

W/257/07
28.6.07

DESIGN AND ACCESS STATEMENT

PROPOSED DEVELOPMENT AT

**Fitzalan Road/ Church Street, Littlehampton
West Sussex
BN17 6PX**

FOR MCCARTHY AND STONE (DEVELOPENTS) LTD

ASSISTED LIVING DIVISION

June 2007

CONTENTS

1. Design Policy
2. Site Analysis
3. Contextual Analysis
4. Design Proposals
5. Access Statement
6. Appendix 1 - Site Location Plans
7. Appendix 2 - Amenities Plan
8. Appendix 3 - Historical Maps
9. Appendix 4 - site and Location Photographs

Note: - The design statement should be read in conjunction with the constraints and opportunities plan as well as the application drawings and associated information together with visiting the site.

Proposed development for 56 Extra Care apartments for the frail elderly including communal facilities and associated works at Fitzalan Road/Church Street, Littlehampton, West Sussex

1.0 POLICY

- 1.1** The design has been prepared based upon national, regional and local plan policies including PPS1 and PPS3, as well as By Design-Better Places to Live, By Design – Urban Design in the Planning System, Urban Design Compendium, Places Streets and Movement – a Companion Guide to Design Bulletin 32 and The ODPM Good Practice Guide No 22- Planning for Sustainable Development: Towards Better Practice.

2.0 SITE ANALYSIS

2.1 Site Location

- 2.1.1** The site is located at the junction of Fitzalan Road and Church Street within the urban settlement of Littlehampton as shown on Figure 1, **Appendix 1**. The National Grid Reference for the site is TQ 033 020.

- 2.1.2** Fitzalan Road forms the western boundary to the site and Church Street forms the northern site boundary. Figure 2, **Appendix 1**. To the east of the site on Church Street are residential properties and to the south on Fitzalan Road is a Veterinary Surgery.

2.2 Site Description

- 2.2.1** The site is an irregular shaped piece of land, 0.51ha in area. The site slopes down from north east to south west. (*Site Survey drawing PPI2482*)

- 2.2.2** The site is occupied by five, undistinguished residential properties with plot widths ranging from 13m being house number 14 Church Street to 16m being house number 32 Fitzalan Road. The properties have a plot depth of 46m on Fitzalan Road and 74m on Church Street and are at a density of 11 dwellings per hectare. The site has a combined frontage of 122m and the existing houses are set back from the back of the footpath by between 9m and 11m.

2.3 Site History

- 2.3.1** The site history has been researched with reference to old editions of the County Series and National Grid Ordnance Survey Plans obtained from the British Library, London. Extracts from a selection of these plans are presented in **Appendix 2**.

- 2.3.2** The County Series Plan, dated 1876, shows the site to be undeveloped. The surrounding area consisted of open land with occasional buildings.

- 2.3.3** In 1912, the site remained unchanged but, to the southwest, the area was beginning to be development for mainly residential purposes.

- 2.3.4** By 1933, five large, detached houses had been constructed on the site. The majority of the surrounding area to the south, west and east was occupied by large, detached housing. No significant development had taken place to the north.

- 2.3.5** The site remained unchanged since 1933 apart from some minor building additions and extensions to the rear of the houses. Development of the surrounding area, for mainly residential purposes, has continued since this time and by 1995 the area was in its present-day layout.

3.0 CONTEXTUAL ANALYSIS

- 3.1** The site is surrounded by residential development which has occurred over the last century. The houses are predominantly detached of one and two storeys. Pitched tiled roofs predominate, with a variety of elevation treatments including, brickwork, render and tile hanging.
- 3.2** On the opposite side of Fitzalan Road there are non-residential developments, including the library, offices and health centre.
- 3.3** On the opposite corner to the site, on Church Street, is a three storey development of flats built in the late twentieth century. Other flatted developments occur further along Church Road, interspersed with detached houses.
- 3.4** To the south of the site, on Maltravers Drive, are detached houses which form part of an area designated as of 'special character'. These are of traditional styles of the early twentieth century, some of a vernacular style and many having balconies on their frontages.

4.0 DESIGN PROPOSALS

- 4.1** It is proposed to construct 56 Extra Care apartments for the frail elderly with a communal lounge, small function room, dining room, laundry room, battery car store and private garden.
- 4.2** The proposed scheme is a high quality building which makes the best use of the opportunities and constraints of the site. The site is suitable for redevelopment being currently at just 11 dwellings/ hectare. The site is suitable for redevelopment as a flatted scheme which will not change the residential character of the local and wider area. There is a requirement to respect the existing architectural character of the area, to address the street scene, and to provide a well considered and high quality scheme which allows the reinforcement of the existing mature landscaping.
- 4.3** An Extra Care scheme requires to be operated as one building to provide disabled access to all parts for its residents as well as to enable the 24-hour Manager and Care Staff to provide support. The scheme has been designed to provide level access to all parts of the building so that a disabled person in a wheelchair has full mobility throughout including access to the private amenity spaces and patio area.
- 4.4** The apartments have been specifically designed to provide wheelchair access to all parts including toilets, wash hand basins and showers, as well as the apartments kitchens to enable the frail elderly the opportunity of a continuing Independent life style.

