scene helping to introduce a sense of place to the scheme.

Careful consideration has been paid to the layout and design of fenestration within the scheme in order to produce elevations which are simple and well-proportioned in style.

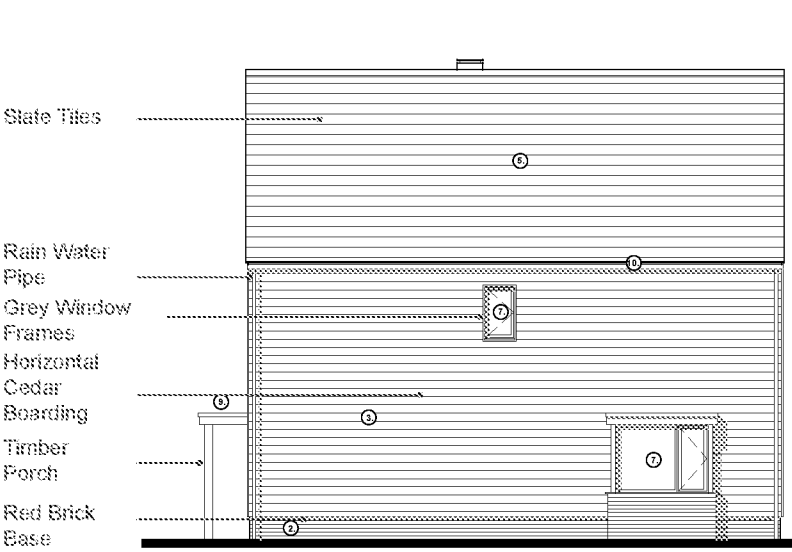
The roof form of each dwelling was used within the design process as a tool to reduce scale and help set the scheme into its surroundings. For instance plot 1 has a gable roof that creates an interesting feature at the bend of Toddington Lane and similarly plots 4 & 5 also have a gable roof which face the entrance of the site.

By referencing the vernacular of Wick and Littlehampton it is considered that a highly attractive set of street scenes have been created that are far more appropriate to the location than the predominantly terraced generic forms of Toddington Lane.

