

ANCHOR SPRINGS, LITTLEHAMPTON

DESIGN AND ACCESS STATEMENT

AUGUST 2020

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Scope and Content

Introduction

This Design and Access Statement (DAS) has been produced by Urban Symbiotics on behalf of Ropemaker Properties, in support of a planning application for Anchor Springs, Littlehampton.

This DAS has been prepared to be compliant with the Development Management Procedure (England) Order, and the Planning Practice Guidance (PPG).

The DAS illustrates the design principles and concepts that support the proposals whilst addressing the requirements set out in the PPG Section 'Making an Application'. Specifically, responding to the PPG requirements 'What should be included in a DAS', this DAS explains:

The design principles and concepts:

- The steps taken to appraise the context of the proposed development and how the design has taken them into account.
- The applicant's approach to access, how Local Plan policies have been taken into account, consultation undertaken in relation to access issues, and how the outcome has informed the proposed development.

The DAS also provides details relevant to an outline Planning Application, which include:

- Information about the proposed use or uses, and the amount of development proposed for each use.
- Indicating the area or areas where access points to the development will be situated, as required under article 4 (5) of the Development Management Procedure Order.



Site Location

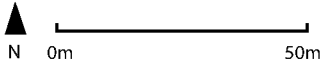
Site Location

The Site
The Site is approximately 0.6ha and is currently occupied by a vacant retail unit that was formally occupied by Waitrose, which is situated to the South of Avon Road with its associated car park located to the North of Avon Road.

The Site is enclosed by Franciscan Way to the North; East Street to the East; Anchor Springs to the South; and by a motor works and Carpetright unit to the West.

The Site is located within the town centre in close proximity to the pedestrianised High Street which is situated to the South.

The High Street is characterised by a range of retail uses within a mix of building styles of differing heights and varying roof types. By contrast the surrounding area to the North and East is predominantly residential.



Site Location

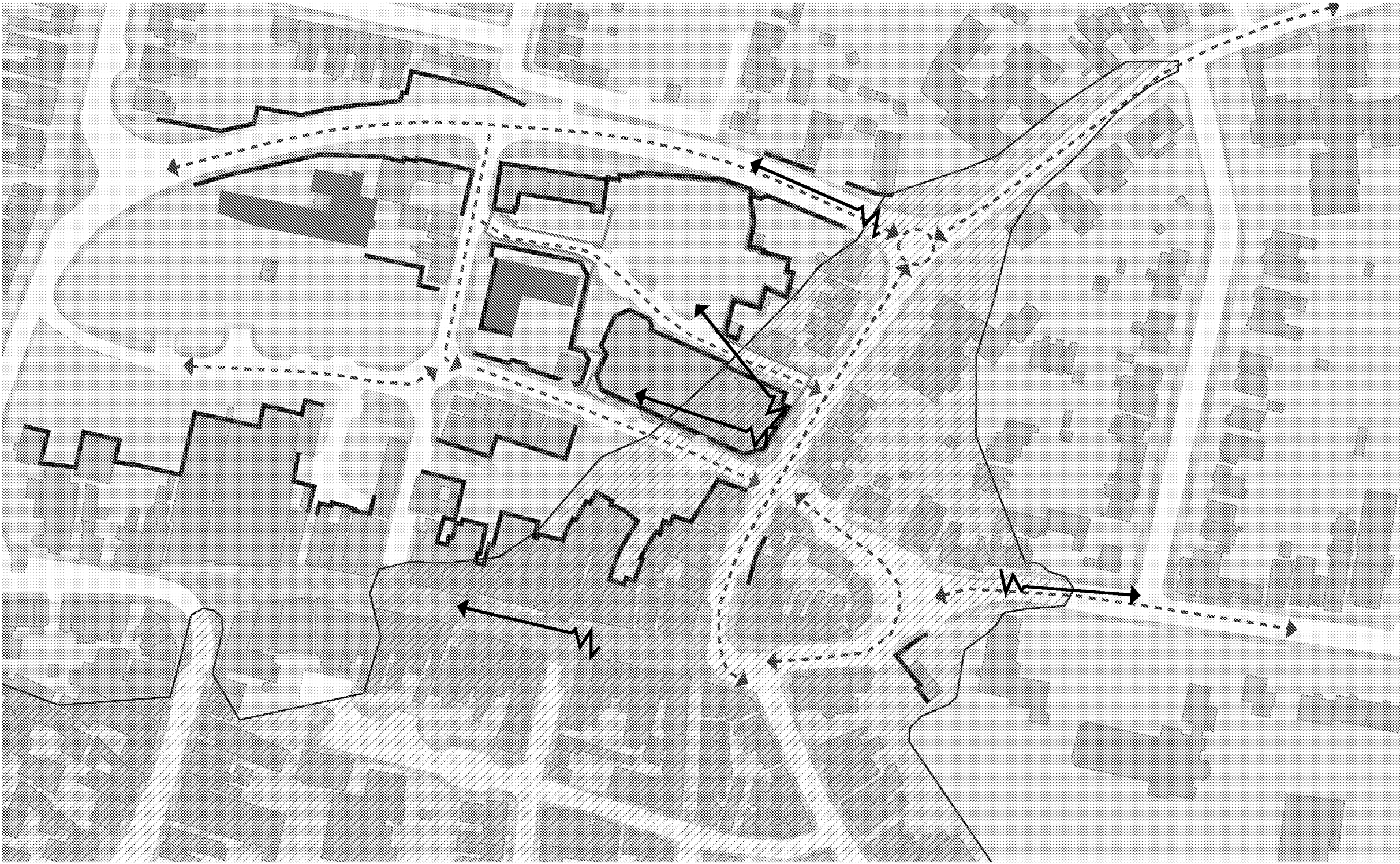


Constraints

The Site presents several constraints both across the Site and within its immediate and wider context. The following list identifies the key issues and constraints that are being considered in the process of providing a suitable development approach for the Site.

Constraints:

- The South East of the Site sits in a Flood Zone 3 area.
- The Site has a 1.8m level change.
- The need for careful consideration of the local context and adjacent properties.
- Noise pollution from the bus stops on Anchor Springs.
- Public footpath running alongside the West frontage of existing Waitrose and across the car park.
- The need for the proposal to be in keeping with its context in terms of height and grain.



-  Flood Risk Zone
-  Site Boundary
-  Ancillary / Garages Buildings or Motor Servicing Business
-  Bus Stops

-  Existing Weak Street Frontage
-  Change in Levels
-  Two Way Traffic Access
-  One Way Traffic Access

N 0m 50m

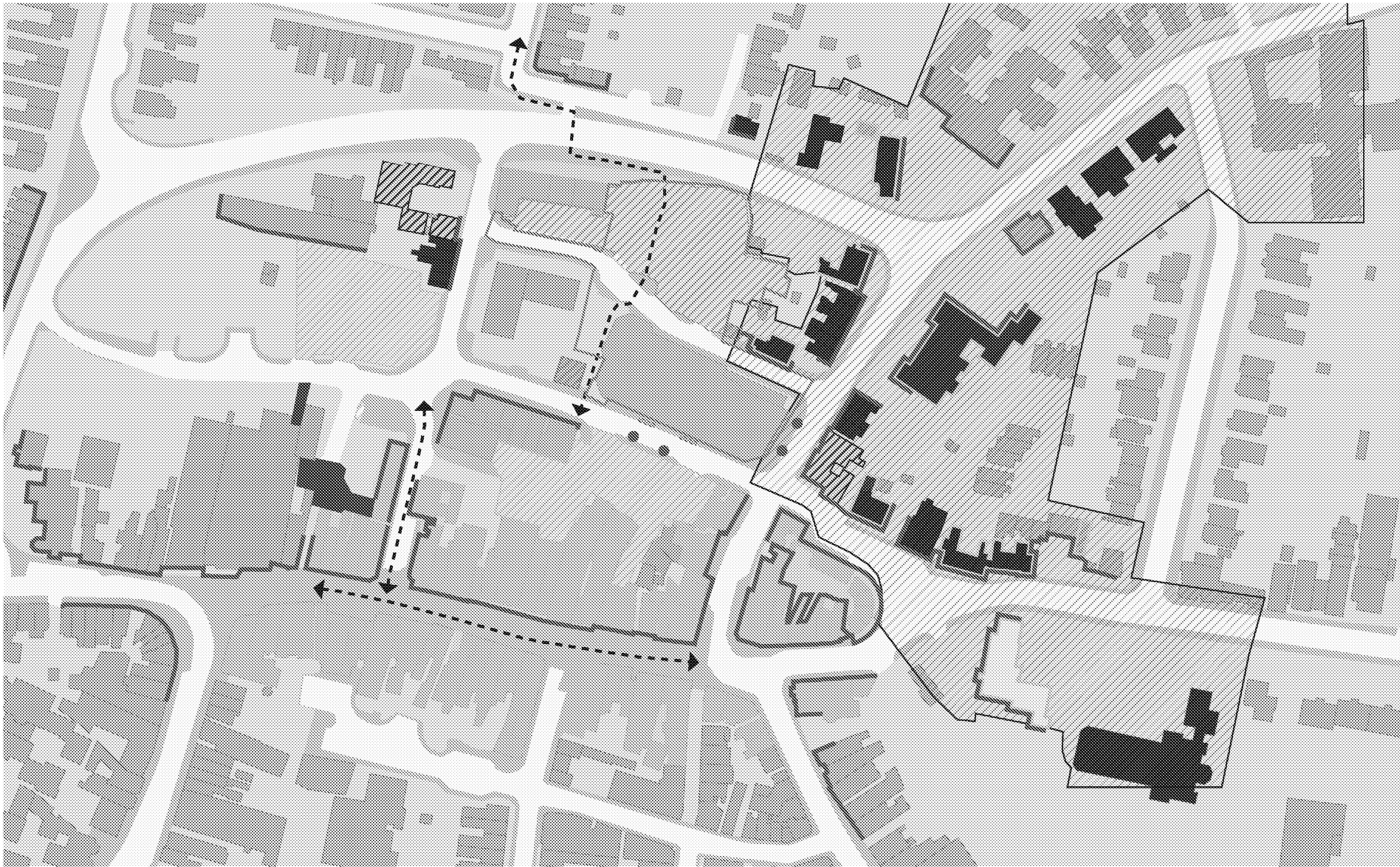
Opportunities

The Site also presents a magnitude of opportunities to enhance the Site with a scheme that sensitively responds to its context and enhances the overall character of the area.

The following list identifies the key issues and constraints that are being considered in the process of providing a suitable development approach for the Site.

Opportunities:

- Replace the disused Waitrose with high quality and thoughtful residential units.
- Provide a quality space to enhance the community.
- To provide a new public realm and improve the existing public footpath.
- Provide a rich and engaging landscape which will enhance the local ecology
- reference the form and texture of the contextual materials to enhance the character of the town centre.
- Repair and create a strong frontage on East Street, Franciscan Way and Anchor Springs



Heritage Context

Conservation Areas
The Site is situated immediately adjacent to the Littlehampton East Street Conservation Area and shares the majority of its eastern boundary with the western edge of the conservation area.

To the north, the setting is formed of a row of 19th century terraced properties with modest narrow rear gardens

Many of the buildings form contributing features of the setting of the listed buildings. They are of a similar domestic form and height which illustrates the continued expansion of the town into the late-19th century.



- 

Site Boundary
- 

Conservation Area
- 

Listed Buildings
- 

1 45 East Street
- 

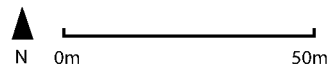
2 Old House
- 

3 Avon House
- 

4 East Street School
- 

5 39 East Street
- 

6 Vine House

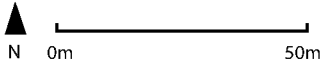


Movement

Vehicular Movement

The Site can be accessed via Avon Road, which is a one way road, and is connected by Duke Street to the West and East Street to the East.

There are bus stops situated on Anchor Springs which many buses and passengers use.



-  Site Boundary
-  Primary Pedestrian Flow
-  Bus Stops

Heritage Style

Heritage Consideration

The Site's proximity to the East Street Conservation Area is a key consideration to create a sensitive and context enhancing scheme. The heritage context is characterised by a number of listed buildings that display and represent early 18th and 19th century vernacular residential and public buildings.

