

DESIGN AND ACCESS STATEMENT

2a Norfolk Road
Littlehampton, BN17 5PL

Rev.A
22 May 2019



CH+MRP ARCHITECTS
41-42 Foley Street
London W1W 7TS

London
Limited Liability Company Registration no. 1018725
Registered Address: 41-42 Foley Street London W1W 7TS

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Introduction

CHMRP has been appointed by Chiddingstone Developments to seek Planning Permission for a new built 3 bed town house on the vacant site at 2a Norfolk Road.

There is an extant planning approval for the demolition of existing structure and erection of a new 3 storey live-work unit for the site.

The project has undergone previous pre-application consultation relating to the extant approval: LU/164/16/PL and subsequent revised scheme PAA/130/18.

The current application has not been subject to a formal pre-application review. However, this application takes full cognisance of the consultation process and the comments received during the project: both for the extant approval (LU/164/16/PL) (pre-application advice and commentary during the consultation period) and comments received for a larger scheme on the site (PAA/130/18.).

The following planning policy documentation has been consulted in the preparation of this document:

National Planning Policy Framework (NPPF) (2012)

Technical housing standards – nationally described space standard

Arun District Local Plan 2003

Arun District Local Plan 2011-2031 Consultation paper

Arun Local Plan 2011 – 2031 Publication Version

Drawing List

00_001	Location plan
00_002	Site plan
20_200	Ground floor plan
20_201	First floor plan
20_202	Second floor plan
20_203	Roof Plan
20_220	Section AA
20_230	East elevation
20_231	North elevation
20_232	West elevation
20_233	South elevation
20_235	Streetscape
20_236	Streetscape comparison
20_400	Existing Site and Street Elevation

Planning History

LU/164/16/PL 2A Norfolk Road Littlehampton BN17 5PL

Demolition of building & change of use from takeaway (A5 Fast Food Takeaway) to 1 No. live/work dwelling (C3 Dwellinghouses). This application affects the character & appearance of the Littlehampton Sea Front Conservation Area & affects the setting of Listed Buildings.

Approve Conditionally

LU/221/95 2A Norfolk Road Littlehampton

Storeroom

Approve

LU/105/95/A 2A Norfolk Road Littlehampton

1 No. internally illuminated fascia sign & 1 No. internally illuminated projecting box sign

Refused

LU/95/95 2A Norfolk Road Littlehampton

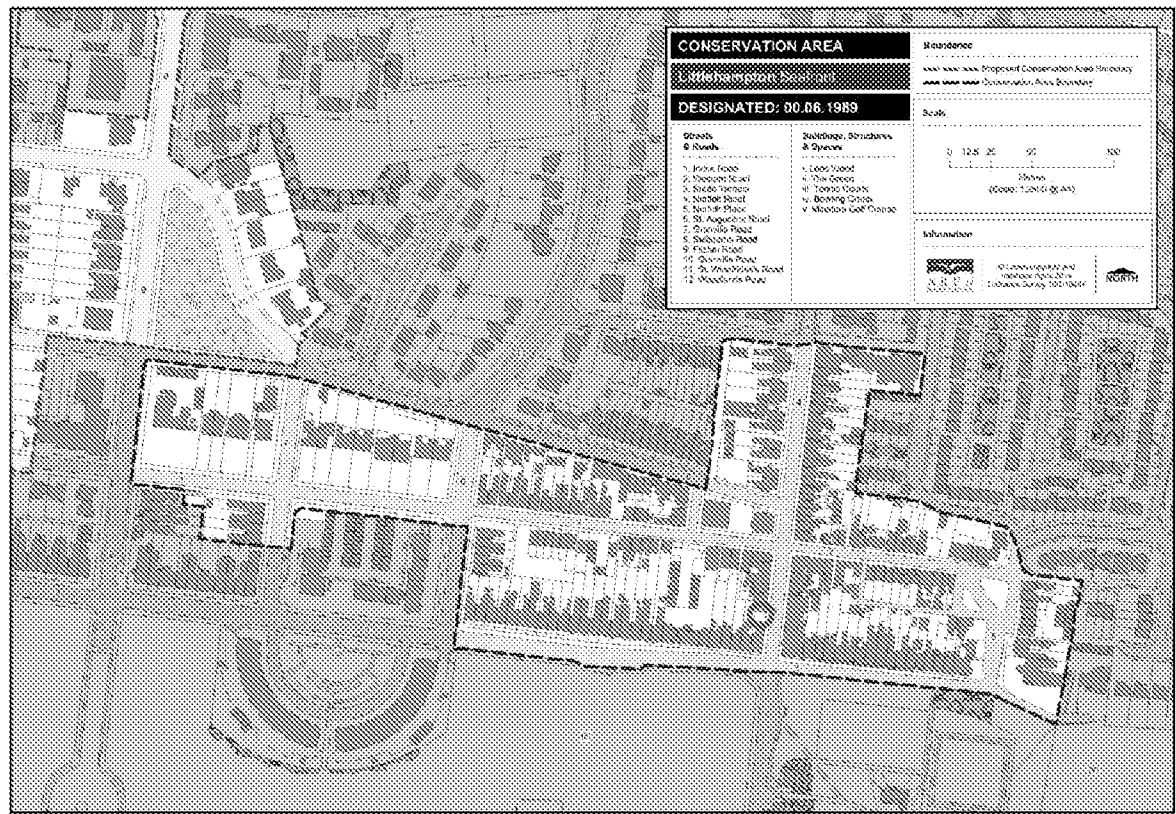
Non-compliance with Condition No.2 imposed on planning permission LU/215/90 for extension of opening hours to midnight Monday to Saturday and 11.30pm. on Sundays