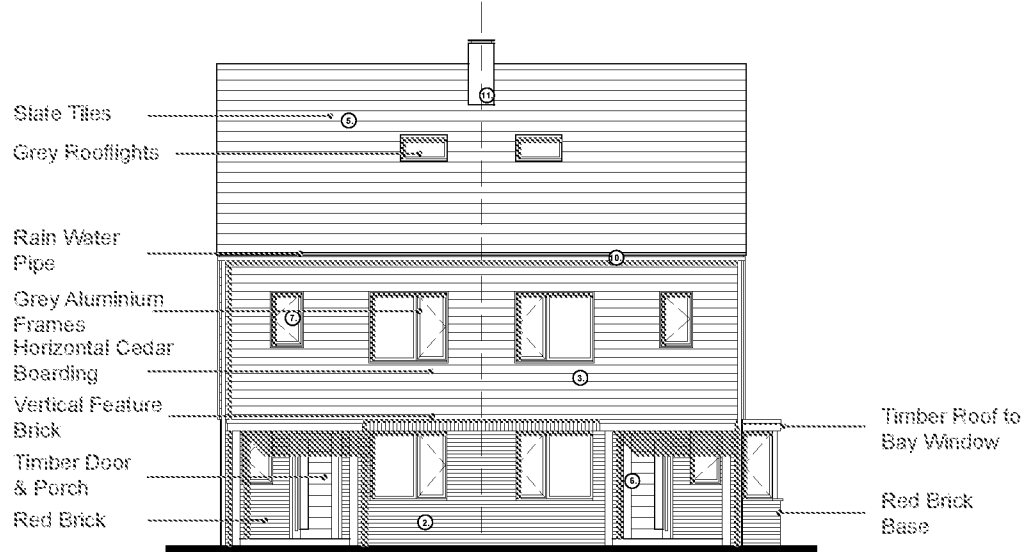
Elevations

Typical Housetypes





PLOT 1 Side Elevation - 2 & 3 Bedroom Semi-Detached



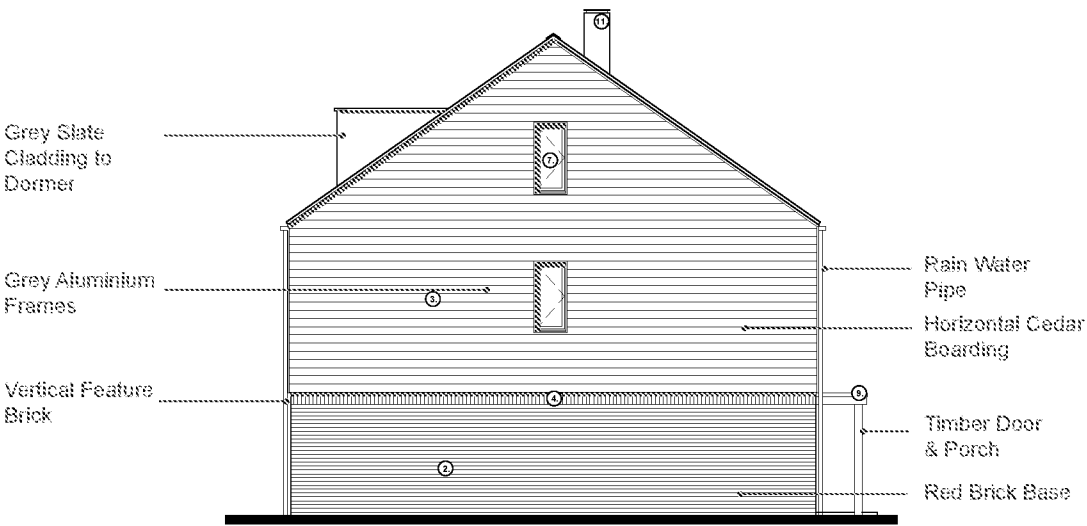
Plots 7& 8 Front Elevation - 4 Bedroom Semi-Detached House



Northem Toddington Lane street Elevation



Plots 1-3 Front Elevation - 2 & 3 Bedroom Semi-Detached & Terraced House



Plot 10 Side Elevation - 4 Bedroom Semi-Detached House



Eastern Toddington Lane Street Elevation

4.12 MATERIALS

The architectural form and character of the development, the design of the houses and the proposed materials are intended to strongly reflect the style and materials traditionally used within the local area, but set within a more contemporary and sustainable context.

A limited palette of materials is used throughout the scheme implemented via a thoroughly considered design methodology. A red blend brick forms the base in each plot from which an alternating material is introduced to vary the street scene and create interest. These material variants are horizontal Cedar timber boarding and brick with a simple brick feature above the ground floor door and windows.

Locally sourced slate tiles will be used on the roof to echo the more rural structures scattered around Wick.

The hard landscaping strategy has been an important consideration in the scheme. A shared surface road is used which allows for different finishes to be introduced; the access road will be laid with small permeable block paving which is carried through to on-plot parking areas in a contrasting colour.

A framework for the interaction between built form and soft landscaping will ensure a high quality development, with landscaping effectively used as a material for creating high quality public realms. Private front garden areas have also been designed to provide interaction with the street.

This approach to materiality has been carefully considered to ensure the scheme is reflective of the traditional vernacular, whilst creating a more contemporary design response.

Indicative Materials

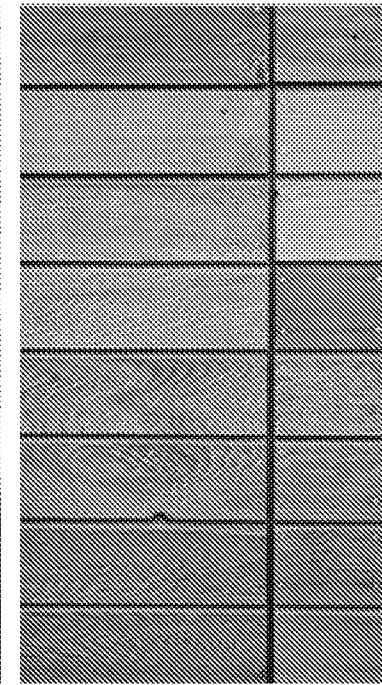
- | | |
|--|--|
| 1. Red blend brick | A. Planting to public realm. |
| 2. Buff brick & Vertical Feature Brickwork | B. Permeable Block Paving to traffic areas |
| 3. Horizontal Timber Boarding | C. Gravel/Hoggin Footpath to Public Access Routes. |
| 4. Timber Door | E. Grass Areas to Gardens and Public Open Space. |
| 5. Slate Grey Roof Tile | |
| 6. Grey Rainwater goods | |



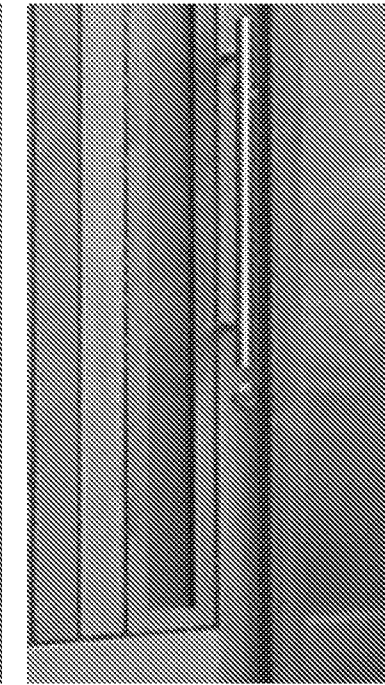
1.