Key elements of the East Street Conservation Area that will be considered to inspire the proposed development for the Site include the following:

Style:

- ◊ Pitch roofs
- ◊ Brick walls
- ◊ Chimneys

Materiality:

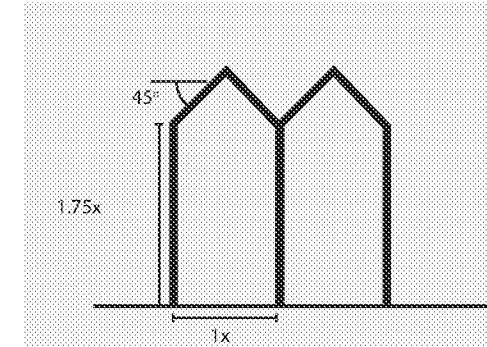
- ◊ Red brick
- ◊ Knapped flint
- ◊ Cobbles
- ◊ Brick dressings and quoins
- ◊ Flint
- ◊ Stucco

Morphology/Setting:

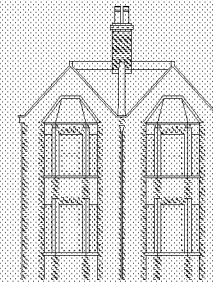
- ◊ Flank protrusions and building set backs
- ◊ Simple symmetrical composition
- ◊ H shaped arrangement
- ◊ Property set backs from the pavement edge
- ◊ Buildings with associated walls

Form Inspiration

45 East Street



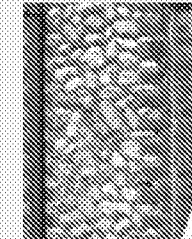
Elevation



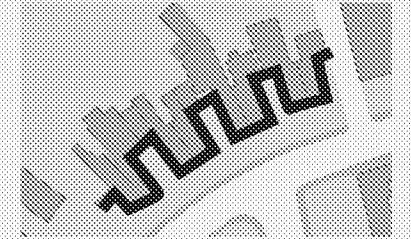
Reference Image



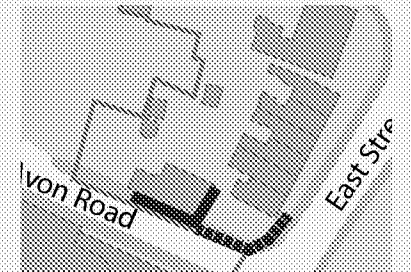
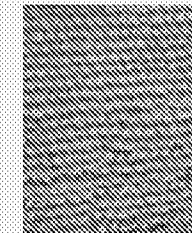
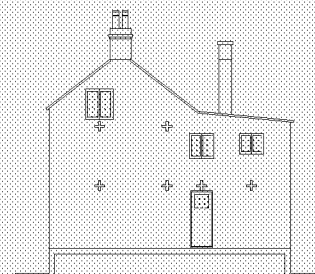
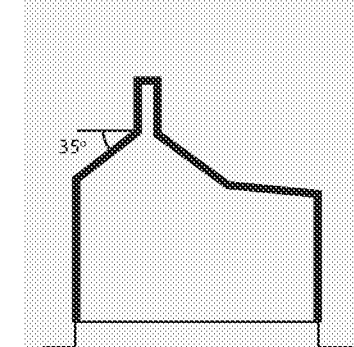
Material



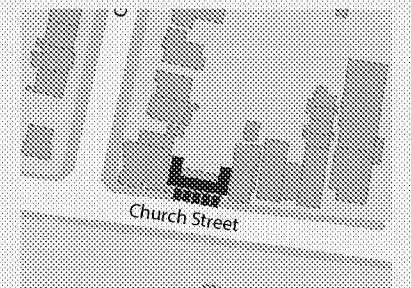
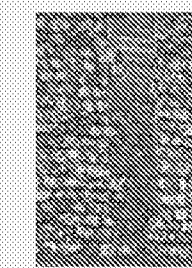
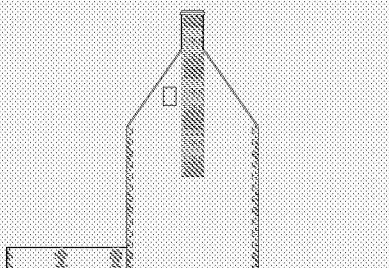
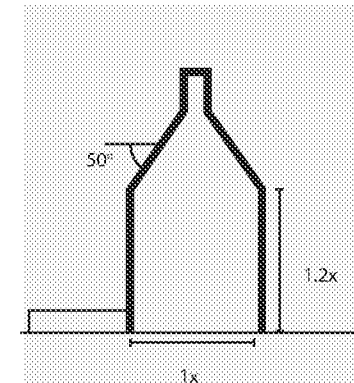
Frontage



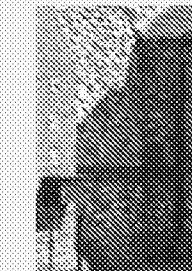
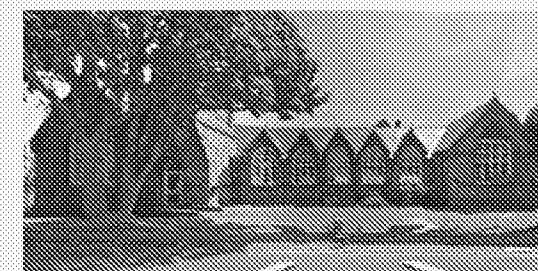
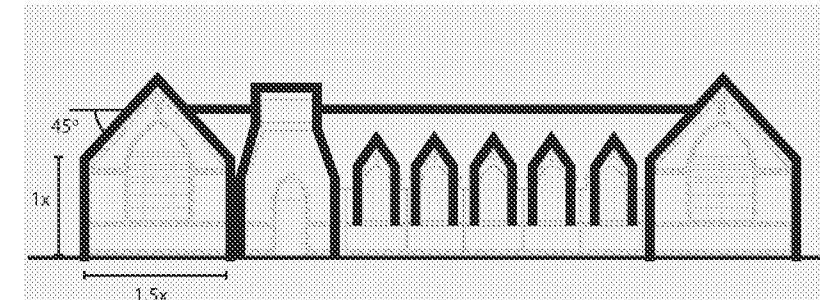
Avon House and garden wall



Vine House



East Street School and low wall



Urban Grain

Scale + Mass
The morphology and scale of the context that surrounds the Site, is of a fine urban grain. This stems from the variety in age, style, form and function of the buildings within the urban context alongside the remains of the historic street pattern.

Whilst the current retail building on site disrupts this, new proposals will seek to follow and enhance this.



Scheme Development

Scheme Considerations

The following section addresses the key concerns of the previous objected scheme as listed below:

- The scale, design and fenestration details.
- How the design has been informed by the character of the locality.
- The need to reflect the historic character of the site/ enhance the conservation area.
- Refinement required to create active frontages particularly on the southern elevation of Building 2.
- A design that respects the grain through elevation treatments, breaking up the blocks and stepping up or down the street with varying heights.
- Height and bulk of the scheme within the street scene.
- Building 1's presence within the street scene by virtue of its scale and location.
- The fenestration details of Building 1, reducing the number of windows and balconies proposed to reduce the complexity and to enhance the quality of the scheme.
- A design which is informed by the established character of the locality whilst having a clear identity.



View of Building 2 and retail unit on the junction of East Street and Anchor Springs



View of Building 1 from Franciscan Way



View of Building 2 viewed from Anchor Springs



View of Residential Building 2 looking south from Avon Road

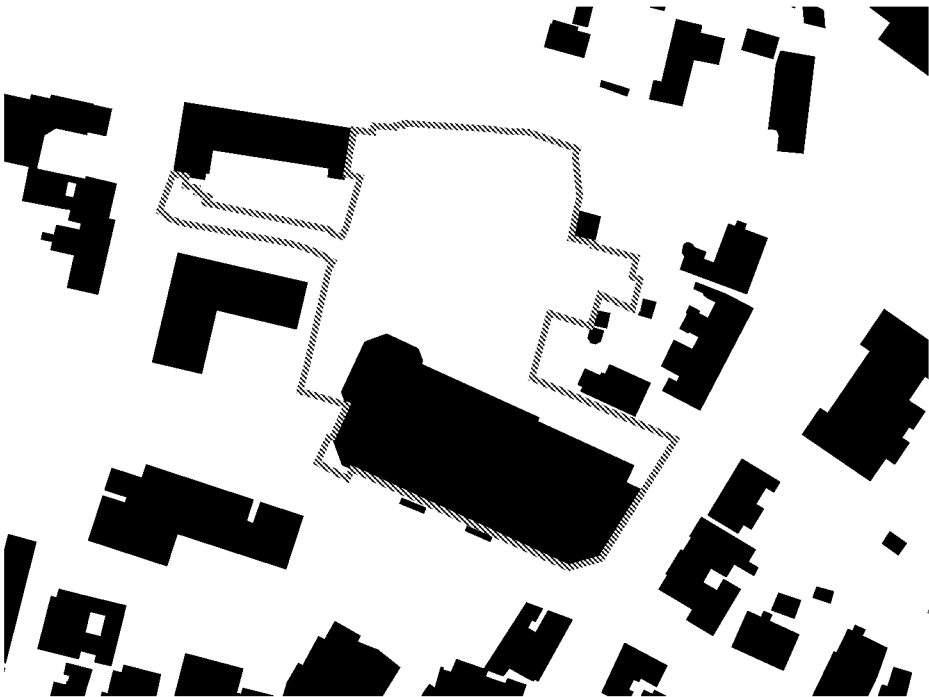
Views of the previous scheme (above)

Proposed Considerations

Considerations and Principles

There is an opportunity for the development to address its context in a manner that is sensitive, contextual and exemplar.

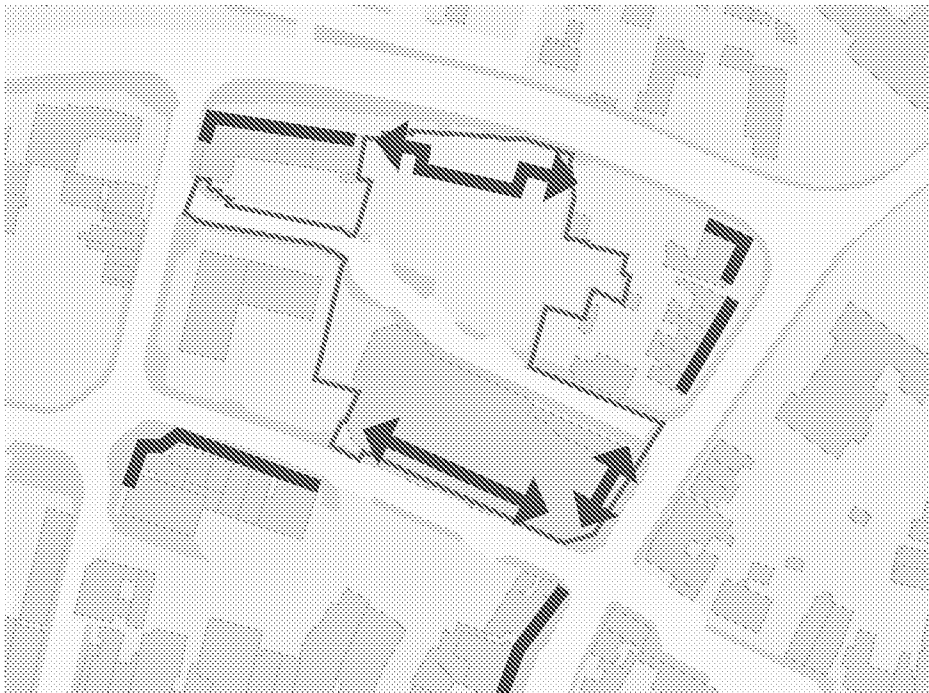
Grain + Scale



The Site has the potential to re-establish and extend the character of the locality, whilst reflecting the grain of the Conservation Area and the town centre.

- Site Boundary
- Building form

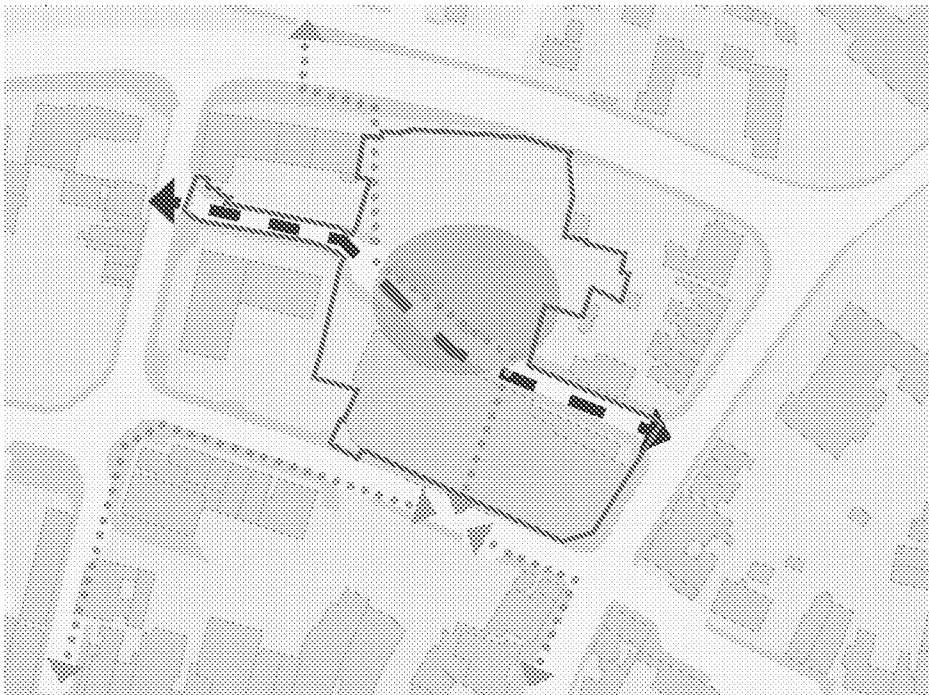
Sensitive Frontage



The development will be key to strengthen the frontage of the Site and to provide a sense of enclosure for the Site, particularly on Franciscan Way and East Street.

- Site Boundary
- Existing frontage
- New Frontage

Enhance + Connect



The Site also has the opportunity to better connect to its urban environment and provide additional public open space, whilst maintaining the vehicular movement through the Site.

- Site Boundary
- Vehicular Movement
- Pedestrian Movement
- New Open space

Concept Approach

Strategic Decisions

Building Orientation

Buildings are located to the north and south of the Site, addressing both Anchor Springs and Franciscan Way, giving them strong frontages in keeping and re-enforcing these façades as key ones within Littlehampton. The buildings are also orientated to take advantage of natural solar gain, making it easy for the buildings to adopt a fabric-first approach to energy efficiency.