Approve Conditionally



Location

2a Norfolk Road is located at the Southern end of the Norfolk Road, some 150 meters from the coast and within the Littlehampton Seafront Conservation area.



conservation area map with site highlighted



overview map of site in context

The area is predominantly residential with some ground floor commercial premises.

The buildings along the street are mainly white rendered or painted stone with those on the seafront comprising a minimum of four storeys. A small cluster of red brick Edwardian terraced houses adjacent to the site form an exception to the local vernacular.



South terrace views

Norfolk road towards South



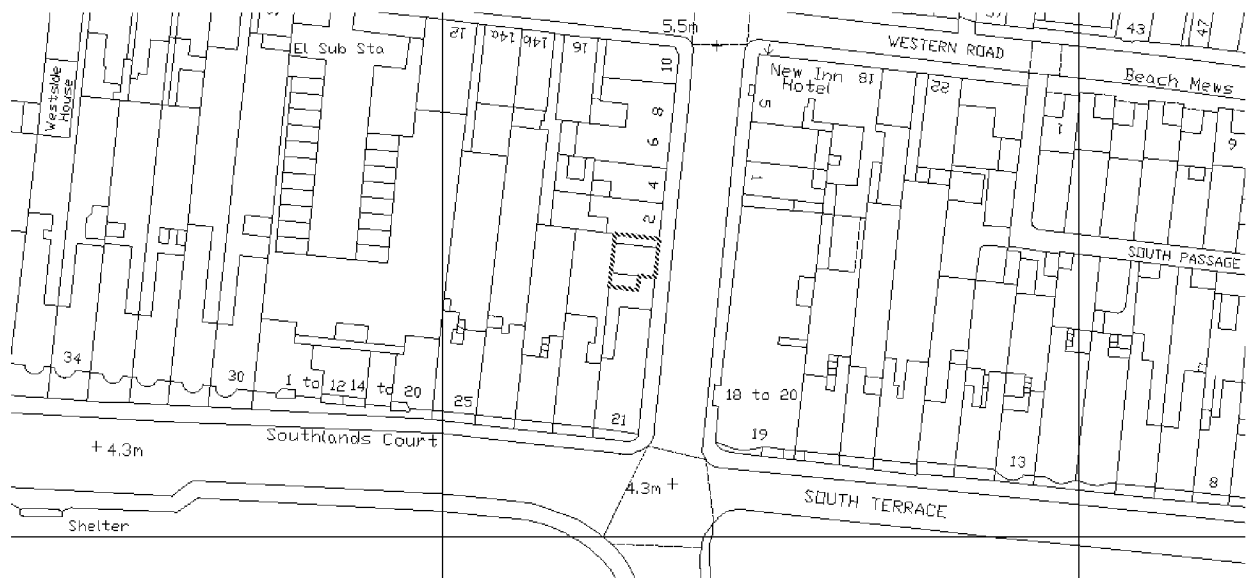
Site

The site has been historically subdivided from 21 South Terrace and was formerly a carriage house. The site boundaries are set by the access alley to the North, and the rear gardens of 21 & 22 South Terrace to the west and south of the site. The north and West boundary is formed by a listed clinker fence structure. There is a Right of Way to the site from the gate at the rear of 21 South Terrace.

21 & 22 South Terrace to the south of the site are 4 storey buildings. Buildings along Norfolk Road are generally 2-4 storeys.