2.



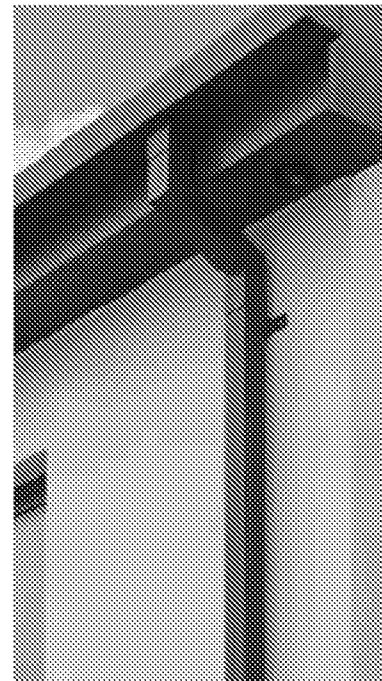
3.



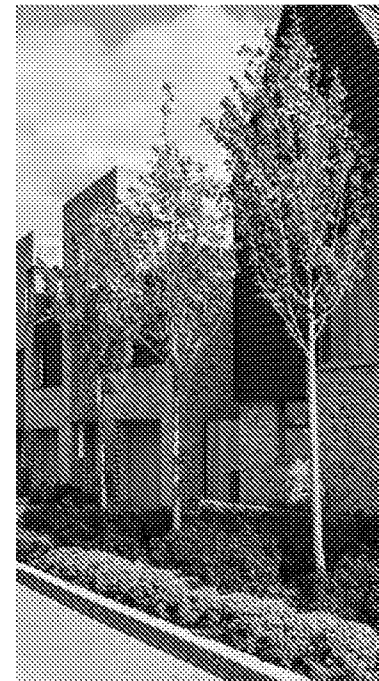
4.



5.



6.



A.



B.



C.



D.

5 SURROUNDING ENVIRONMENT

- 5.01 Open Space Strategy
- 5.02 Car Parking & Cycle Storage
- 5.03 Sustainability
- 5.04 Crime Prevention
- 5.05 Landscape Strategy
- 5.06 Landscape & Planting

5.01 OPEN SPACE STRATEGY

The fundamental aim of the design strategy for the site has been to adopt a landscape-led approach that will create an attractive and distinctive new residential development.

A green amenity space along the top of the Toddington Lane embankment has been provided as a contribution to the requirement of the open space policy, its close proximity to the road means it is not ideally located for further residential development. The proposed amenity space will inform a vibrant focal point for the development, and will create an expanse of publicly accessible land that will become an asset for both existing and proposed residents.

The proposed public open space will provide opportunities for informal recreation and a quiet area for residents to enjoy. Any vegetation cleared during construction will be reused where appropriate, to create natural play elements and log piles within the open space. Seating will be provided within the open space.

The strategy will look to utilise the existing road to the south of the site boundary improving both the hard and soft landscaping of the existing parking area and creating a new access point to the site which maintains the existing access to Toddington Farm Cottages.