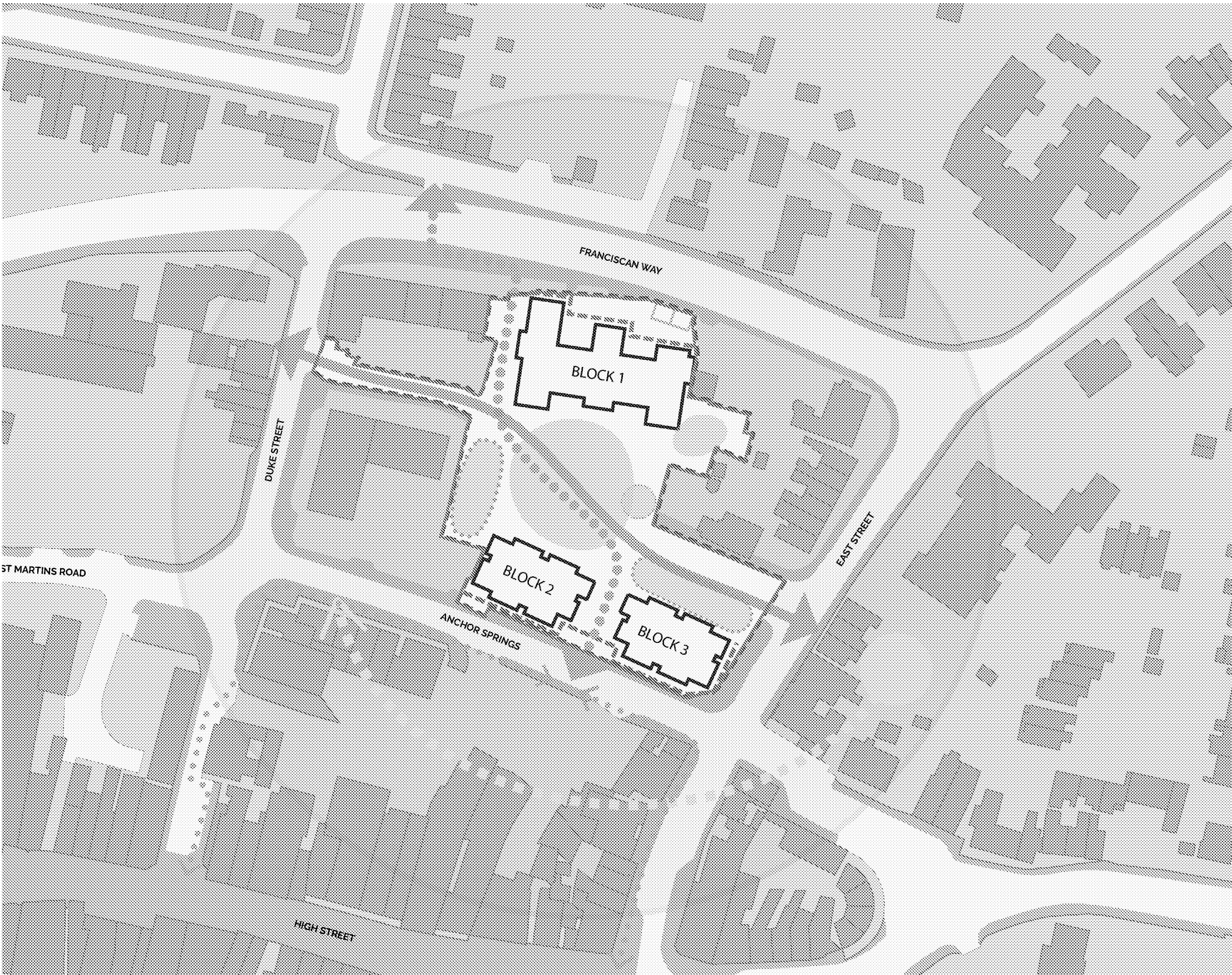
Frontages – Franciscan Way

Building 1 is set-back from the main street in keeping with neighbouring typology showcasing recessed buildings and front gardens / amenity that usually includes a set-back from the main street.

Frontages – Anchor Springs

Buildings 2 & 3 are set-back slightly from the main road and from the existing building footprint to increase the footpath width, enabling a more comfortable pedestrian access off Anchor Springs.

- Site Boundary
- Development blocks
- Green Area
- Car parking
- Bicycle parking
- Primary circulation
- Secondary circulation
- Sun direction
- New Frontage



Sustainability Approach

Sustainable Movement : vehicular

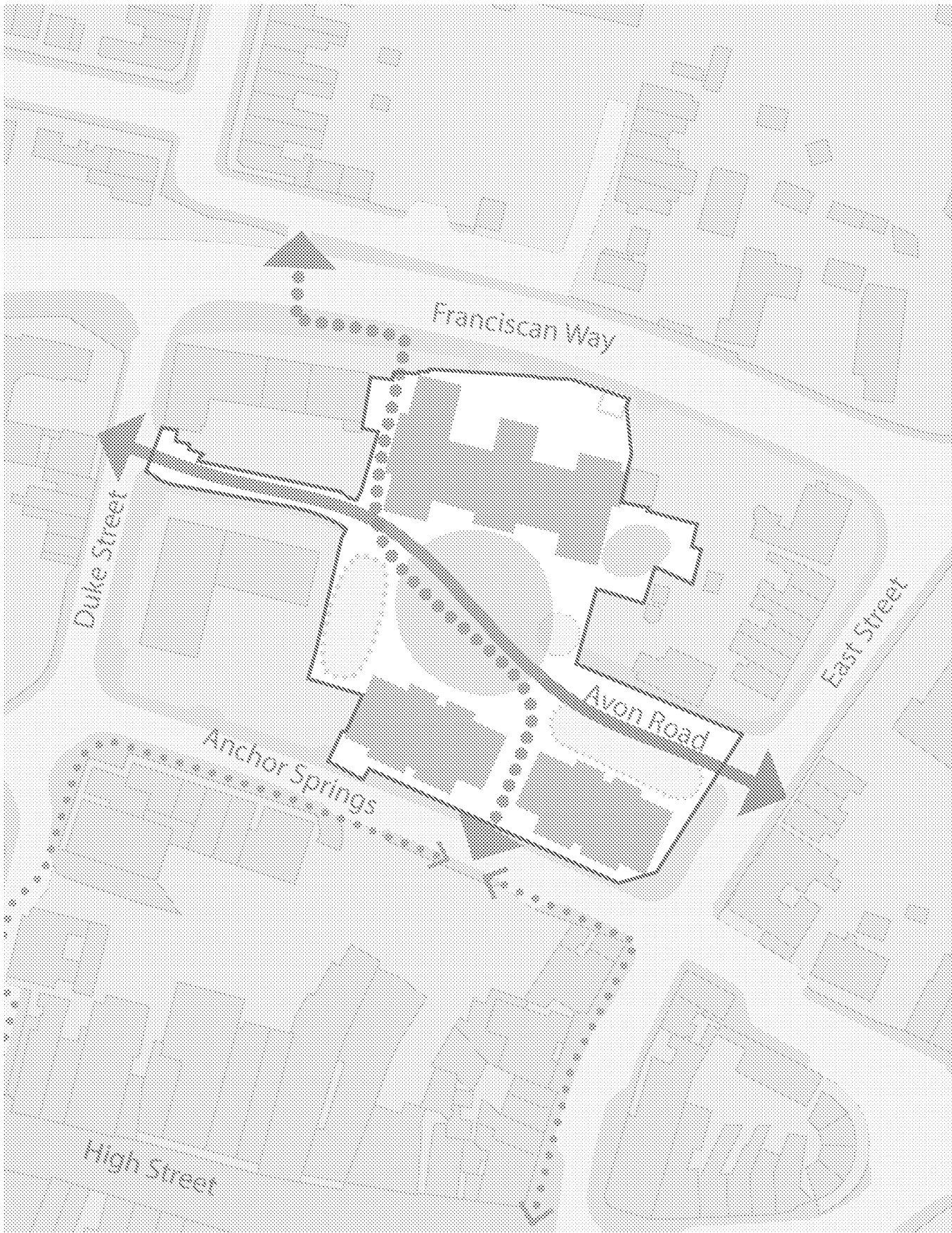
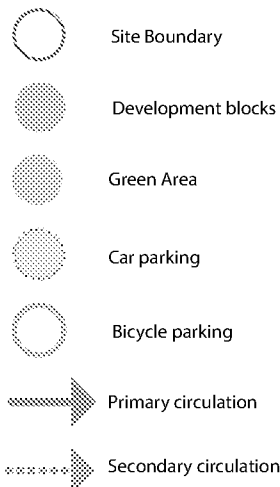
Avon Road will remain as a vehicular movement corridor in the first instance but will aspire to become a shared surface road, encouraging pedestrian movement through the Site, and working in tandem with the green infrastructure to unify the Site. The encouragement of pedestrian movement will also reduce air pollution from car use, and increase pedestrian activity in this central space, whilst retaining the Sites’ historic use as a local destination.

Sustainable Movement: pedestrian

The identified pedestrian desire line on the western boundary of the Site to be incorporated by relocating this through the centre of the Site, encouraging pedestrian movement through a more pleasurable route, encouraging users to linger and make the space their own.

Sustainable approach

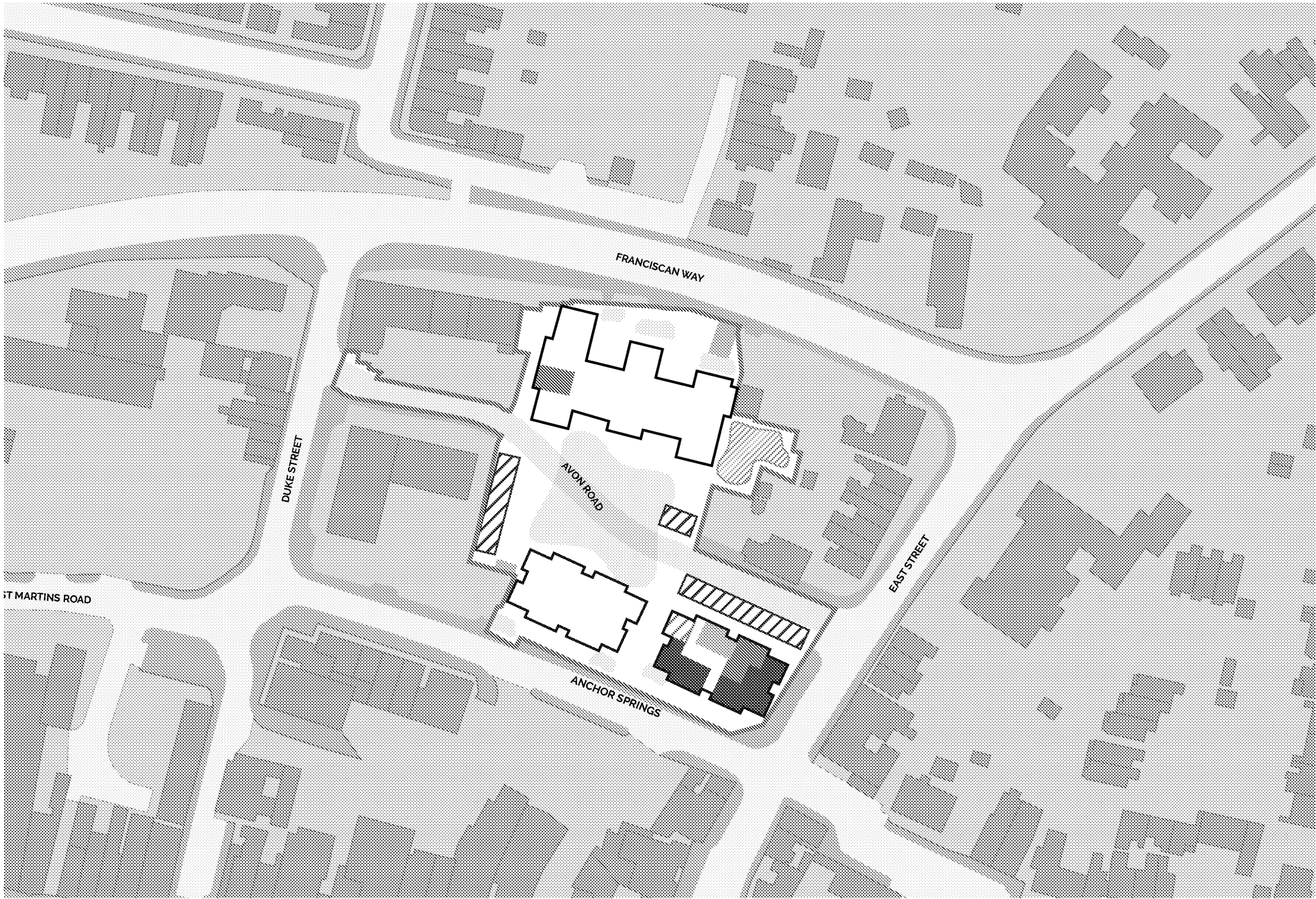
- Green Infrastructure: The existing car parking that surrounds Avon Road (immediately to its north and south), to become a public open space hosting rich green and blue infrastructure – this ensures that carbon sequestration is a key part of the scheme.
- Sustainable Drainage & Water Efficiency: sustainable drainage to be incorporated within the public open space and include; rain gardens, allotments, landscape features that reflect the Sites’ topography.
- Renewable Energy: to exist in the form of heat pumps (ground/air/etc), solar panels & PVs, and to connect to nearby low-temperature district heating where one exists
- Health & Wellbeing: to be embedded in the Site due to access to green infrastructure and central social meetings pace
- Community Strength: to be improved due to Public open space and its power to bring people together
- Economic Sustainability: job creation through retail use on site.