- 4.5 The communal dining room is supported by a fully serviced kitchen that provides, if required, meals to all the residents every day throughout the year. There is also an electric buggy car store to allow disabled residents access to the local facilities and shops.
- 4.6 The site has been specifically chosen for its location in relation to the local shops and community. It is a good location for such Extra-care sheltered housing being situated within an urban area, with the facilities and community which are so important to a satisfactory living environment for the elderly. The site adjoins a major public transport corridor and as such, it is the type of site envisaged by Planning Policy Guidance which encourages high density housing to be located close to local centres and public transport.
- 4.7 The existing site consists of 5 detached properties on 0.51ha at a density of 11 dwellings/hectare. It is an existing development site and is suitable to provide better opportunities for the provision of residential accommodation for the frail elderly.
- 4.8 The existing properties in the immediate vicinity on Fitzalan Road and Church Street are an eclectic mix of houses of varying height, scale, mass, alignment and materials. Architecturally they are undistinguished. **Appendix 3.**
- 4.9 The proposed building configuration on the site addresses the two main roads, Fitzalan Road and Church Street, with elevations which increase in storey height as they approach the corner. The building turns the corner with a rendered curved element, to address the adjacent roundabout. The elevation to Church Street is broken up by a glazed link, and further subdivided into bays to give rhythm and interest to the façade. A wing of the proposed building extends into the site towards the south east corner, enclosing a communal garden within the centre of the development. This wing houses the communal facilities giving access and views to the garden. The main entrance is also situated here, with direct access to the car park.
- 4.10 Vehicle access is gained from the eastern end of the site via an access road which leads to the car park. There is also a battery car store at the southern end of the building giving access on to Fitzalan Road and the local shops.
- 4.11 Overall the proposed scheme makes best use of an existing urban site. It has been specifically designed to respond to the surrounding context and to provide a highly sustainable development. It does not cause any harm whilst bringing considerable gain in providing much needed accommodation for the frail elderly. The building is a well considered high quality scheme which addresses the junction of Fitzalan Road and Church Street, bringing much needed interest and variety.

5.0 ACCESS STATEMENT

5.1 USER

The development will be occupied by the frail elderly. While the minimum age for occupation is usually 60 years (with a spouse of 55 years) the typical new resident is a widow aged 81- 83. As a result McCarthy & Stone has its own strict criteria regarding the suitability of the location of any development with regard to public transport, shops and services, and within the development to ensure that all areas are accessible to all residents.

5.2 LOCATION OF SHOPS AND SERVICES

The following shops and services are located within 500m of the proposed development:

- Supermarkets.
- Post Office
- Pharmacy
- Library
- Churches
- General Shops

5.3 PUBLIC TRANSPORT

The site is positioned close to Littlehampton centre and level access is provided to the buses on Church Street within 50m of the site serving Worthing and Rustington.

Buses also provide a regular service to Littlehampton train station, which in turn gives access to towns and cities along the south coast including Brighton.

5.4 ACCESS AND CAR PARKING

The access to the site is from Church Street, which allows extensive sight lines for vehicles entering and leaving the site.

The main entrance into the development itself is situated at the end of the access drive to the south east of the building, providing both accessibility and an immediate "sense of arrival".

The car park for the development is located to the rear on the south eastern corner of the proposed scheme in a position which provides immediate access into the main entrance of the development and ensures distances from car parking spaces are reasonable. A number of disabled bays are provided for residents and their visitors within the overall car parking requirement and these are situated close to the main access into the building.

Car ownership levels amongst the elderly are relatively low, and the number of trips generated by those car owners is similarly low. There will not therefore be any conflict between pedestrians and vehicles using the access drive. A separate buggy access is provided close to Fitzalan Road and the main shops in the town.

Access for emergency services is from Church Street.

5.5 ACCESS INTO AND WITHIN THE BUILDING

As previously stated access into the building via the main entrance is achieved without the need for a stepped approach and indeed access from the car park is provided with dropped kerbs, and level thresholds to allow access by the movement impaired.

Access is provided to all floor levels by way of lifts and therefore there is no need for any resident or visitor to use staircases, these being provided principally for emergency escape purposes.

The entire development is wheelchair accessible, built to the former Wheelchair Housing Standards, corridors are of a suitable width to allow wheelchair users to pass, and the lifts are designed to be accessible by a wheelchair. The apartments themselves have door widths sufficient to allow access by wheelchairs.

The gardens of the development are entirely communal. Access is provided to the main areas of amenity space from the ground floor communal facilities. This gives easy level access to the communal patio areas. Experience shows that most residents of assisted living developments confine themselves to such spaces, but for those who will wish to walk around the gardens, most areas are level or laid to very gentle slopes. Ground floor flats fronting onto communal gardens have level access.