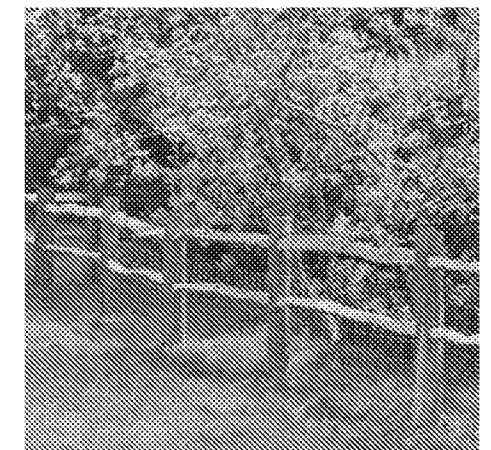
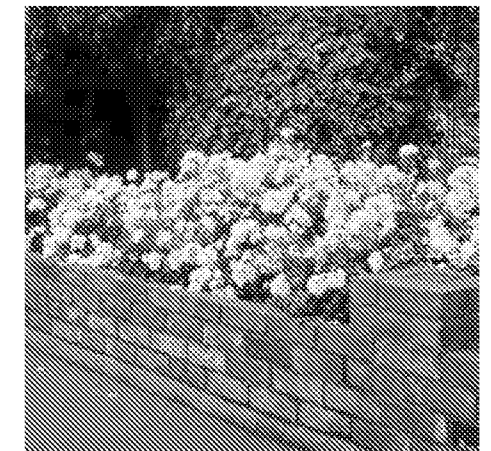
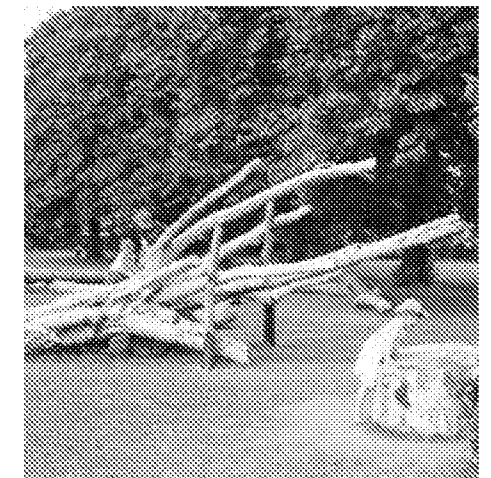
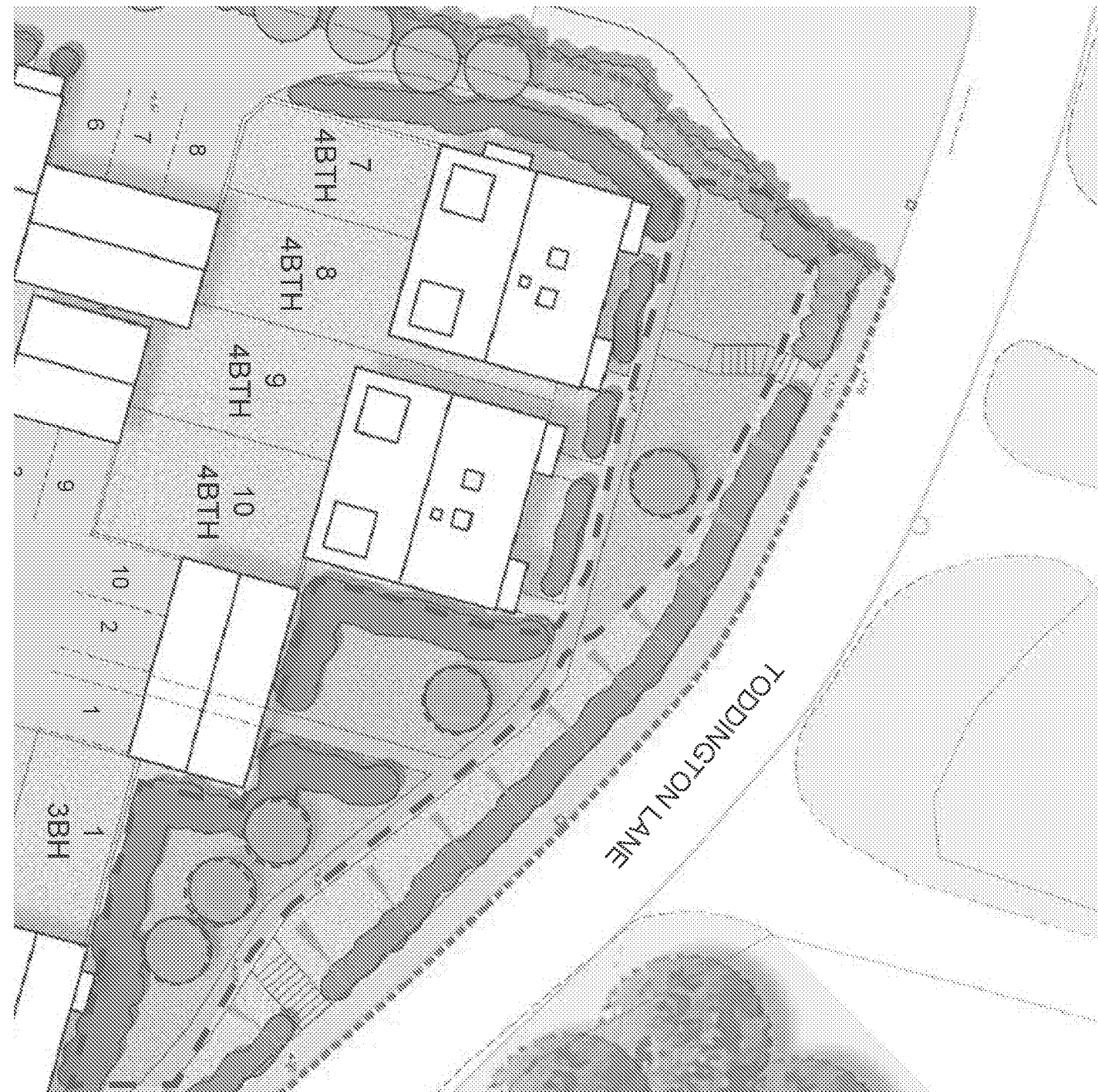
Building materials, external furniture and boundary treatments will complement and enhance the architecture, reflecting the local vernacular of Wick and Littlehampton. The use of different surface materials will define a hierarchy of vehicular and pedestrian movement and create a safe and accessible environment.