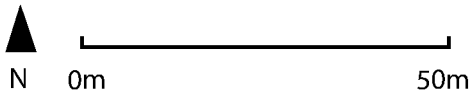
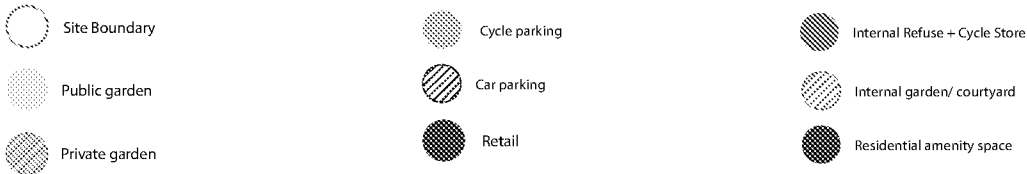
Example images of the new public realm and embedded sustainable feature

Planning / Use:

- The development is a residential scheme of 50 no. units with retail on the ground floor, reflecting and respecting the existing retail use and the attraction of the Site as a part of the centre.
- Residential and retail on the ground floor encourages natural surveillance expected from varying user types, increasing the feeling of safety and security for residents.
- Entrances to the southern building should be from Anchor Springs, with exit towards the rear leading to the public open space green & blue infrastructure space.



Concept site plan diagram



Mass & Scale & Heritage:

General

- The urban grain around the site is observed and adopted to be reflected on the site
- The main features of this include the strong vertical lines that project inwards from the main roads – clearly identified along East Street and Franciscan Way mainly – and where they sometimes extend from terraces addressing the main road to 2/3storey projections at the rear of each site
- The figure-ground map illustrates the relationship between the built and unbuilt spaces around East Street, Franciscan Way, and further afield; highlighting the land budget between coverage of buildings (solid mass) and public spaces and streets (voids) – this expresses a common theme of generous voids that has been adopted within the proposed development – including critically, the central green space



Existing



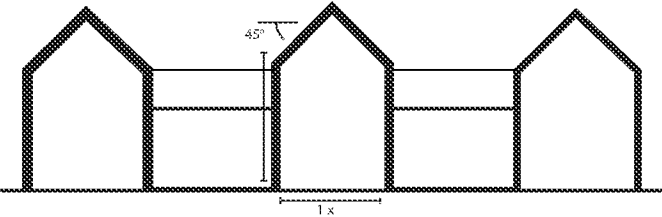
Proposed

The proposed footprints mimic the fine urban grain of its immediate and wider context and historical street pattern.

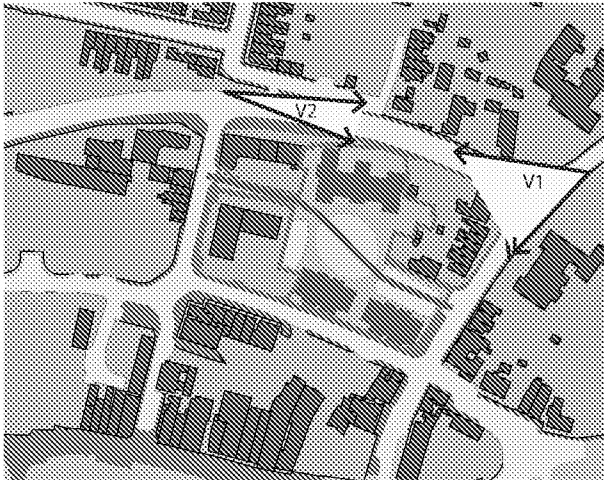
Mass & Scale & Heritage:

Building 1:

- Building 1 incorporates varying heights through a variety of pitch and flat roofs. The form displays an undulating footprint which references the existing character of the historic urban morphology of the East street conservation area. Whilst the set back elements further reduce the impact by providing sustainable flat roof elements, which are further set back the higher the building is.
- Building 1 projects into Franciscan way at 3no. main points – represented as gable ends, picking up on the typology provided by East Street on the approach into Littlehampton.
- Each gable varies in depth, with the smallest depth happening closest to eastern way, so as not to dominate the site, and keep East Conservation Area in context



- The proposals reflect the symmetry, fine grain, roof type, proportion and undulation of its urban context



Building 1 front elevation



View 2- view of building 1 looking west down Franciscan Way, maintaining and extending the existing historic wall and reflecting the urban frontage seen within the East Street Conservation Area



View 1- from East Street looking west down Franciscan Way and south down East Street

Response and development from previous scheme:

Building 1:



Proposed scheme, view looking north from East Street

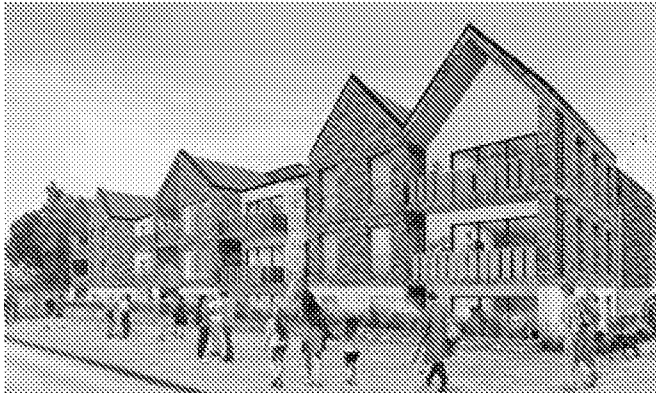


Proposed front elevation of Building 1

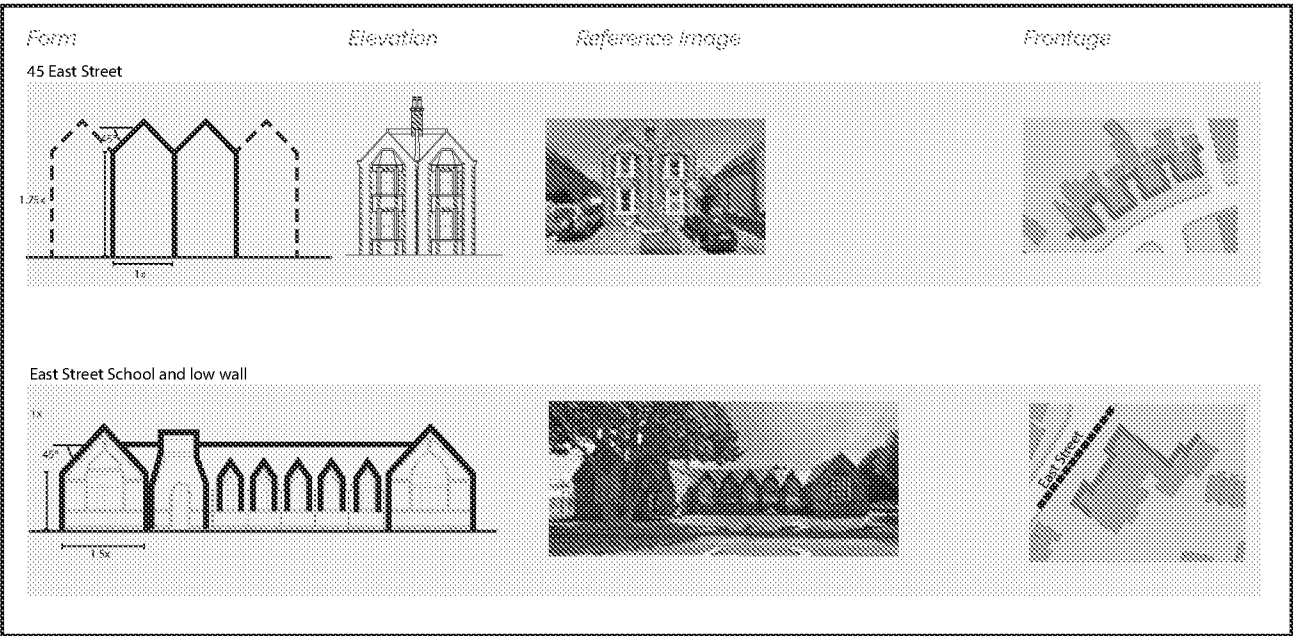
Design

Concerns regarding:

- The building's bulk and mass has been significantly reduced to three clear elements that reflect the pattern, form and proportion of the East Street Conservation area (see adjacent diagram)
- The existing historic brick wall has been extended to place the building sensitively within its context
- A hedge has been proposed as a buffer between the path and residential area to provide defensible space
- The mature adjacent trees will remain and be extended and considered within the proposed design
- The proposal references the materiality of red brick and knapped flint in a contemporary manner by using pulled brick as a pattern and detail by using a texture brick. This approach has been taken to avoid a pastiche and to create a high quality design solution.



Previous scheme, view looking north from East Street



East Street Conservation Area analysis

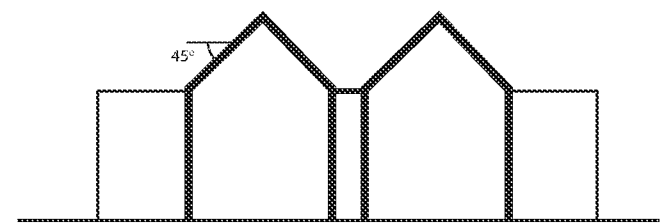
Design Approach: Mass & Scale & Heritage:

Building 2 & 3:

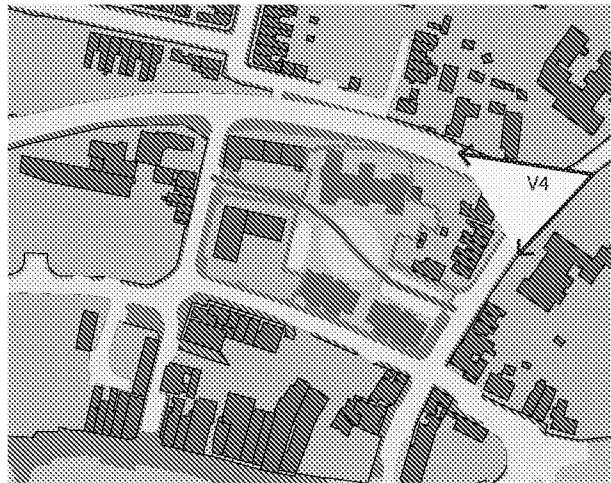
- Buildings 2 and 3 are 2- 3no. storeys in height, reflecting the scale on Anchor Springs, and its proximity to the High Street.
- Buildings 2 and 3 address Anchor Springs and creates a 'break' in the façade, encouraging pedestrian movement through the Site, while providing opportunities for more natural light to enter each building.
- The buildings roughly mirror each other in scale and footprint whilst responding to the sites' topography by accommodating their own varying finished floor levels – thereby reflecting an 'Upper' Ground Floor to Building 2, and a 'Lower' Ground Floor to Building 3.

General:

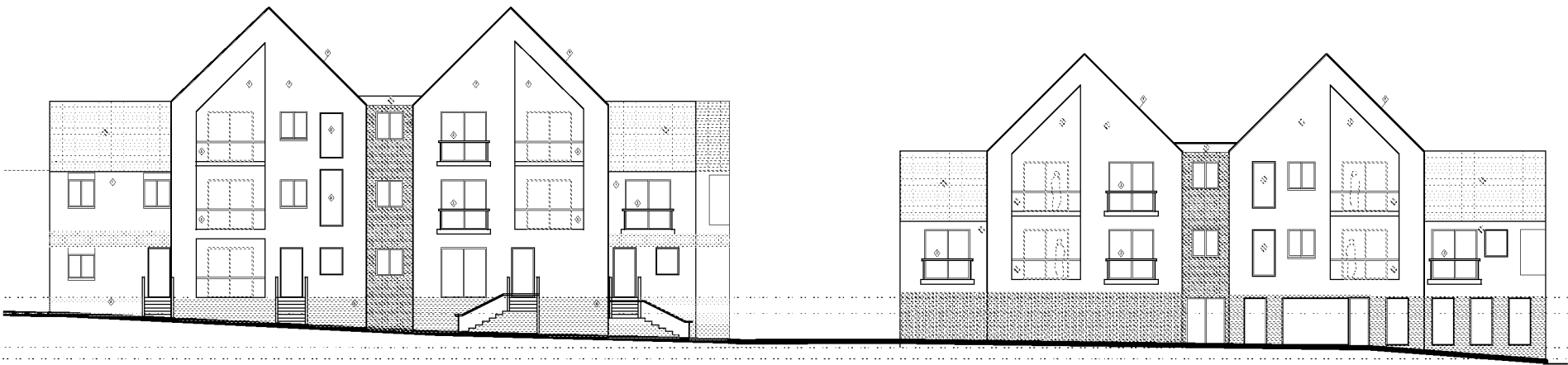
- The vast majority of the units are all dual and triple-aspect units which greatly improves each residents' quality of life, and the quality of the development as a whole.