APPENDIX 1

Site Location Plans

ARUN DISTRICT COUNCIL			
No.	W	25107	
28.6.07			
RECEIVED			

FIGURE 1



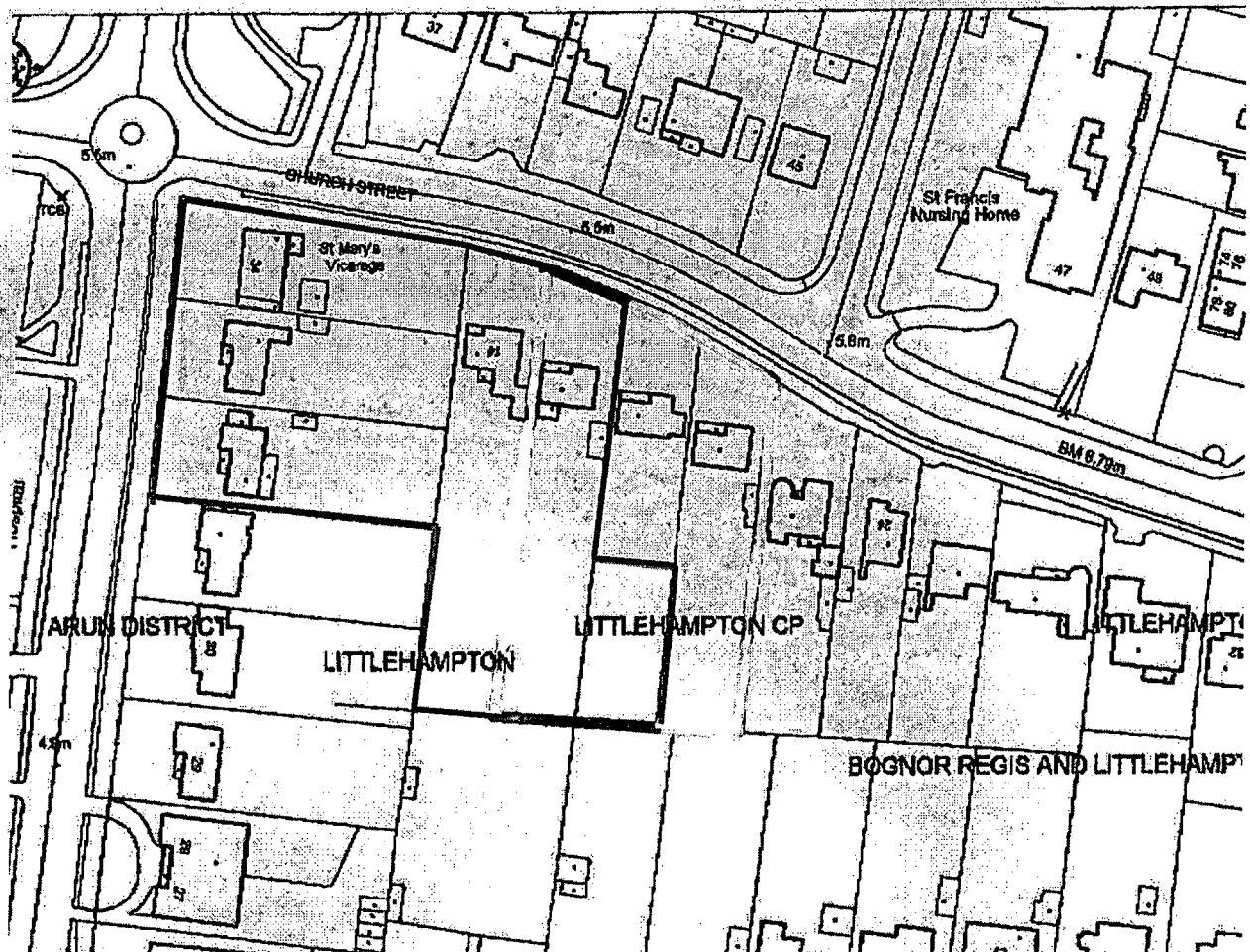
SITE LOCATION PLAN

Scale 1: 50,000

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FIGURE 2

ARUN DISTRICT COUNCIL			
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SITE PLAN