The scheme seeks to reinforce landscaped boundaries through the provision of high quality vegetation. The boundary planting will provide a verdant backdrop to the development, whilst assisting in screening potential views of the site.

The boundary vegetation will be retained and enhanced to conserve and improve the effectiveness of the existing ecological habitats and corridors. The increased range of native planting will incorporate existing routes for wildlife and increase nature conservation interest.

The schemes aims for the provision of open space within the scheme are as follows:

- Be accessible to people from both the existing Toddington Lane residents and future residents
- Create safe environments for play
- Increase biodiversity and create or enhance wildlife habitats throughout the site
- Encourage outdoor activities and healthy living
- Provide an attractive setting for residential properties
- Take advantage of the views to the north



5.02 CAR PARKING & CYCLE STORAGE

Each house has a minimum of two car parking spaces provided, with 1no. space located within the car barns and the remaining 1no. space positioned in front of the car barns. Each apartment benefits from one car parking space. 3 unallocated visitors car parking spaces are provided within the development in appropriate locations to meet parking requirements.

The approach to car parking ensures that an over-dominance of car parking is avoided but also that there will not be pressure for on-street parking within the development. Parking restrictions and the scheme management company will provide further control.

The car parking is a mixture of bay parking, car barns, and on-street parallel parking, with all parking locations limited in size. Landscaping has been carefully utilised to soften their appearance.

Delineation is provided between access roads and parking areas through the use of either setts or colour variation to define a more private curtilage. This works together with the hard and soft landscaping approach to create a high quality setting for the dwellings.

Two cycle parking spaces are provided per house and one per apartment. For each house these are located within the car barns which will have a bar to lock the bike to. Two Sheffield bike stands have been positioned on the hard standing by Plots 3, 4 and 5 to provide cycle storage for visitors and the apartments.

5.03 SUSTAINABILITY

The site is conveniently located within walking distance of local amenities and near to a regular bus service. The site is considered to be in a sustainable location, accessible for employment given its relationship with Littlehampton.

Within the site, secure cycle storage will be provided for each new dwelling. By providing private gardens for all houses and communal gardens for apartments, individual external clothes drying facilities and composting facilities can be provided away from the street frontage.

Due to the compact nature of the site, recycling and refuse will be in wheelie bins kept within the back gardens of each dwelling and apartments. From this position bins can be brought to the designated areas within the cul-de-sac on collection days only.

Traditional locally-sourced sustainable materials are intended to be used, traditional red blend facing brickwork, locally sourced slate and timber boarding.

With regard to energy performance, the site will deliver in accordance with current Building Regulations. All boilers and appliances within the dwellings will be energy efficient and all units will undergo a full SAP assessment to ensure energy efficiency within the building envelope.

The orientation of buildings and layout of the main kitchen/dining rooms in the dwellings maximises the potential for daylight, with natural ventilation provided to all habitable rooms. Dual flush toilets and flow restrictor taps will be provided to all bathroom areas to minimise water usage.

Sustainable drainage techniques will be used where possible to fully disperse surface water, including the use of permeable paving and soakaways. Please see supporting Drainage Strategy for further information.

5.04 CRIME PREVENTION

Crime prevention measures have been provided within the scheme design to achieve a development that responds to the key principles of 'Secured-by-Design'.

The scheme has one point of vehicular entry which has excellent natural surveillance from active edges of a number of the proposed dwellings, in particular Plots 1-3 and 7-10, which create a strong vista overlooking the access points.

All dwellings have a defensible amenity space at the front of properties, creating a safe feel for residents and visitors. The main pedestrian thoroughfares through the site are also substantially overlooked by numerous dwellings.