- The proposals reflect the symmetry, fine grain, roof type, proportion and undulation of its urban context



Anchor Springs Contextual Elevation

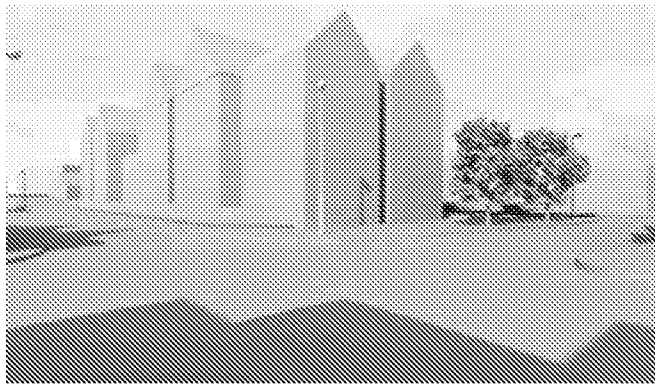


Front Elevation of Building 2 and 3 (facing Anchor Springs)

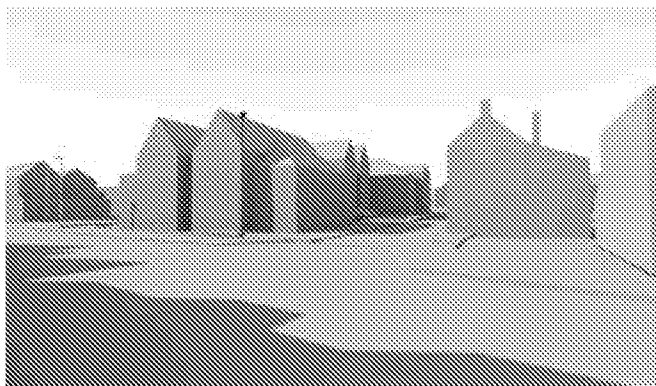


View 4- from East Street looking west down Franciscan Way

Scheme Development



Massing test with a 3 storey element facing East Street



Massing test with 2 storey element facing East Street



Proposed Scheme, view at the junction of Anchor Springs and East Street



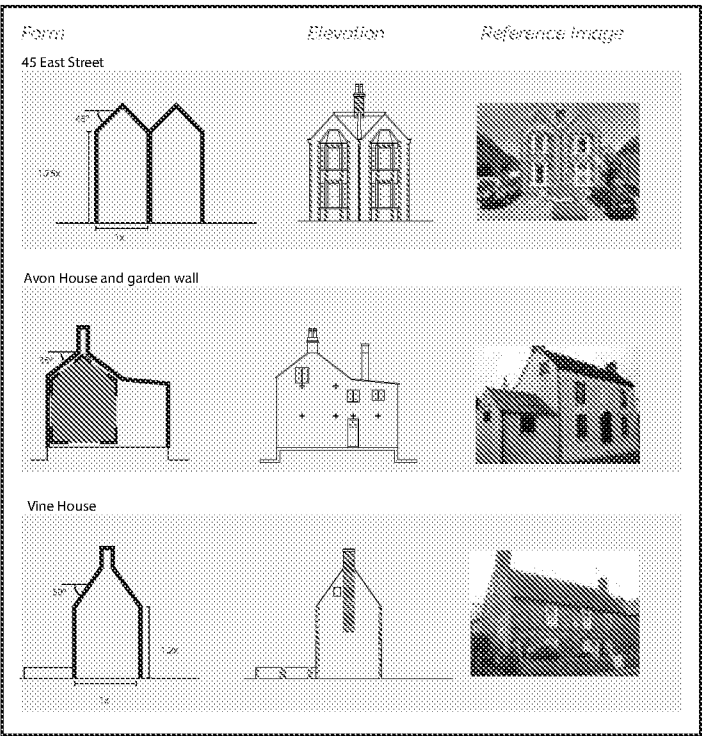
Previous Scheme, view at the junction of Anchor Springs and East Street

Design

Pre-app concerns regarding:

- The retail element has been maintained and enhanced with a greater frontage on Anchor Springs
- The front gables have been retained to reflect similar forms on East Street and to break up the proposed massing (which has been further broken up into two separate buildings at the southern end of the site. Horizontal banding through materiality and through the fenestration has been sought to reduce the appearance of a taller building alongside the wider proportion of the projecting elements of the building.
- Building 3 has now been brought down to the street level provide level access between the street and the retail unit and residential amenity space.
- The retail now wraps around toward both East Street and Anchor springs and a porous frontage is created looking on to a residential shared area to further activate the street and remove the blank walls.
- The 3m wall has been removed and direct stairs have been incorporated on building 2 to activate the street. This will also increase overlooking and passive surveillance. It also provides sufficient setback for the defensible space needed for the units.
- The west and east elevations have now been reduced to two stories to reduce the impact on the three heritage assets and neighbouring properties. Openings designed here give further interest and an enhanced aesthetic to the building.
- The proposals now reference the proportion, scale, footprint and grain of the surrounding area, in particular the conservation area.

- The proposal now reflects the historic character of the site through its form and grain. The use of materials seeks to be a contemporary representation of the area (see adjacent diagram).
- As seen on the right, the development seeks to mirror the proportions and the front gables of East street and the adjacent Avon house, whilst seeking to mirror the double gable frontage residential pattern, prevalent within the conservation area, with elements of the building set back.
- The proposal references the materiality of red brick and knapped flint in a contemporary manner by using pulled brick as a pattern and detail that will references the texture and detailed of the knapped flint in the area. This approach has been taken to avoid a pastiche and to create a high quality design solution.



East Street Conservation Area analysis



Final proposed scheme (view south from East Street)



Material and fenestration testing - displaying a large contemporary shop front (view south from East Street)



Material and fenestration testing looking at an active yet sensitive facade- (view south from East Street)

Design

Scheme testing

- Several elevational treatments, front gable pitches and materiality were tested in context to insure that the proposal was contextual, sensitive and of a quality design.
- The top two adjacent images show two material changes in the façades and a difference in the elevational treatment on East street.
- The chosen elevation (see above) was of a sensitive, yet open facade that sought to reference the active frontage of the high street / town centre as well as the residential transition to the north of the site towards the Old House.



View from Church street, adjacent to Vine house looking West



Current view along Anchor Springs looking East

Design

Scheme development

- The new proposal has dramatically decreased in scale and now addresses the street.
- The previous building 2 has been split into two buildings to provide an attractive entrance into the site.
- Units can be accessed from Anchor Springs (there is also a level access entrance from Avon Road) which activates the street scene providing passive surveillance and overlooking. The building also provides sufficient set backs to enable a defensible space between the footpath and the units for the benefit of the residents.
- The materiality references the surrounding context of red brick, with pulled brick forming a pattern an texture that mimics knapped flint.
- The proportion and angle of the front gables references the context and the conservation area's key buildings.



Improved final proposed scheme shown from Anchor Springs looking East



Previous objected Scheme shown from Anchor Springs looking East



Scheme developed by testing material changes towards a simplified treatment as shown above



Scheme developed with a lower pitch, which resulted in a building that looked more squat and bulky

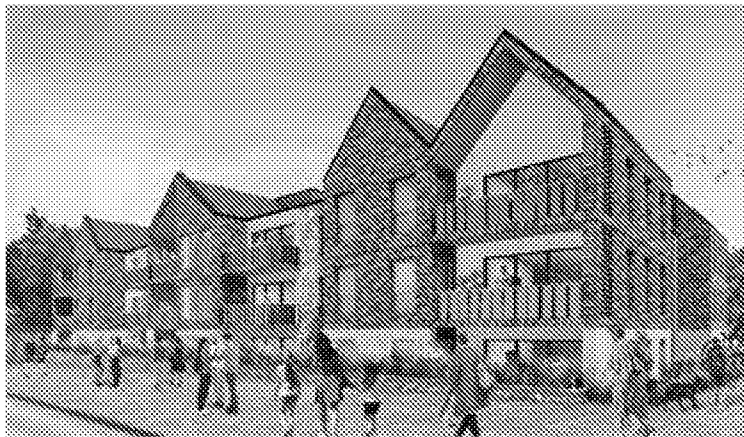
Design

Scheme development

- The proposal has reduced the scale, height and massing across the entire development. Building 1 has been reduced in scale with flat roof elements and set backs to reduce the dominance. This undulation in footprint has been inspired by the buildings in the East Street Conservation area.
- This historic wall will be retained and extended to continue and enhance the setting and approach into the conservation area
- The bulk of this building has been significantly reduced with the majority of the building set-back from Franciscan way.



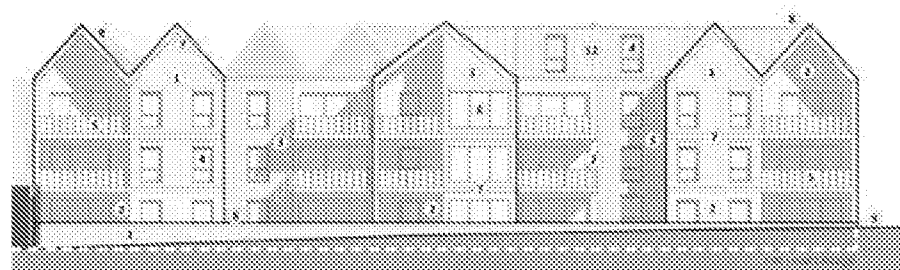
Improved proposed scheme



Previous objected scheme



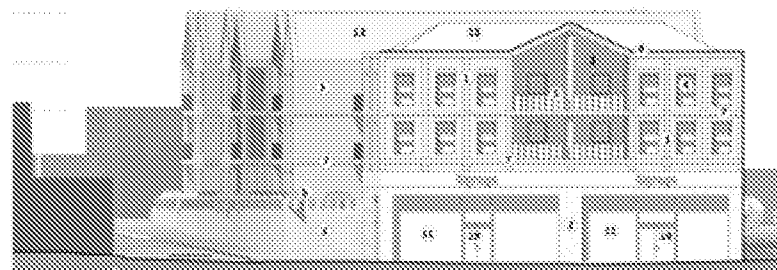
Improved proposed scheme in context of listed buidings



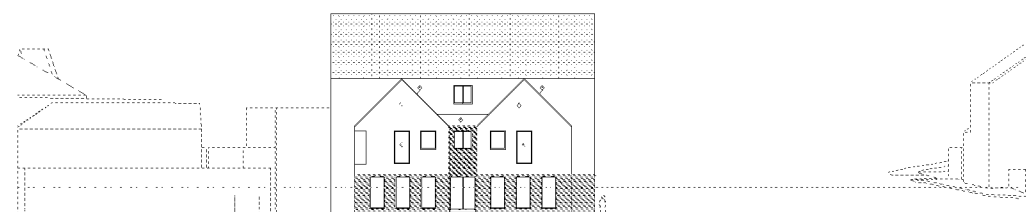
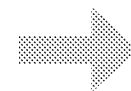
Previous scheme elevation on Franciscan Way



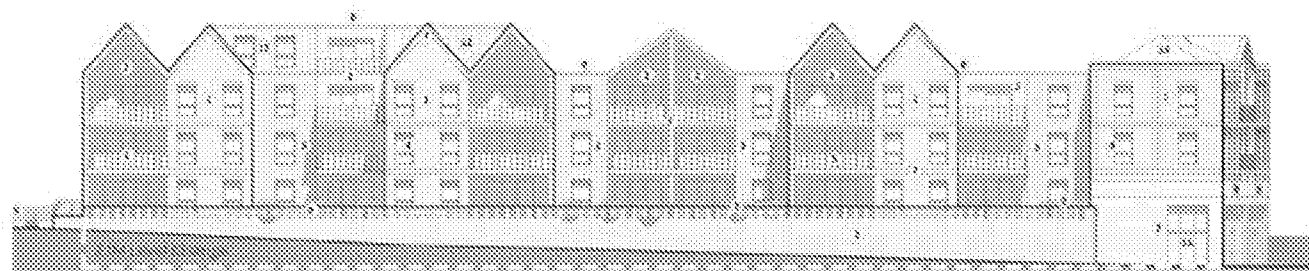
Proposed elevation on Franciscan Way



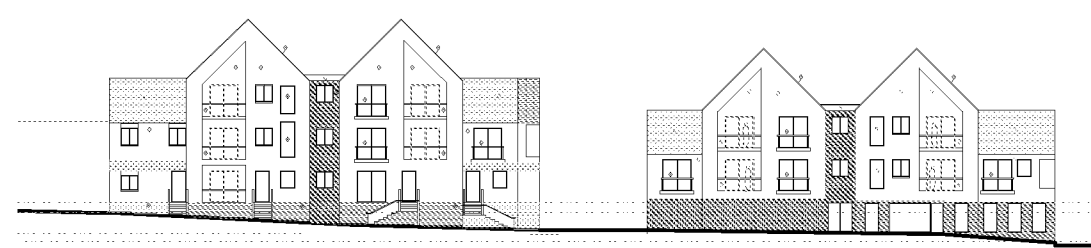
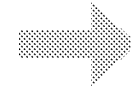
Previous elevation on East Street



Proposed elevation on East Street



Previous elevation on Anchor Springs



Proposed elevation on Anchor Springs

Design

Scheme development

- A large central public open space has been provided between the three new buildings as both a public and private amenity to enhance the setting, aesthetics and biodiversity of the site.
- The front gables have been retained to reflect similar forms on East Street and to break up the proposed massing (which has been further broken up into two separate buildings at the southern end of the site). Horizontal banding

through materiality and through the fenestration has been sought to reduce the appearance of a taller building alongside the wider proportion of the projecting elements of the building.

- The proposal limits the extent of the recesses and projections. Where recesses occur, this has been used to enhance the scheme through material treatments and to give the buildings further depth and quality. Each of the units are proposed to be dual if not triple aspect across the scheme.