The single store pitch roof structure and adjoining lean-to extension on the site have most recently been operating as a take-away restaurant but are now vacant and derelict.

The footprint of the site is 47m², however the proposal contained in this application is extended to include the air rights over the access alleyway to the North of the site.





Site in context



Views of South Boundary



Norfolk Road elevation



Access Alley to North



Views of North Boundary

Proposals

The wider streetscape and the impact on adjoining properties was considered extensively during the design process. Therefore, the proposal reflects a number of elements found in the adjacent buildings. This ensures the contemporary design references traditional elements and creates firm visual links with its immediate surroundings.

The proposed design is a contemporary reflection of the traditional townhouse; by taking precedent from the local vernacular, it complements the buildings within its immediate surroundings without pastiche mimicry.

The extant approval is for a one-bed live/work unit on the site. The layout of the approved design reflects the highly personal intended use for the building envisaged by the previous site owner. The current scheme is for a 3-bed house with same footprint, but marginally larger area and mass due to inclusions of the access alley to the North.

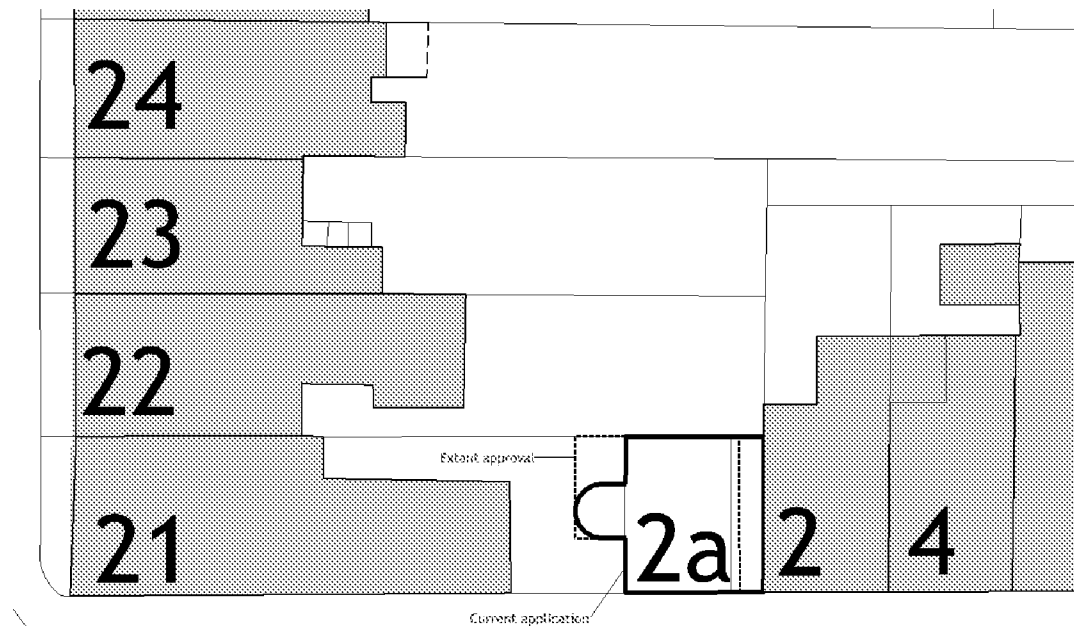
Massing & Scale

The proposed massing of the current proposal follows the spirit of that established by the extant scheme but is amended to further lessen the impact to the rear of 22-24 South Terrace as shown below.

The building is conceived as a semi-detached volume book-ending the Edwardian terrace, with an expressed stair to the south set back from the front and rear elevations.

The pronounced verticality of the street elevation references the surrounding townhouses and is expressed through the articulation of the elevation and the fenestration. The top floor is set back on three sides and expressed materially different to minimise the overall effect to the streetscape and continue the dominant eaves lines along the street elevation. The ground floor footprint is set in from the boundary line to retain the existing listed boundary fence to North and West.

The overall height of the building is below the ridge height of the adjoining 2,4 and 6 Norfolk Road and well below the ridge height of 21 South Terrace.



Volume of the current proposal overlaid with extant approval



Comparison between current scheme and extant approval



Norfolk Road dominant lines



Punched windows



Framed windows

Layout

The proposed building is conceived as an upside-down house with study and bedrooms on ground and first floor levels and an open plan living -dining-kitchen area on the second-floor level.