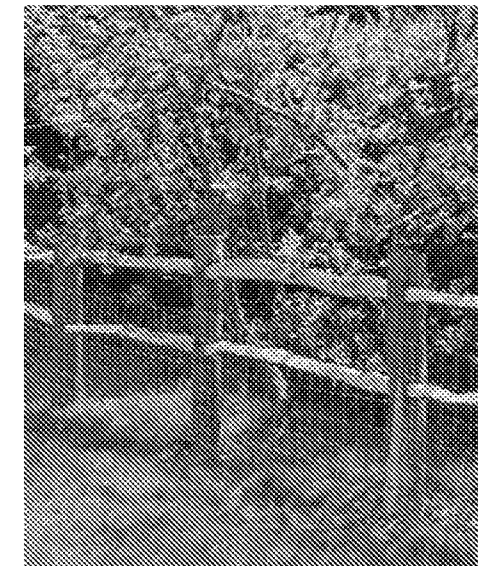
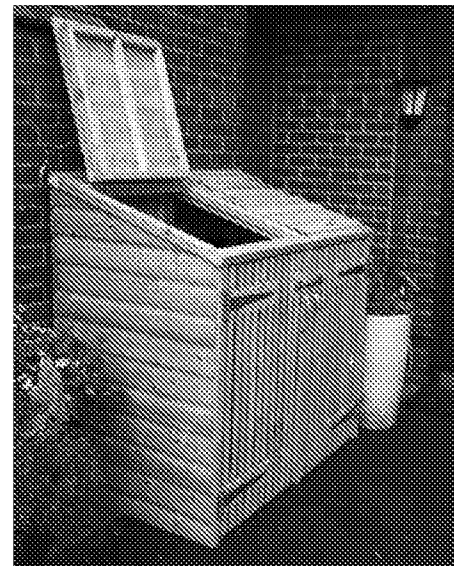
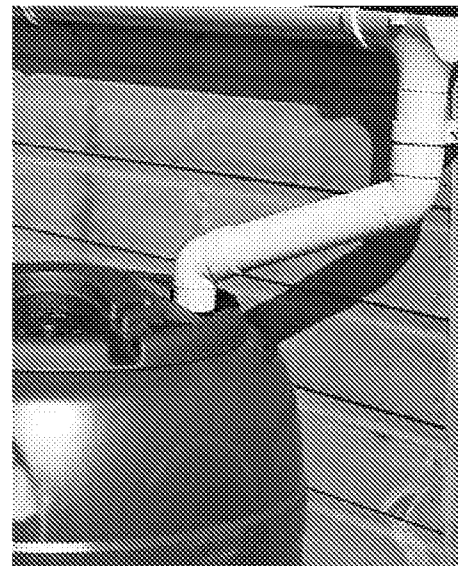
Public open space and associated landscaped areas are considered to be an appropriate size, well positioned and will be fully maintained by a nominated management company in perpetuity.

Lighting of the public realm will be minimized whilst remaining in accordance with current British Standards where required for safety reasons, with only bollard lighting intended to be used along roadways and in courtyard parking areas.

Front doors and patio doors will have laminate glass and locks to the relevant British Standard, whilst all ground and first floor windows will also have locks to the relevant British Standard.

The development has a small number of thoroughfares to dwelling entrances, with all movement routes fully justifiable and adequately used at all times. The routes are wholly integrated within the design and will not undermine defensible space.

Public and private spaces within the development are clearly defined and are separated by fencing and /or walls. Parking of vehicles within the development has been designed to have natural surveillance from dwellings and to feel safe for homeowners.

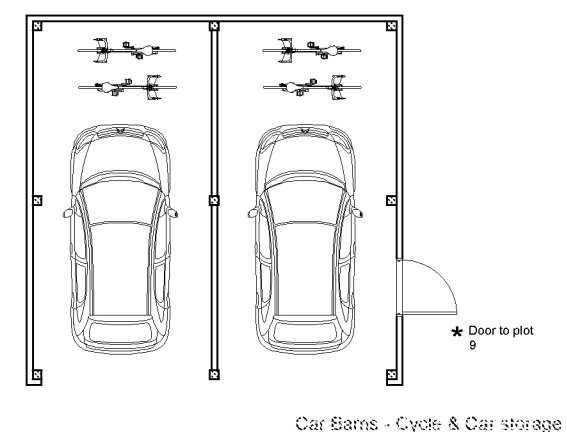


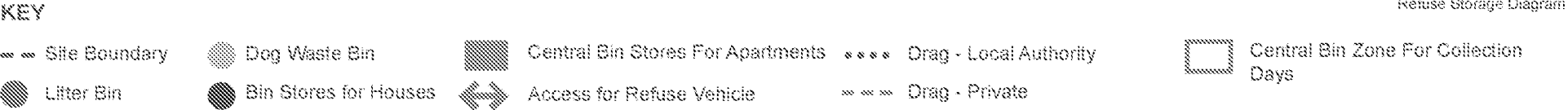
SURROUNDING ENVIRONMENT



Cycle & Pedestrian Access Diagram

-  Site Boundary
  Shared cycle stores for residents
  Pedestrian / Cycle Access
-  Cycle Stores for individual dwellings
  Access for Vehicles





Refuse Storage Diagram

5.07 LANDSCAPING STRATEGY

The landscape architecture responds to the rural location of the site in several ways to create a space that is sympathetic to the setting.