- Building 3 has now been brought down to the street level provide level access between the street and the retail unit and residential amenity.
- There is no longer a continuous ridge line, where the front gables are turned to face each of the public highways. The use of dual and triple aspect units also helps to alleviate this space.
- The retail now wraps around both East Street and Anchor Springs and a porous frontage is created looking on to a residential shared area to further

activate the street and remove the blank walls.

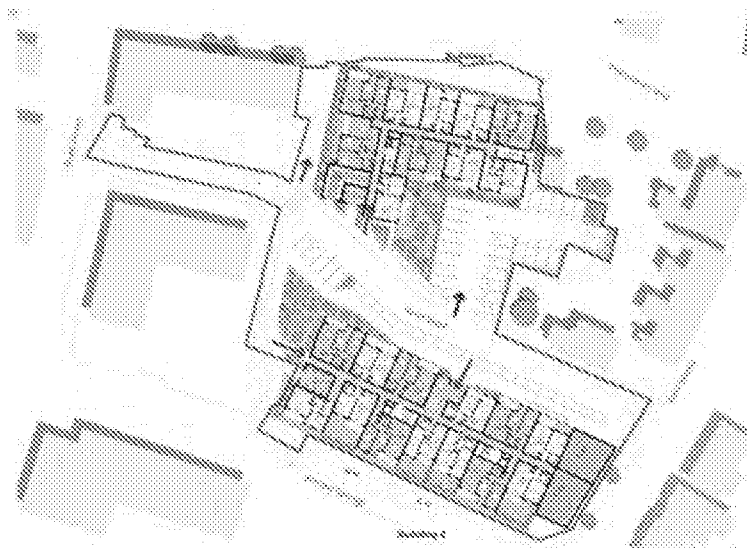
- The 3m wall has been removed and direct stairs have been incorporated with building 2 to activate the street. This will also increase overlooking and passive surveillance. It also provides sufficient setback for the defensible space needed for the units.

Detailed Design Approach

Design Approach: Mass & Scale & Heritage:

Site Layout:

- The majority of the dwellings are all dual and triple-aspect units which greatly improves each residents' quality of life, and the quality of the development as a whole.
- Car parking is accommodated at 50% of building capacity and located to the east and west of the site – thereby retaining the centre of the site for mainly pedestrian activity and green infrastructure – part of which features sustainable urban drainage (SuDs).



Previous objected scheme



Improved proposed scheme

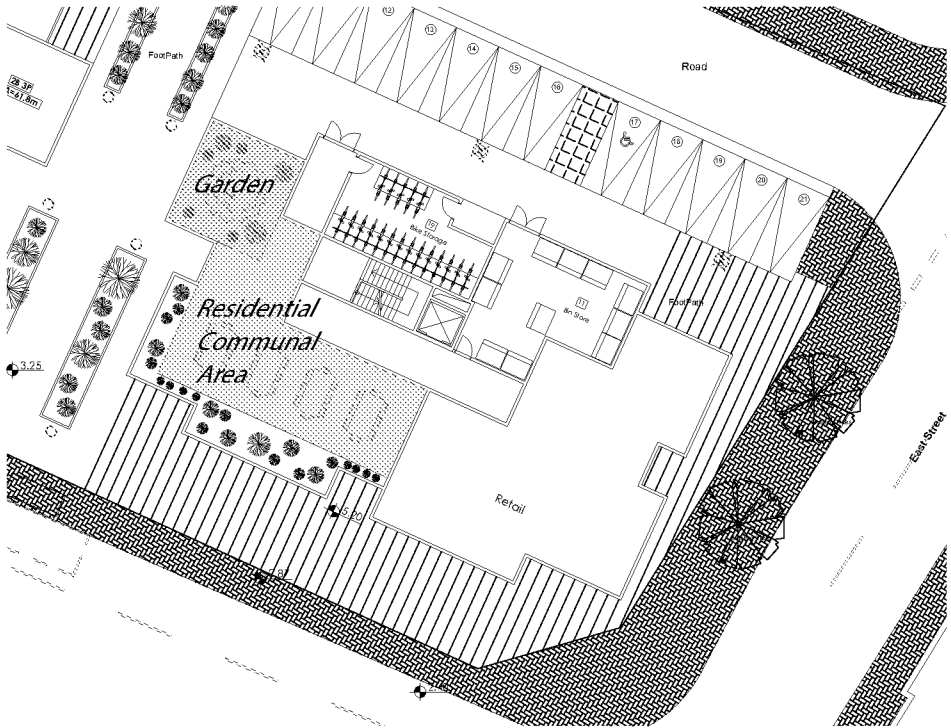
Developed Design: Layout

Site Layout:

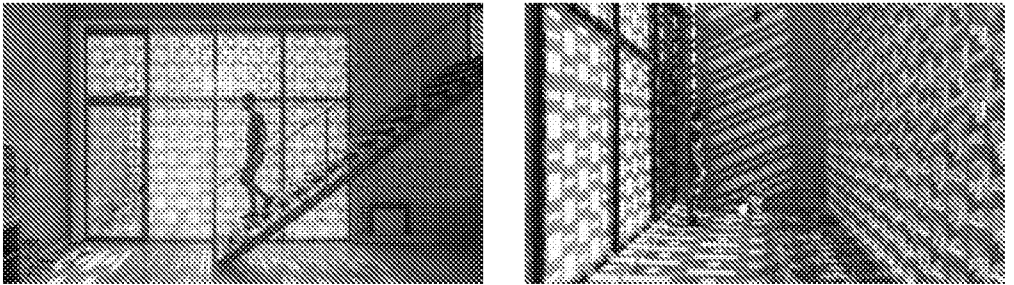
- Due to the sites' changing topography, the scheme responds to this by hosting varying accommodation within each building.
- While buildings 1 & 2 are mainly residential, building 3 accommodates the following key features on its ground floor: retail accommodation, residents courtyard, waste, and residents cycle parking.
- The residents courtyard is a semi-private space designed for residents' enjoyment and meeting, encouraging a spirit of 'neighbourliness' and opportunities for incidental meetings.
- This space will host informal sitting for reading and games such as table tennis. It will also host a small 'quiet' / 'reflective' garden that also faces the main green space.
- The resident's courtyard has been designed to allow the ground floor to be semi-transparent (through the use of a claustra wall) – this will enable a visual connection from Anchor Springs towards the central green space – encouraging pedestrian movement towards the use of this central space.
- This semi-transparent façade will be accommodated through the clever use of materials to encourage and express any activity
- This facade treatment also acts as an informal opportunity for natural surveillance.



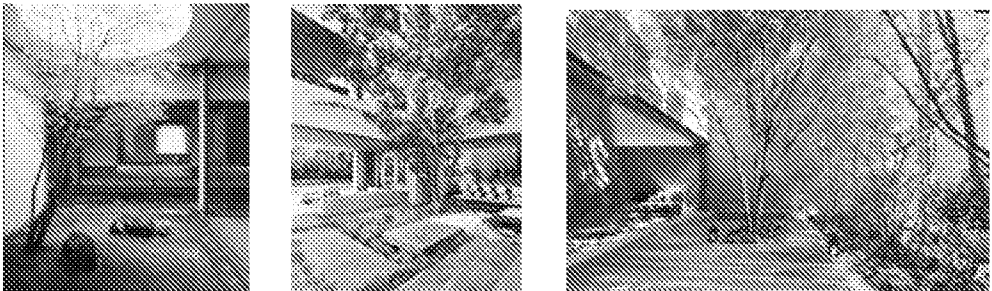
Concept elevation of Building 3 on Anchor springs with an increased active frontage and reduced dominance



Ground floor plan of Building 3, highlighting internal amenity space



Example images of a claustra brick wall

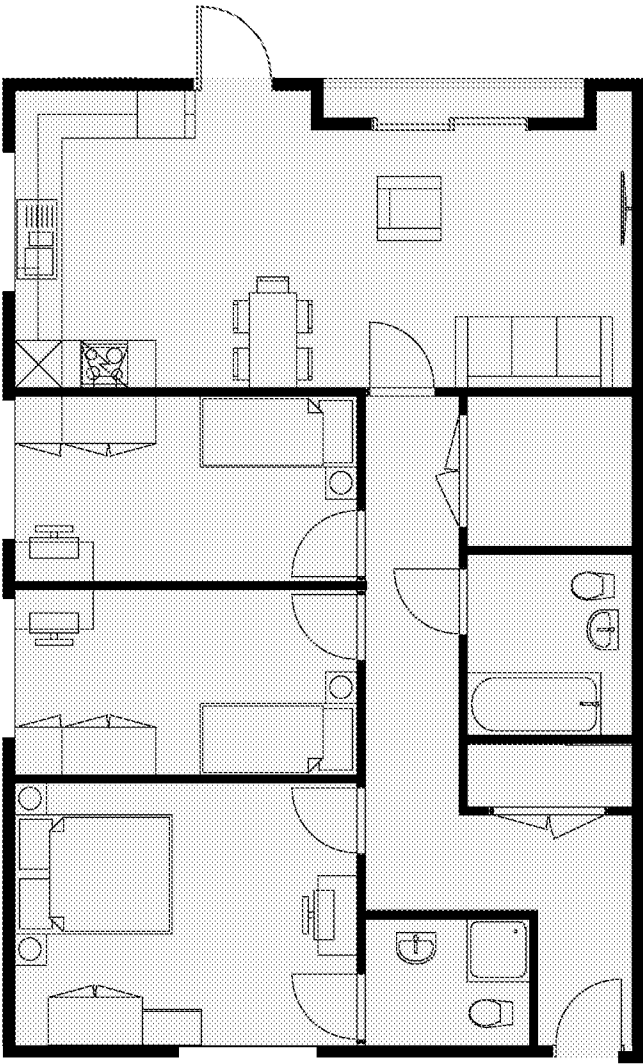


Example images of a winter garden and communal space for the residents

Developed Design: Layout

Dwelling Layouts:

- All dwelling layouts are designed to the Nationally Described Space Standards (NDSS)
- Dwelling layouts are dual and triple aspect where possible, encouraging a good quality of life with visual connections around the site.
- Layouts ensure that wherever possible, Living Rooms and Kitchens address the public-facing contexts; i.e.. Anchor Springs, Franciscan Way
- The Bedrooms face quieter more private spaces including the central Green



Typical floor plan (3b 4P)

FLAT NO.	BLOCK 1	BLOCK 2	BLOCK 3	TOTAL	RATIO
1B 1P	6	1	1	8	16.00%
1B 2P	3	5	3	11	22.00%
2B 3P	6	7	5	18	36.00%
2B 4P	1	1	1	3	6.00%
3B 4P	5	0	0	5	10.00%
3B 5P	4	1	0	5	10.00%
TOTAL	25	15	10	50	100.00%

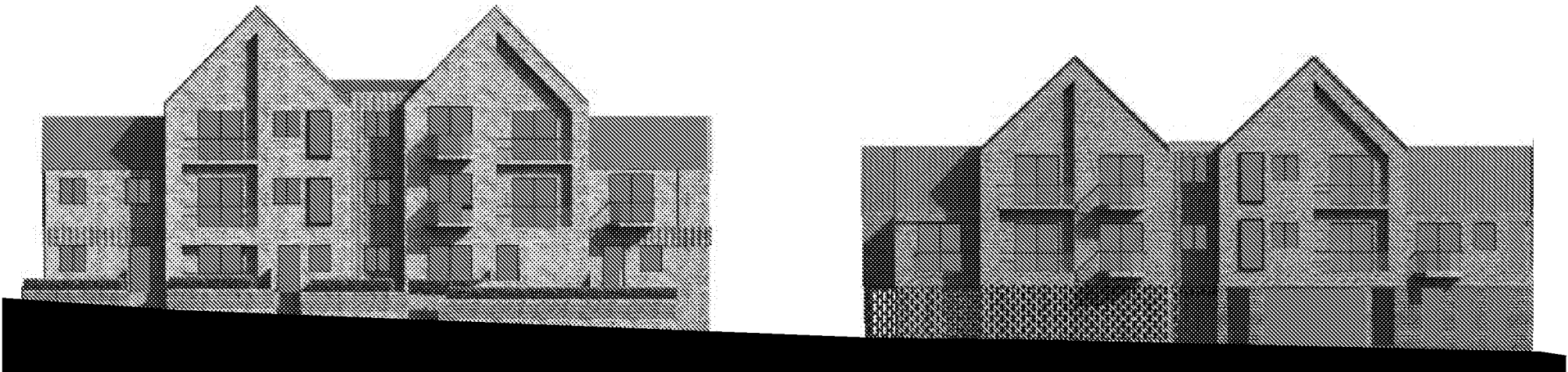
Ratio of units

FLAT NO.	BUILDING	LOCATION	TYPE	PERSON	PARTYABLE ROOM	GIA (SQ M)
1	1	00	1B 1P	1	1	39.83
2	1	00	1B 1P	1	1	47.41
3	1	00	1B 2P	2	2	54.78
4	1	00	2B 3P	3	3	62.61
5	1	00	2B 3P	3	3	66.83
6	1	00	2B 3P	3	3	68.03
7	1	00	3B 4P	4	4	85.71
8	1	00	3B 4P	4	4	89.38
9	1	00	3B 5P	5	4	99.06
10	1	01	1B 1P	1	1	50.74
11	1	01	1B 1P	1	1	51.59
12	1	01	1B 2P	2	2	54.78
13	1	01	2B 3P	3	3	84.84
14	1	01	2B 4P	4	3	73.98
15	1	01	3B 4P	4	4	85.71
16	1	01	3B 4P	4	4	89.38
17	1	01	3B 5P	5	4	99.06
18	1	01	3B 5P	5	4	104.51
19	1	02	1B 1P	1	1	39.32
20	1	02	1B 1P	1	1	51.1
21	1	02	1B 2P	2	2	70.42
22	1	02	2B 3P	3	3	64.71
23	1	02	2B 3P	3	3	77.65
24	1	02	3B 4P	4	4	86.8
25	1	02	3B 5P	5	4	97.77
26	2	00	1B 2P	2	2	56.15
27	2	00	1B 2P	2	2	57.16
28	2	00	2B 3P	3	3	68
29	2	00	2B 3P	3	3	68.56
30	2	00	3B 5P	5	4	94.98
31	2	01	1B 1P	1	1	39.99
32	2	01	1B 2P	2	2	55.3
33	2	01	2B 3P	3	3	61.16
34	2	01	2B 3P	3	3	64.82
35	2	01	2B 3P	3	3	69.71
36	2	01	2B 4P	4	3	71
37	2	02	1B 2P	2	2	44.99
38	2	02	1B 2P	2	2	55.31
39	2	02	2B 3P	3	3	61.16
40	2	02	2B 3P	3	3	70.93
41	3	01	1B 1P	1	1	39.99
42	3	01	1B 2P	2	2	55.3
43	3	01	2B 3P	3	3	61.16
44	3	01	2B 3P	3	3	64.82
45	3	01	2B 3P	3	3	69.71
46	3	01	2B 4P	4	3	71
47	3	02	1B 2P	2	2	44.99
48	3	02	1B 2P	2	2	55.31
49	3	02	2B 3P	3	3	61.16
50	3	02	2B 3P	3	3	70.93