Scale 1: 1250

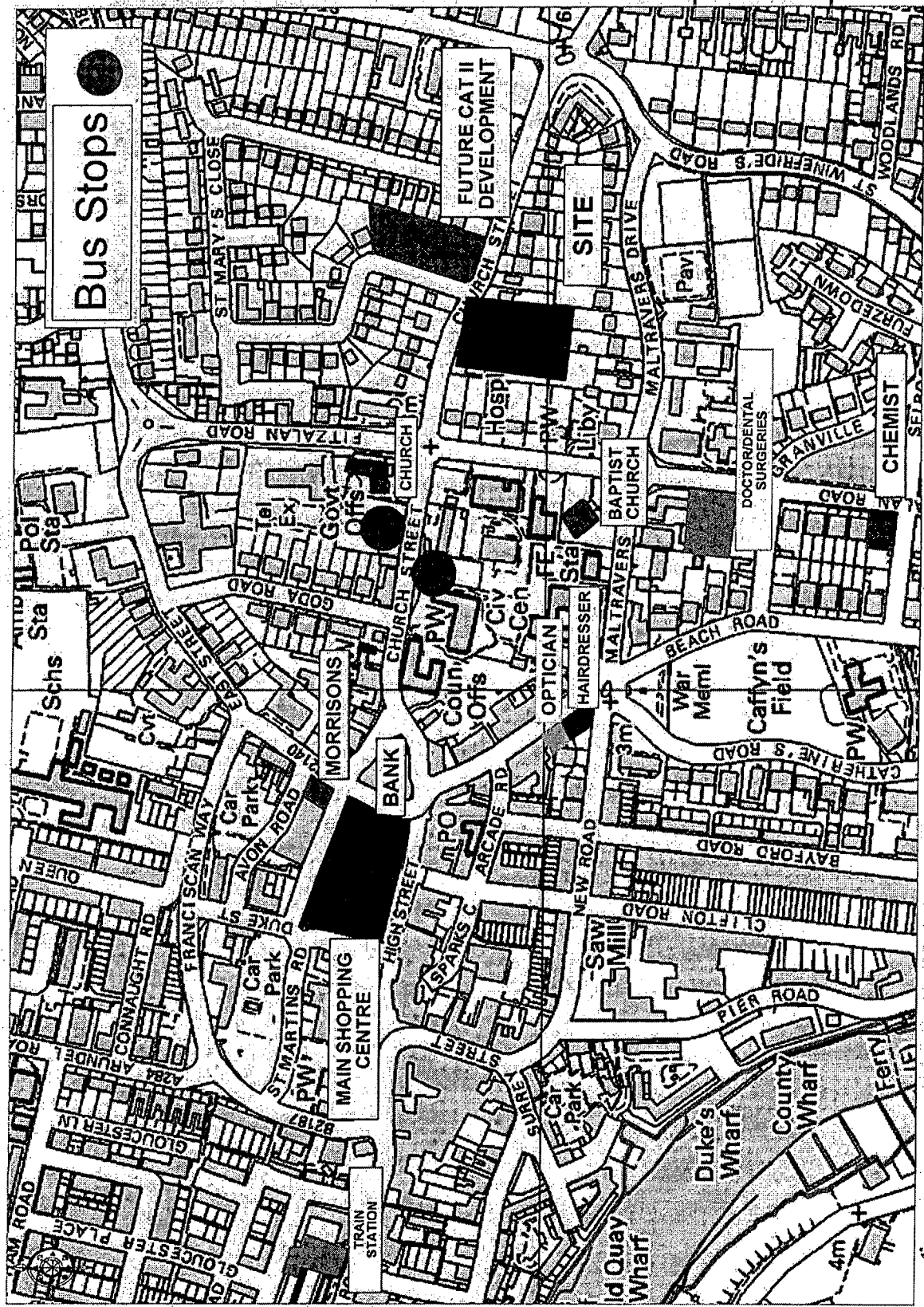
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APPENDIX 2