There are 3 core aspects to the project:

1. Site Boundaries

The site is naturally screened by the surrounding planting and hedgerows on the perimeter of the site. To blend the scheme into its green setting the existing boundary line on the west of the site has been reinforced with clusters of native planting.

2. The Public Open Space

The public amenity space will form a vibrant focal point for the development, and will create an expanse of publicly accessible land that will become an asset for both existing and proposed residents.

This space will have a green character, providing opportunities for informal recreation.

3. Private Gardens

Children's play is an important part of the site's legacy. It is appropriate to create space for activity which can bind communities. The aim is to create a public realm that is genuinely child-friendly and inclusive to ensure that all children have safe access to good quality, well-designed, secure and stimulating play and informal recreation.

Natural play space was preferred to traditional play equipment as it is better suited to the rural character and confines of the site.

5.08 LANDSCAPE & PLANTING

The scheme design will encompass substantial soft landscaping through the provision of a substantial amount of new structural and low level planting areas.

In line with the sustainable approach to this scheme the provision of approximately 27 new trees and shrub planting will be made on the site.

As part of the proposal a 1-1.5 meters wide planted hedgerow will be established along the boundaries of the area of public open space incorporating a mixture of wild flower and grasses, which will provide a seasonal interest and create suitable habitat for local wildlife. The addition of a wildflower meadow area along the northern embankment will further enhance the site.

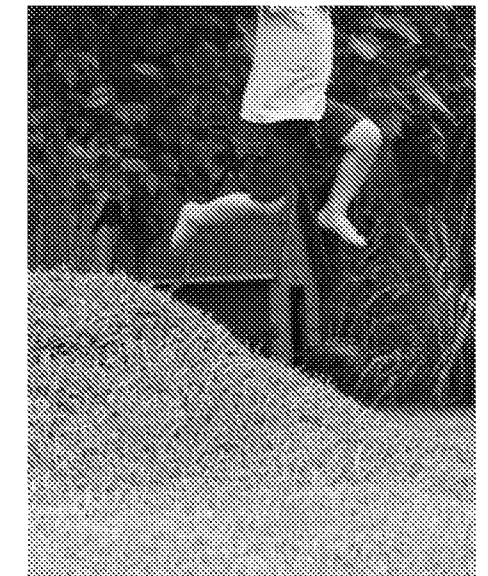
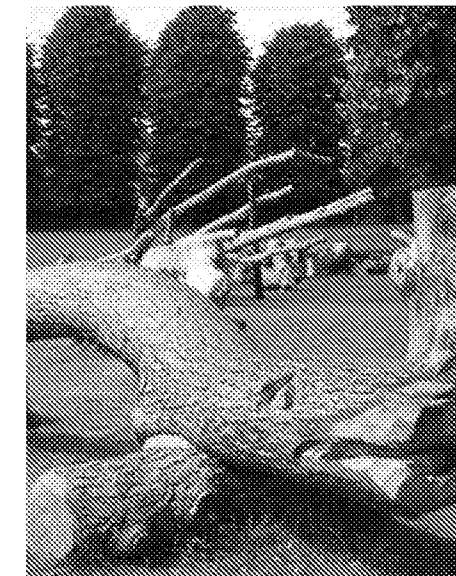
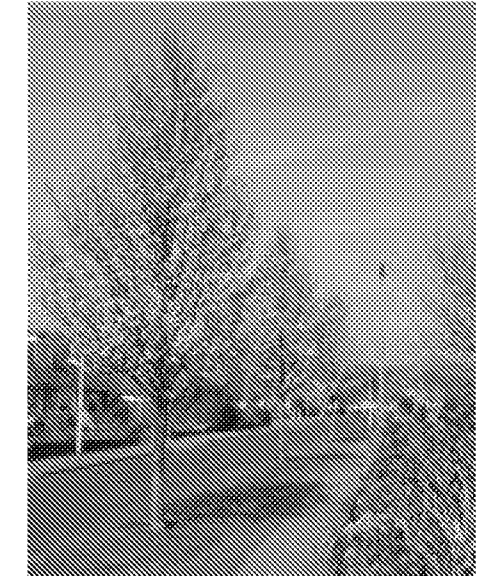
Planting to garden frontages will create a clear definition between private and public spaces for residents and provide a cohesive character to the development as well as reinforcing the edge of the built form where it lies against the surrounding semi-rural landscape.