Accommodation schedule

3 Bed House GIA 110.6m ²							
External Amenity		Ground Floor		First Floor		Second Floor	
Courtyard	5.1m ²	Study	6.9m ²	Bedroom 2	14.3m ²	K/D/L	31.5m ²
		Bedroom 1	13.2m ²	Bedroom 3	13.2m ²	WC	2.1m ²
				Bathroom	4.1m ²		

Layout and room sizes of the building generally exceed the guidance set in the Nationally Described Space Standards as shown in the attached floor plans.

Accessibility: The main entrance and courtyard both provide a level access to and from the property.

Ground floor level bedroom and WC facilities are provided as shown in the plans.

Materiality

RENDER

The materials have been chosen to reflect those found in the local vernacular. Light coloured or white render is found on most buildings within the immediate area as highlighted in the map below. The design uses render as the primary facade material to ensure the proposal sits in harmony with its surroundings.

The render will be a through coloured silicone render with a scraped texture, K-rend or similar. It has water repellent admixtures, which prolongs the maintenance life and reduces pollution dust gathering on the surface.



White/light rendered properties shown in green

The set back to the North over the access gate will be embossed with a scallop detail as a decorative texture referencing the decorative details and over boarding of the adjacent Edwardian terrace

GLAZING

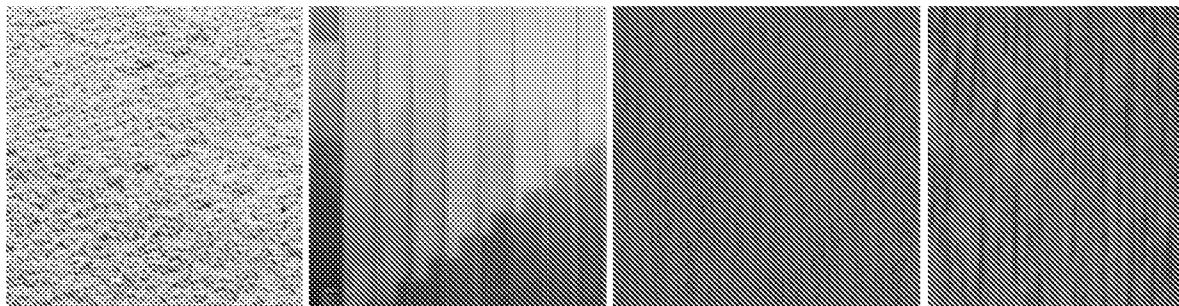
Glazing has been considered extensively throughout the design. The proposal aims to minimise overlooking whilst maximising the potential for natural light. To accommodate this, a combination of clear and translucent glazing is proposed.

The top floor set back is a mixture of tinted zinc standing seam and Reglit rainscreen cladding to lighten the volume and mass. Both the glass block and the pre-coated zinc have a slight green tint - a contemporary reference to traditional oxidised copper roofing.

The lightness of the glazing contrast with the solidity of the render below: the translucency is emphasised by a gentle glow from internal lighting visible through the glazed rainscreen cladding in the evening.

Window frames are generally proposed to be high quality PPC coated aluminium-Timber composite windows with PAS24 locking at low level.

All glazing to the rear is translucent below 1.8m and non-openable. A separate unglazed opening vent to the rear bedroom prevents loss of privacy to adjoining properties and amenity.



Render

Reglit cladding

Standing Seam zinc

Timber

Amenity

There is a private courtyard on the ground floor level to the rear. The top floor living room is fully glazed with Juliette balconies towards east.

Additionally, 2a Norfolk Road is in close proximity to the beach, tennis courts and greensward to the south.

Parking

There is no parking on site, but this is in keeping with the character of the area which is generally relying on the on-street provision of parking. The parking demand of a single-family house will be less than the previous A5 use. The site has ready access to public transport and is within walking distance of shopping and other facilities, therefore the proposal is deemed acceptable on parking provision grounds.

Refuse and recycling

Refuse and recycling facilities are provided built into the ground floor window recesses as shown in the plans. They are accessible yet visually hidden away from the street scape.

Flood Risk Assessment

As per the Environment Agency flood risk map below the site is not located within an area at risk of flooding.



Summary

This proposal is the result of significant design development with multiple layouts, elevational proposals and massing models tested. A thorough design process has sought to arrive at a proposal which is particular to the precise conditions of this site, that respects neighbours and preserves their amenity, whilst resulting in something characterful and modern.

The proposal will not materially impact on existing surrounding properties in terms of overlooking, outlook or overshadowing.

The proposal is a high-quality contemporary design, sympathetic to the conservation area location, adjoining context and Listed building.