Amenities Plan

No.	LU 25707
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Littlehampton



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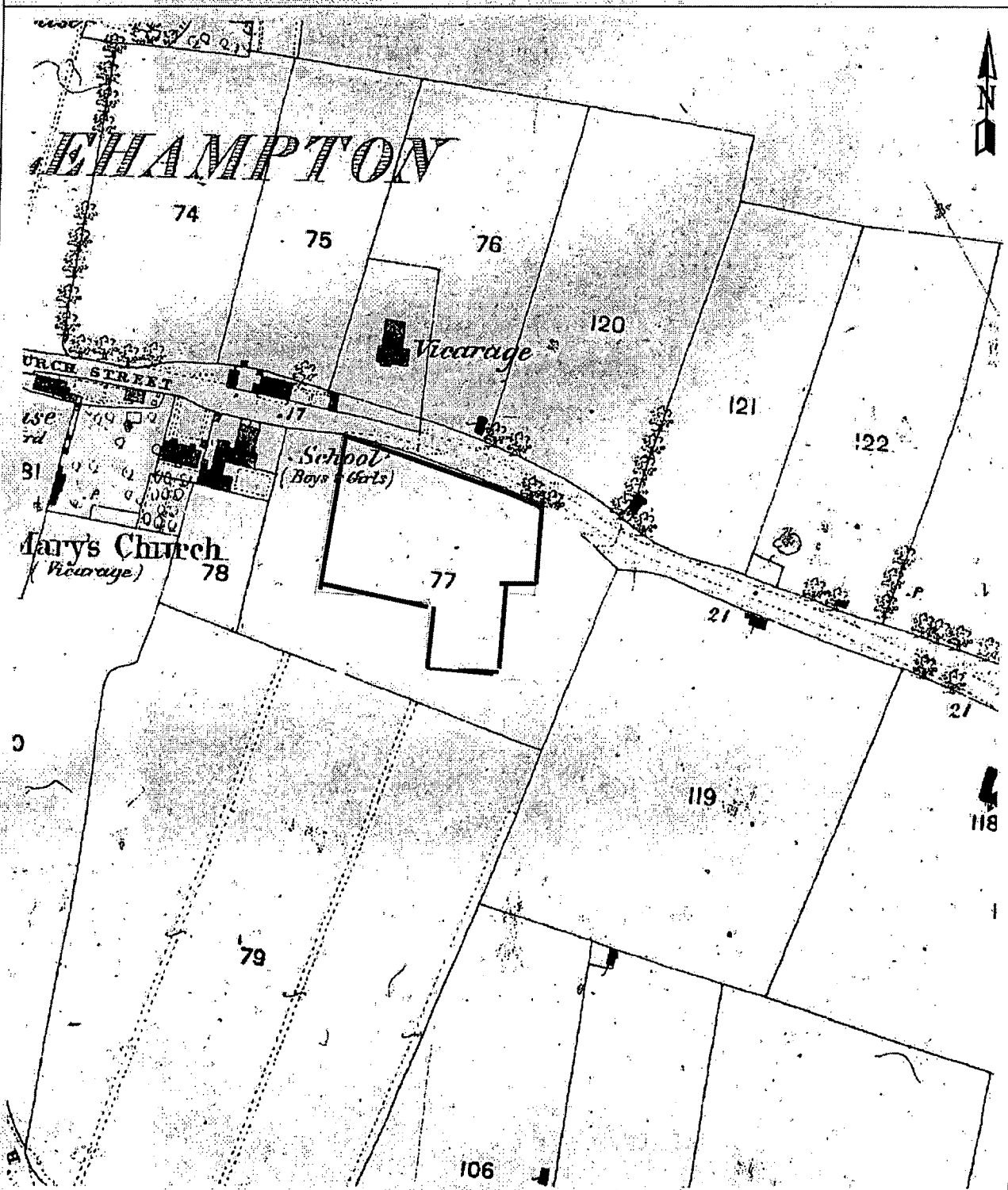
Paula Maidment
(0.46H) 1.1 Acres For ID only

APPENDIX 3

Historical Maps

ARUN DISTRICT COUNCIL

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FIGURE I-1		



COUNTY SERIES PLAN 1876
Scale 25" = 1 mile

W 25707

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LITTLEHAMPTON

85
12.772

91
366

88
1.173

87
1.509

Olympic Hall

89
1.797

90
2.079

101
2.907

100
1.960

98
2.587

97
2.800

School

Mary's Church
(Vicarage)

102
1.607

104
3.052

99
743

103
2.066

103a
138

105
1.225

114
815

116

119
1.420

Victoria Road

Church Street

Neffries Road

Allotment Gardens

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2.296

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Scale 25" = 1 mile

ARUN DISTRICT COUNCIL

No.