It is proposed that all of the new hedgerows on the site are to be only native species from UK stock. It is proposed that 50% is composed of blackthorn and the remaining 50% made up of five of the following species: hawthorn (*Crataegus monogyna*), spindle (*Euonymus europaeus*), dogwood (*Cornus sanguinea*), Wayfaring-tree (*Viburnum lantana*), field or dog rose (*Rosa arvensis/Rosa canina*), guelder rose (*Viburnum opulus*), field maple (*Acer campestre*), wild privet (*Ligustrum vulgare*), beech (*Fagus sylvatica*) and hazel (*Corylus avellana*). Further to this, a variety of UK native trees will be used throughout the site.

Hedging, bold blocks of shrub planting and trees will be selected to enhance the retained vegetation, form a strong landscape structure with year-round seasonal interest and create a high quality living environment.

(Refer to in the Phase 1 Habitat Assessment report for further information)

A selection of blocks and colours are proposed for the access roads throughout the scheme, creating a sense of shared space. These materials are to be permeable in key locations to enhance the drainage strategy.



6 ACCESS STRATEGY

6.01 Development Access

6.02 Accessibility

6.01 DEVELOPMENT ACCESS

The proposed development site has one direct access onto Toddington Lane, which provides access south to the A259 Worthing Road and the wider road network beyond.

Careful consideration has been given to the access points into the site for vehicles in order to provide the required visibility and an appropriate road width for access into the development.

It has been concluded, following the preparation of the supporting Transport Statement by TPP, that a new vehicular junction with Toddington Lane will be acceptable to provide the single vehicular, cycle and pedestrian access into the site. The access road forms a small cul-de-sac serving the site and 3 private residential properties (known as Toddington Farm cottages).

Once within the site, a variable width [6m wide generally] pedestrian priority shared surface movement network will be provided, which will be bounded by grassed verges, formal hedge and tree planting, establishing the pedestrian oriented and semi-rural character sought for the development. Surface materials will be utilised that also reinforce the pedestrian oriented nature of the site.

The shared-surface roads are for vehicular, cycle and pedestrian access; all roads have been accurately tracked to allow for large vehicles, to provide good forward visibility and to minimise visual impact on the street-scene.

Importantly, the varying width and surfacing proposed will actively discourage vehicle speeds and promote the use of the public open space.

Please see the Transport Statement by TPP for full details of the access strategy and compliance with highway requirements.

6.02 ACCESSIBILITY

Inclusive access to the site will be provided from Toddington Lane and in the wider setting via the A259 Worthing Road and A284 Lyminster Road.

For pedestrian & cycle accessibility flush dropped kerbs and tactile paving are used where appropriate. Shared surface roads are generally laid level with low kerbs to grassed verges and paths to dwellings to resolve the falls on the site.

Full mobility access will be provided to the main entrance of each new dwelling in accordance with Part M of the Building Regulations and small ramps or compliant steps provided only where necessary on the site to respond to more significant existing changes in level.

Each dwelling has private gated access to rear garden areas either direct or via the adjoining car barn and private paths to front doors. Refuse storage areas within gardens are accessible to wheelchair users. The apartments have shared stores for refuse, recycling and cycles.

Within the dwellings, WC facilities will be provided on ground floors where required and door widths are designed to be accessible for both wheelchair users and ambulant disabled users.

7 CONCLUSION

7.0 CONCLUSION

The design process has been carefully considered to create a high-quality design solution that respects the character of the surrounding area and the specific visual and topographical constraints of the site.

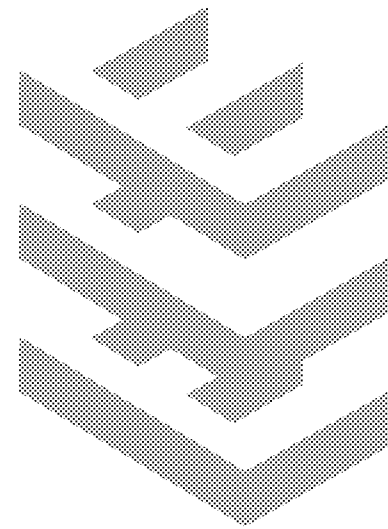
As a result, a scheme has been developed that respects the surrounding land uses and creates an aesthetically pleasing and thoughtfully designed residential development which features a well landscaped and pedestrian-oriented layout.

Tree and hedgerow planting has been considered as paramount within the scheme to provide maturity and variety to the setting, linking to the public open space created. The landscaping approach acts as an integral part of the scheme design, creating a verdant development set within a mature setting and ensuring that the boundaries relate well to the countryside beyond.

This application is considered to offer an appropriate number of residential dwellings for the town whilst contributing to Arun District Council's current housing land supply requirements. The principle of residential development on the site is in-line with local planning policy including the Littlehampton Neighbourhood Plan and should be positively considered subject to detailed design considerations.

Overall, this Planning Application provides an opportunity to provide an appropriately designed housing scheme within a highly desirable location.





ECE Architecture