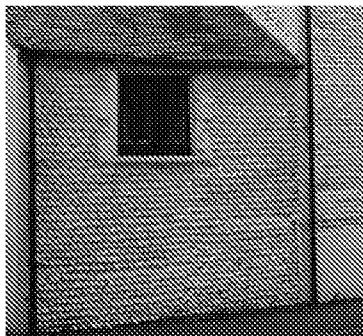
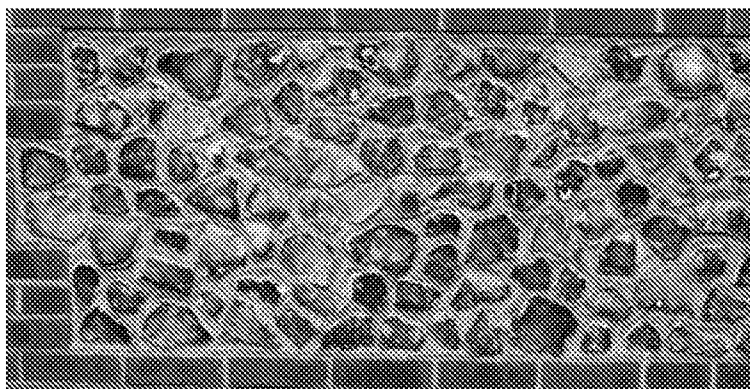
Developed Design: Layout

Elevational Response:

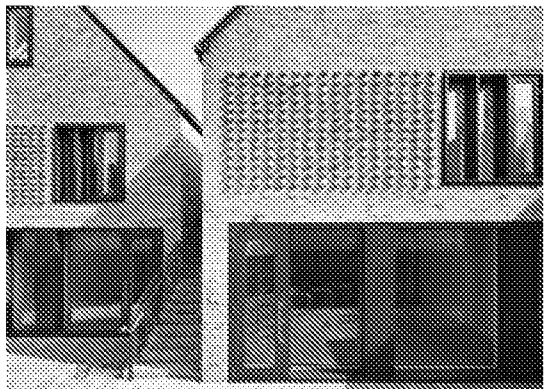
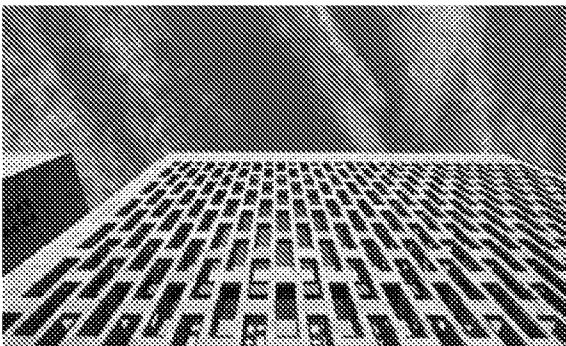
- A combination of pitched and flat roofs have been adopted reflecting the dominance of pitched roofs along East Street, Franciscan Way, the High Street, and Arundel Road.
- A restrained colour palette of brickwork (mainly red and beige brick) draws from its context albeit with a modern interpretation.
- Red brick has been used as this area is dominated by this colour palette and allows the building to sit well within in its context.
- The beige brick with projecting and recessed brick detailing causing highlights and shadows, reflects the dappled effect of the knapped flint walling found in abundance locally.
- Fenestration is used for functionality, but specifically located and sized to bring interest to each façade – where it sometimes looks to span across 2 floors to give a sense of quiet confidence and reflects a lot of the bay projections around the site, and specifically along East Street.
- A mix of recessed and projecting balconies are accommodated, providing private open space for residents – some more open than others. Where projecting balconies are used, materiality is muted – being glass balustrades, and its form mirrors that of bay windows found along East Street.
- Interest to each façade is introduced through the addition of relief, projections and recesses, causing shadows and highlights.
- On the corner between Anchor Springs and East street, a horizontal band is introduced reflecting the horizontality on the existing characterful building opposite. Pitched gables again feature on this East Street façade, reflecting what already exists on the building opposite.
- A muted colour palette allows the building to sit in its context, quietly blending into its context while celebrating being of its' time.



Concept renders of the Anchor springs elevation of Building 2 and 3



Knapped flint, red brick, textured facades and horizontal banding -all characteristic of the conservation area in Littlehampton



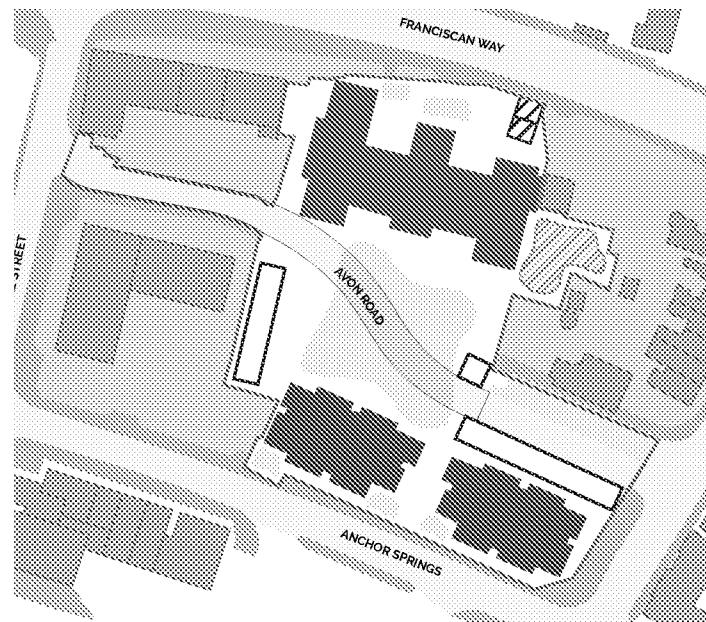
Examples of contemporary materials and patterns used in the proposed design (see above elevations) that seeks to sensitively integrate the buildings and its proposed boundary wall within the environment in a contemporary manner

Transport:

- Avon Rd one-way system is retained and will aspire to be adapted into a shared surface route whose treatment in part will incorporate permeable paving, contributing to the proposed Site's sustainable drainage system.
- Vehicular parking has been located to the far east and far west of the Site to retain a pedestrianised environment for the centre of the Site. Car parking to accommodate at least 10% disability bays and 20 % EV charging points.
- Car parking has been retained at 50% of the residential accommodation (units) to encourage walking and cycling, leading to improved health & wellbeing.
- Cycle parking has been accommodated on site for this reason.

Flooding:

- Public open spaces (PoS) have been incorporated in the centre of the Site to accommodate sustainable urban drainage including features such as soakaways and rainwater gardens.
- Rainwater harvesting may be promoted through the use of communally located water butts.



- Site Boundary
- Car parking
- Private garden
- Development Blocks
- Public garden

Site plan

Scheme Analysis

Pedestrian Movement



Existing

- Pedestrian Movement**
- Site Boundary
 - ~ ~ ➔ Primary Pedestrian Flow
 - Bus Stops

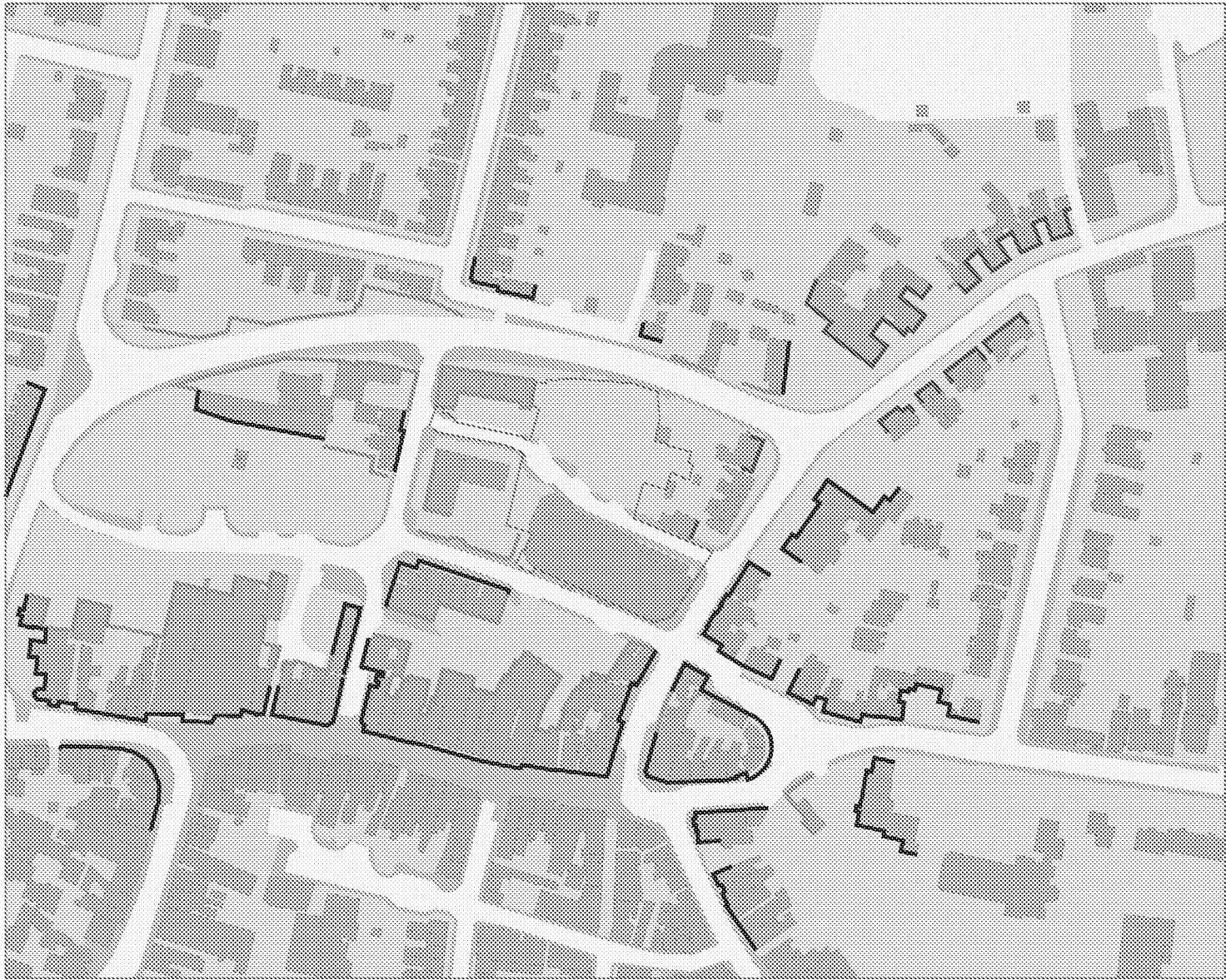


Proposed

The proposal enhances the natural pedestrian route between the high street and bus stops on Anchor Springs, towards Franciscan way with a new and improved public open space.