W 25707

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FIGURE I-3

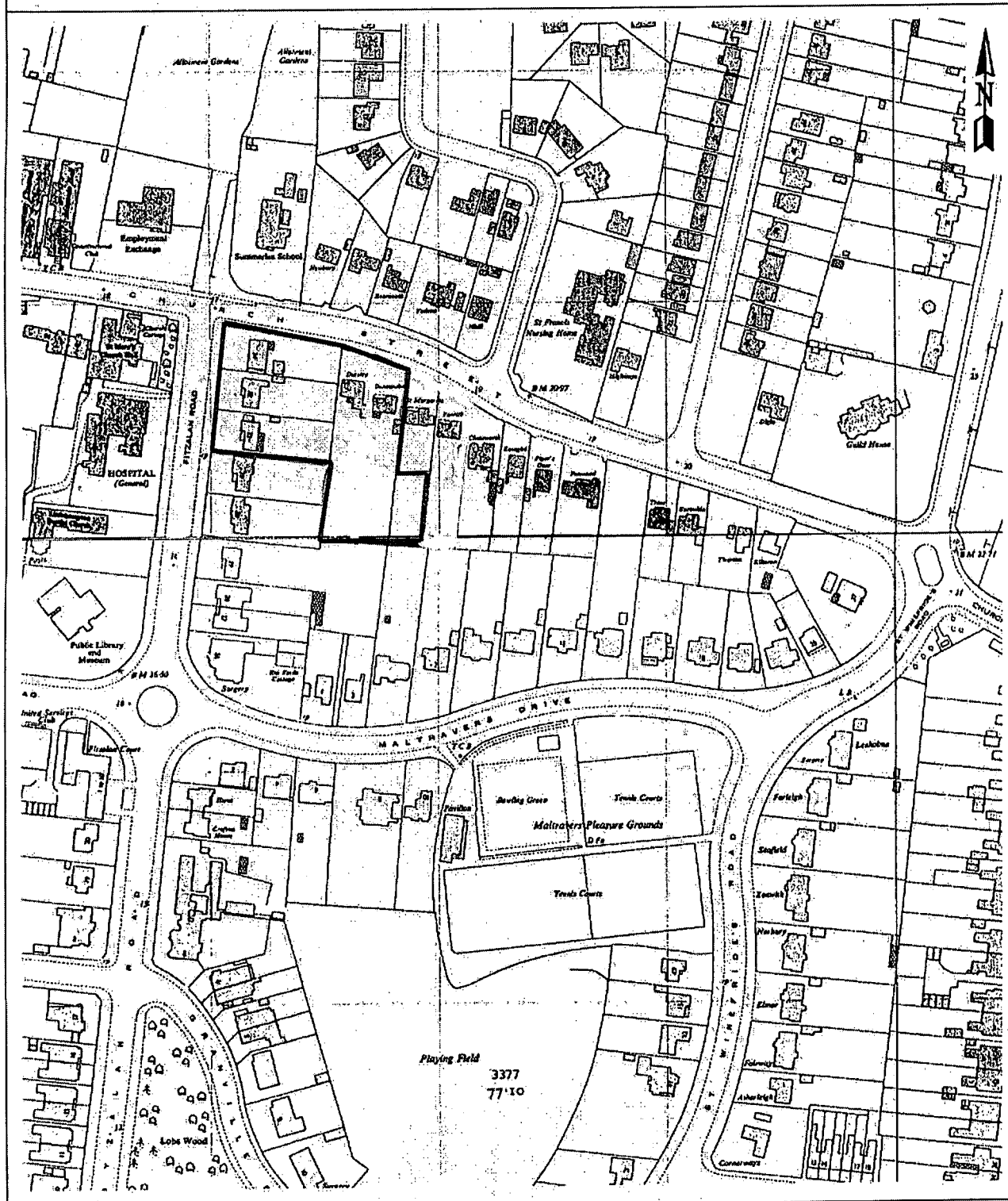


COUNTY SERIES PLAN 1933

Scale 25" = 1 mile

ARUN DISTRICT COUNCIL			
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FIGURE I-4



NATIONAL GRID PLAN 1959

Scale 1: 2500

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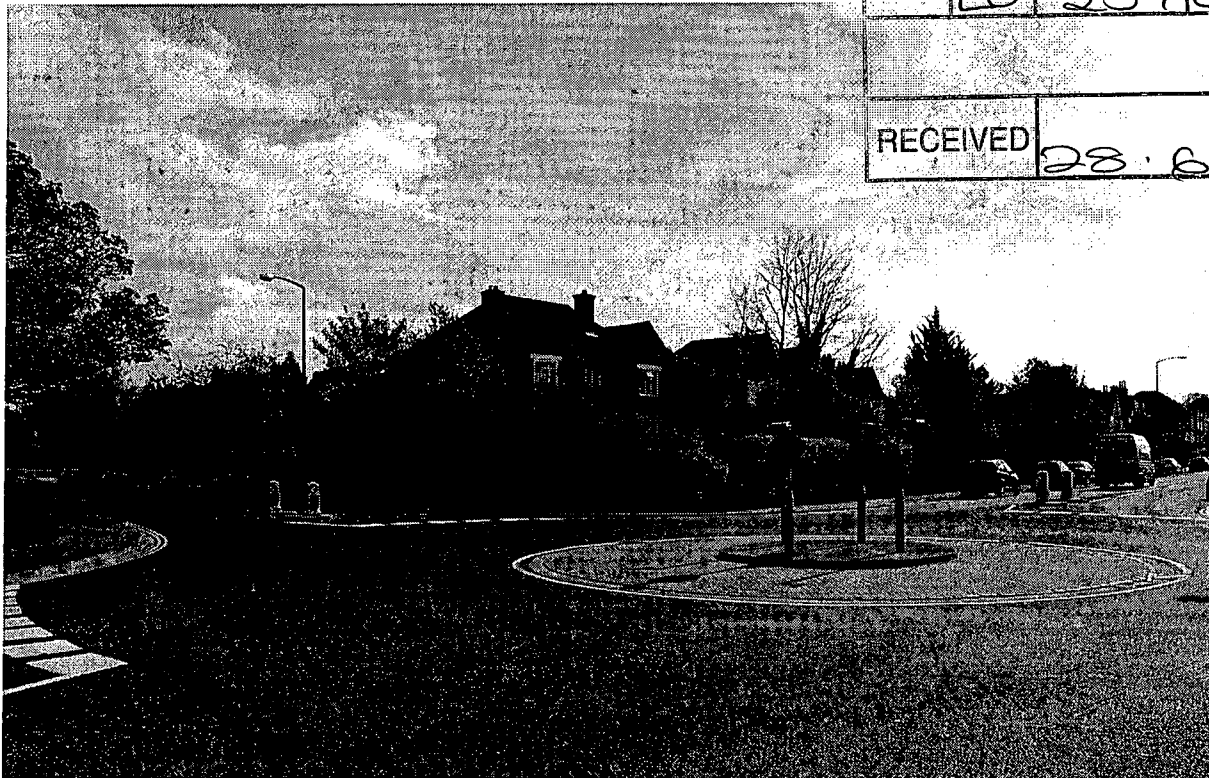
APPENDIX 4

Site and Location Photographs

ARUN DISTRICT COUNCIL

No. LW 257 07

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1. The site viewed from across the roundabout at the junction of Fitzalan Road and Church Street.