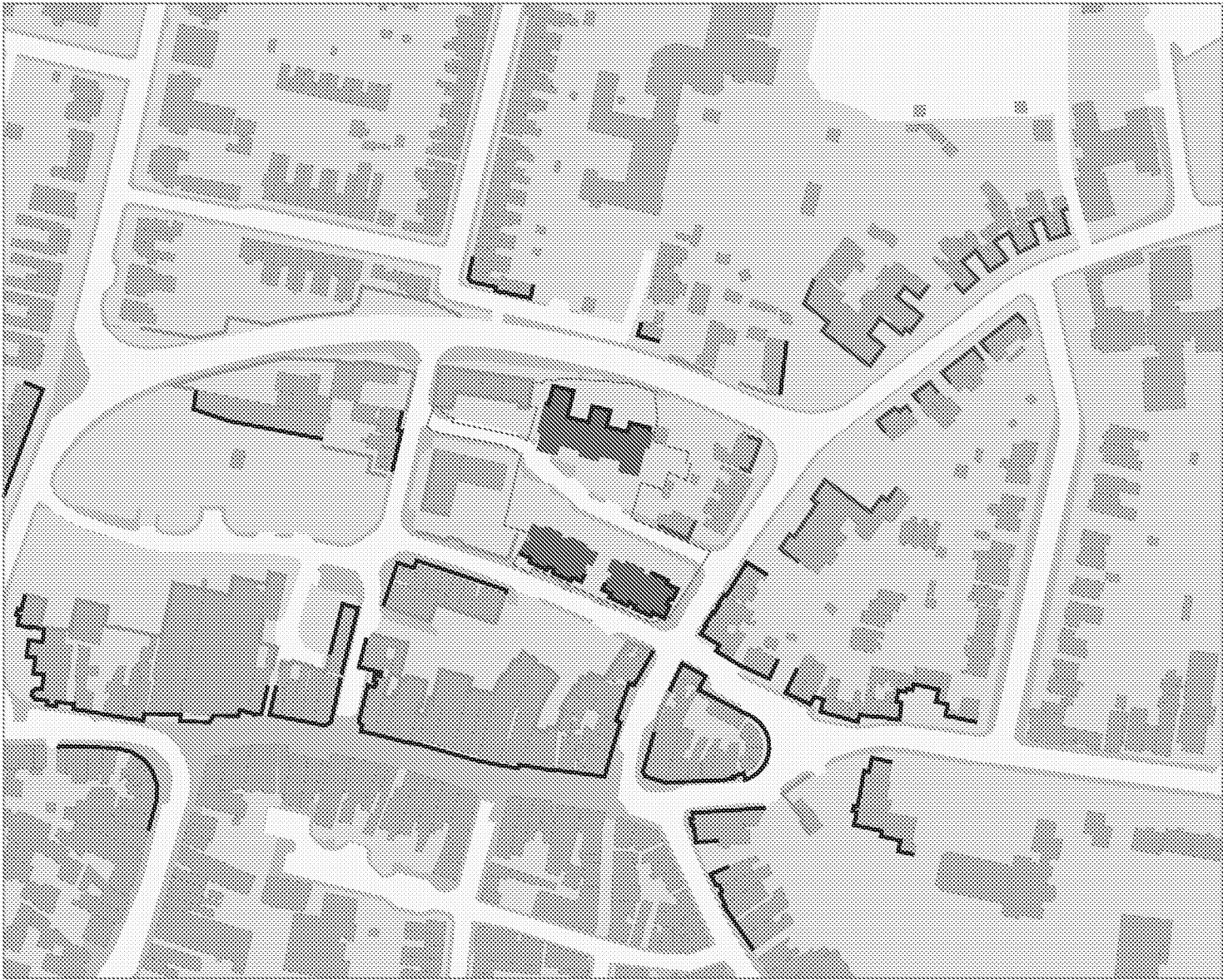
Scheme Analysis

Frontages



Existing

- Strong Street Frontages
- Weak Street Frontages
- Historic Frontage Pattern
- Site Boundary



Proposed

Building Orientation
Buildings are located to the north and south of the Site, addressing both Anchor Springs and Franciscan Way, giving them strong frontages that re-enforce key façades within its vicinity. The buildings are also orientated to take advantage of natural solar gain, making it easy for the buildings to adopt a fabric-first approach to energy efficiency.

Frontages
Building 1 is set-back from the main street in keeping with neighbouring typologies, showcasing recessed buildings and front garden amenity space that's usually setback from the main street

Buildings 2 & 3 are setback slightly form the main road and from the existing building footprint to increase the footpath width, enabling a more comfortable pedestrian access off Anchor Springs

Scheme Analysis

Figure Ground



Existing



Proposed

The proposed footprints mimic the fine urban grain of its immediate and wider context and historical street pattern.

Objections Addressed

Proposal Development

The following pages outline how each of the objection points have been addressed.

	Objection reasoning	Addressed in proposal
Greenspace Officer	There would be no requirement for public open space (POS) or play area contribution. However greening to soften the development would be required on a development of any kind.	A large central public open space has been provided between the three new buildings as both a public and private amenity to enhance the setting, aesthetics and biodiversity of the site.
Conservation Area Advisory Committee	Scale, height and massing the proposed development will adversely impact on the setting of adjacent and nearby Listed Buildings and also the setting of, and the approaches into, the East Street Conservation Area which forms part of the historic core of Littlehampton.	The proposal has been reduced in scale, height and massing across the entire development. Building 1 has been reduced with flat roof elements and set backs to reduce the dominance. Its undulation in footprint has been inspired by the buildings in the East Street Conservation area.
	It is not clear from the plans submitted whether the existing attractive 2 metre high brick and flint highway boundary wall on the Franciscan Way frontage is to be retained or not.	This historic wall will be retained and extended to continue and enhance the setting and approach into the conservation area.
Economic Development Officer	Would prefer to see more retail units at ground floor level and particularly facing onto Anchor Springs	The proposed scheme now uses the retail to wrap around the corner frontage of the building as well as continuing its frontage on to East Street.
Council's Design Consultant	The proposed massing strategy is based on not exceeding the height of the former Waitrose building (16m). However, 16m appears to be the tallest element of the existing building, which reduces significantly to the west. Furthermore, this still represents an increase of 4/ 4.5m compared to the height of the listed buildings that border the site to the east (11.5/ 12m).	The current scheme now doesn't exceed 13.5m in height at its tallest elements, with the majority of the buildings being below 10m in height.
	The impact of the variation in height is apparent from the proposed elevation to East Street. This impression will be clearly visible when approaching from East Street – the historic gateway into the town – and along Franciscan Way	The height of this building has been significantly reduced with the majority of the building set-back from Franciscan way.
	The proposal represents an increase in scale and massing that will be clearly visible from across the wider context	The new proposal sits better within its context and will also propose large trees as a frontage that continue the historic landscape pattern from the rear side of the Old House.
	The proposed buildings form a semi-enclosed central area up to the back of neighbouring buildings along East Street. Within this, there is a fear that Avon Road might be considered as a semi-private access rather than as part of the wider public realm and circulation network.	The new proposal now provides a public open space that encourages pedestrian movement via a new footway. This will enhance both the setting of Avon House and the new development
	Elevations are characterised by strong vertical elements with front gable ends that reflect similar forms along East Street and the High Street. While these help to break-up the proposed massing of each building and create variation in the building line and roofscape, they also give the impression of a taller height than the proposed 3.5 floors.	The front gables have been retained to reflect similar forms on East Street and to break up the proposed massing (which has been further broken up into two separate buildings at the southern end of the site. Horizontal banding through materiality and through the fenestration has been sought to reduce the appearance of a taller building alongside the wider proportion of the projecting elements of the building.

	Objection reasoning	Addressed in proposal
Impact On The Setting Of Listed Buildings And The Conservation Area Visual Amenity And Character	There is a concern that the extent of some recesses and projections in the building line will create shading, which is significant as proposed units are single aspect with half being north facing.	The proposal limits the extent of the recesses and projections. Where recesses occur, this has been used to enhance the scheme through material pattern changes and to give the building's further depth and quality. Each of the units are proposed to be dual if not triple aspect across the scheme.
	There remains a concern regarding the extent of blank facades at street level. This is particularly significant along Anchor Springs where the wall extends the length of the site and the top will be at least 3m above the ground floor level of East Street.	Building 3 has now been brought down to the street level to provide level access between the street and the retail unit and the residential amenity space. The retail now wraps around toward both East Street and Anchor springs and a porous frontage is created looking on to a residential shared area to further activate the street and remove the blank walls. The 3m wall has been removed and direct stairs have been incorporated as access points for building 2 to activate the street (level access is provided from the Avon Road side). This will also increase overlooking and passive surveillance. It also provides sufficient setbacks for the defensible space needed for the units.
	The impact of front gables and single aspect units is that east and west elevations appear taller through having a continuous ridge line and could easily become blank facades.	There is no longer a continuous ridge line, where the front gables are turned to face each of the public highways. The use of dual and triple aspect units also helps to alleviate this.
	The west elevation of the south building and particularly, the east elevation of the north building have fewer openings and a greater expanse of blank facades. While it is noted that limited openings have been proposed to the east in order to maintain the privacy of neighbouring homes, the consequential impact is a three storey blank facade. This is particularly significant as the east elevation is adjacent to three heritage assets.	The west and east elevations have now been reduced to two stories to mitigate the impact on the three heritage assets and neighbouring properties. Openings designed here give further interest and an enhanced aesthetic to the building.
	There is concern regarding the privacy of ground floor units on the north and west elevations of the northern building.	The building has been set back with a garden to increase the privacy of the ground floor units. A proposed hedge towards the west elevation also seeks to do the same.
	Private gardens are very limited; it appears that up to 1m is provided to the north and south elevations. In reality, it will be difficult to effectively use and maintain such a space.	A large public open space has been incorporated for shared use, alongside a private garden for residents towards block 1 and an additional residential amenity space an enclosed garden as part of building 3.
	While south facing balconies and expanses of glazing will encourage natural light deeper into the plan of single aspect units, north facing units in both buildings will be quite dark with the extent of natural light reduced by the extent of variation in the building line and canopies and partition walls on some balconies.	This has been alleviated through the provision of dual and triple aspect units.
	Overall, minimal space standards have been applied to both circulation and habitable spaces.	A great proportion of the units exceed the minimum standards
	The DAS notes that proposed privacy distances are greater than those provided by the location of the offices in the existing building. However, as a residential property, the impact of such distances is more significant; 15.3m may be sufficient for adjacent two storey buildings but is limited where four floors are overlooking two.	The proposals have now been reduced by a storey
	The proposals have not been designed to relate with the surrounding heritage assets in terms of its scale and form.	The proposals now reference the proportion, scale, footprint and grain of the surrounding area, in particular the conservation area
	The intensity, the height of the building and the extent of site coverage is too great.	The height and site coverage have been dramatically reduced, including the break up of the southern building into two buildings.
	Mansard design and shape of the buildings are out of keeping and the proposed development	Mansard roofs are no longer incorporated with the new proposals
	The proposal will have a significant impact upon the character of the town and do not reflect the historic character of the site, particularly to the east, in terms of its use of materials and design.	The proposal now reflects the historic character of the site through its form and grain. The use of materials seeks to be a contemporary representation of the area through patterned brick and colour reference the knapped flint, red brick and facade textures.
	The buildings are inappropriately high and the elevation treatments are too bland and lack sufficient detail.	The height has been reduced and the elevations have increased in detail to include window reveals, material change and pulled brick patterns to reflect the texture of the neighbouring knapped flint buildings

Objection reasoning	Addressed in proposal
The proposed density, height and massing will have a significant detrimental impact, particularly when viewed from the wider context.	This document shows the development within its wider context to display how measures have been taken to reduce its dominance and instead to provide a sensitive scheme in terms of its height, massing and density.
The proposed building 2 at its closest point will be situated approximately 13m away from this existing residential property and given the extensive number of windows as well as balconies on the northern elevation it is considered that the proposal will give rise to conflict between residential windows at first floor level.	Building 3 is now 15-17m away from the existing residential property and the windows have been further set back to reduce the conflict.
The proposed elevations show windows situated at ground floor level in close proximity to the public foot-path which runs through the western portion of the site. This is a well trafficked route out of the town centre providing a pedestrian link into Wick. This route is well used given the presence of a pedestrian crossing over Franciscan Way. Therefore, given the proposed developments proximity to this footpath it is considered that there is the potential for significant impacts upon the residential amenity of future occupiers at ground floor level of the proposed buildings.	A hedge has been provided for additional privacy of the residential occupiers.
The flats are provided with balconies and patios and there is significant public open Space nearby to consider the flats to be supplied with sufficient external amenity space. With the majority of flats being 1 bedroom these are not anticipated to be for family occupation where it would be expected to have sufficient, private and secure residential external space for use by children.	There has been a great enhancement of open space for the residents with three garden areas, alongside the use of balconies.
The proposal would retain a retail use, albeit in a different and reduced form. It would therefore accord with policy RET DM1 since the Proposal would retain the existing hierarchy of retail centres in Arun and maintain a retail use within the secondary shopping frontage area.	The retail element has been maintained and enhanced with a greater frontage on Anchor Springs
Applicants for planning permission should consider how well their proposals for development contribute to the Governments ambition of a low carbon economy and how well adapted they are for expected effects of climatic change.	An enhanced sustainability approach includes new green, sustainable drainage & water, renewable energy, enhanced health & wellbeing, community strength and economic sustainability through job creation through retail use on site
To mitigate against this risk, all more vulnerable residential finished floor levels would be set at 5.20m AOD, 310mm above the future flood level, in accordance with planning policy.	The same ratio of parking is maintained
The level of parking proposed at the development is lower than the required demand identified by the West Sussex Residential Parking Demand Calculator. However, WSCC, have no objection to the proposed parking provision given the sustainable location of the site within the town centre in close proximity to public transport and local facilities. It is also within walking distance of Littlehampton train station and various bus stops within the town centre offering convenient access to alternative, sustainable modes of travel and less reliance on private car.	

Conclusion



Scheme Summary

The presented development scheme is sensitive in its approach and seeks to respect and enhance its historic context, providing an array of aesthetic and physical changes that also provide social and environmental benefits for its immediate and wider area.