2. Looking west along Church Street, with the site on the left hand side.



3. No. 34 Fitzalan Road (The Vicarage) on the site.



4. No. 33 Fitzalan Road - on the site.



5. No 32 Fitzalan Road, on the site.



6. 14 Church Street - on the site.



7. 16 Church Street, on the site.



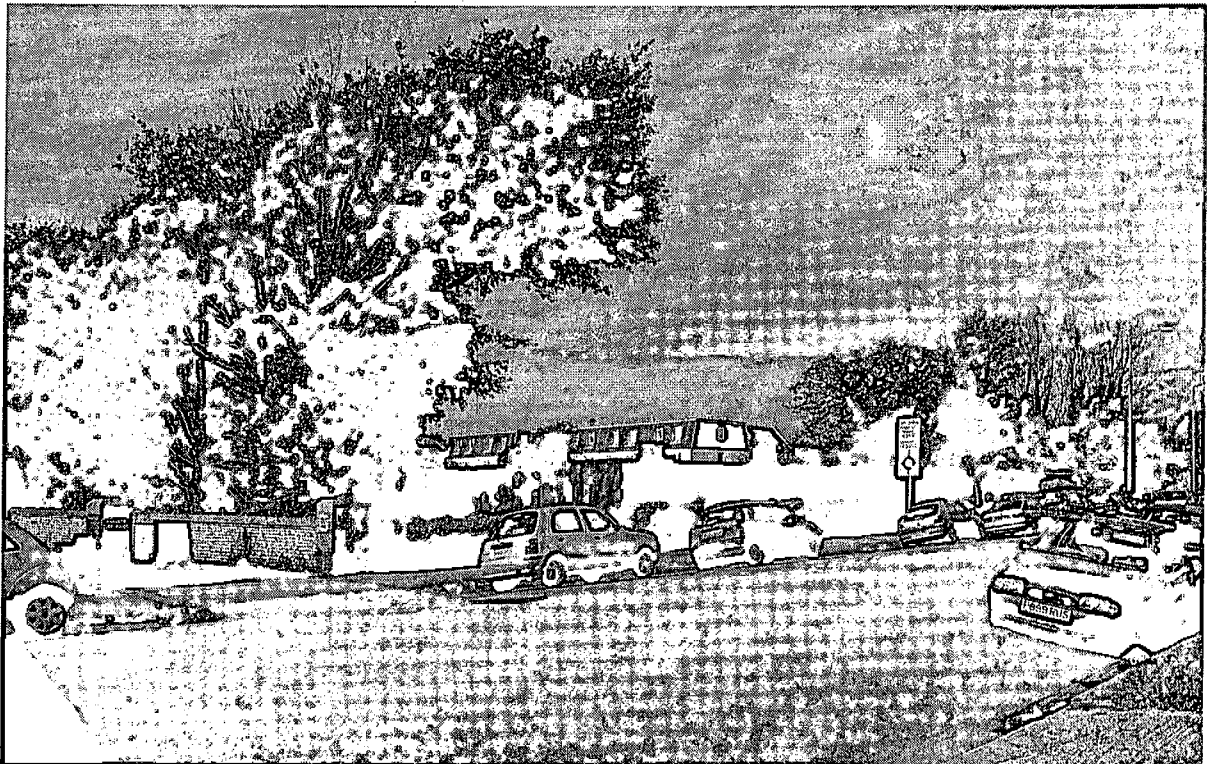
8. No 18 Church Street, adjacent to the site.



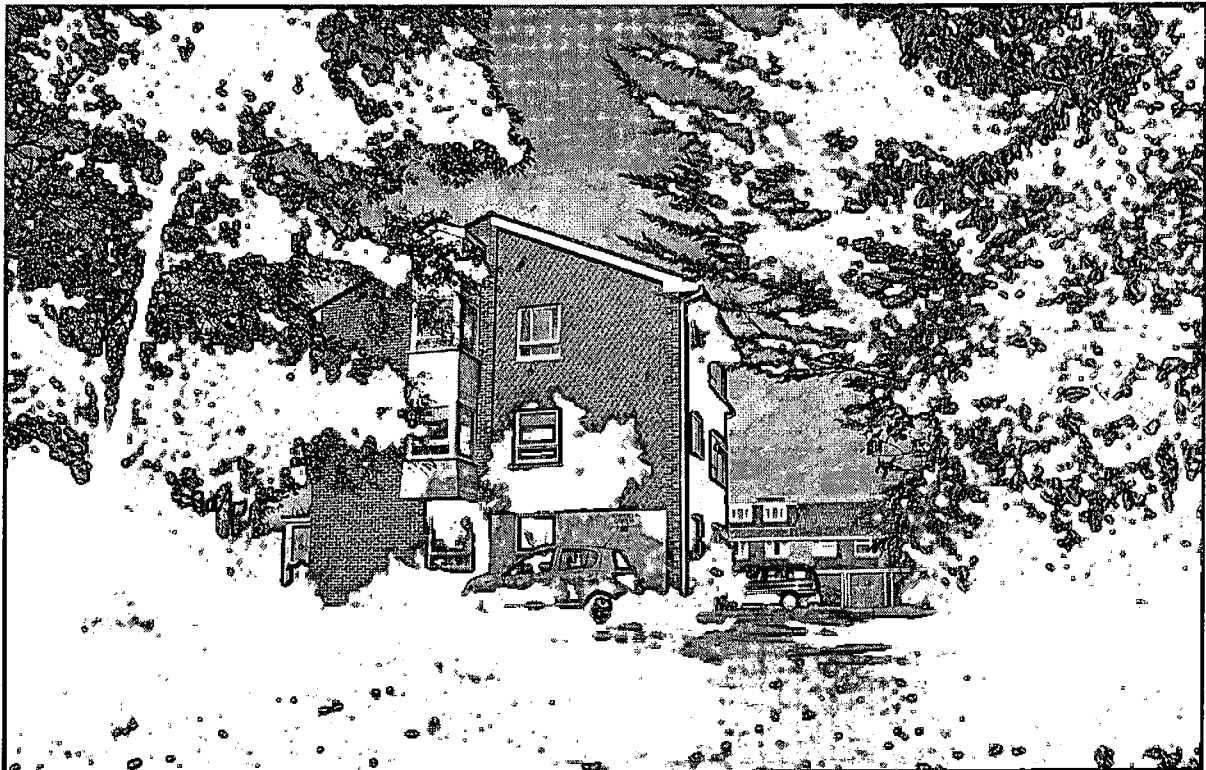
9. No. 31 Fitzalan Road, adjacent to the site on the left.



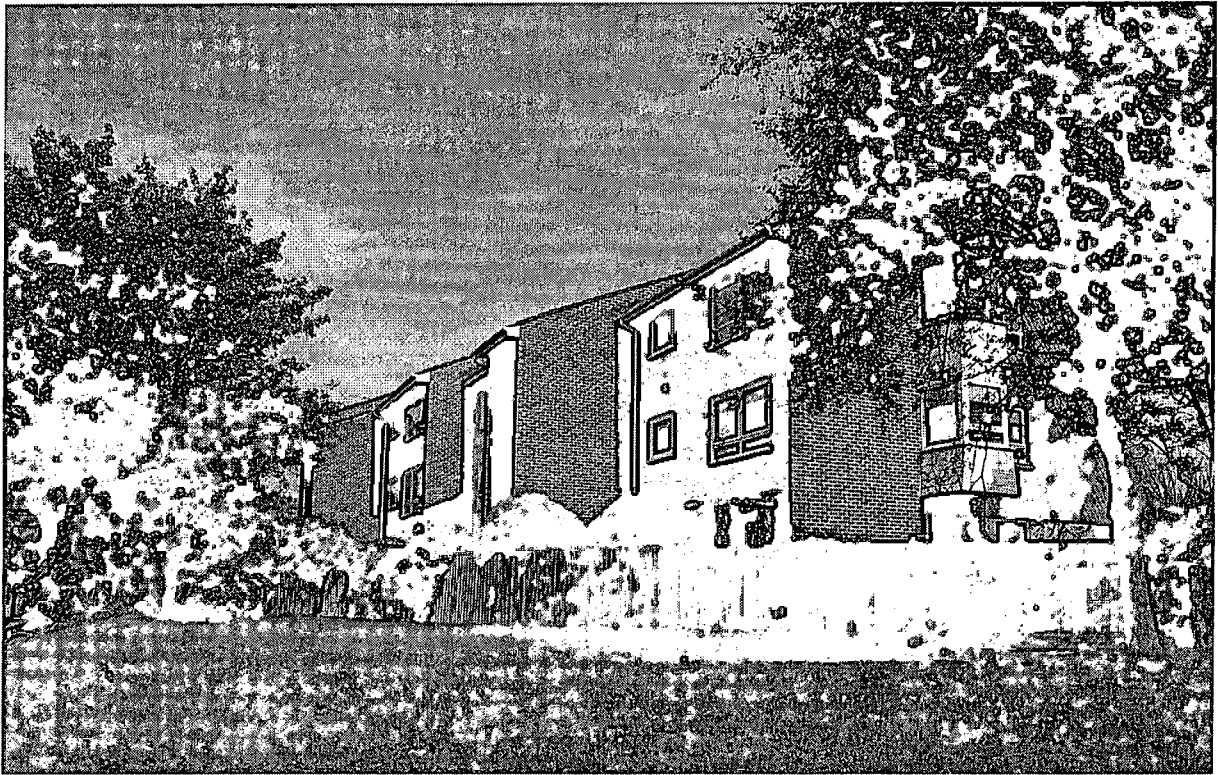
10. Fitzalan Road looking south. The site is to the left hand side, just out of the picture.



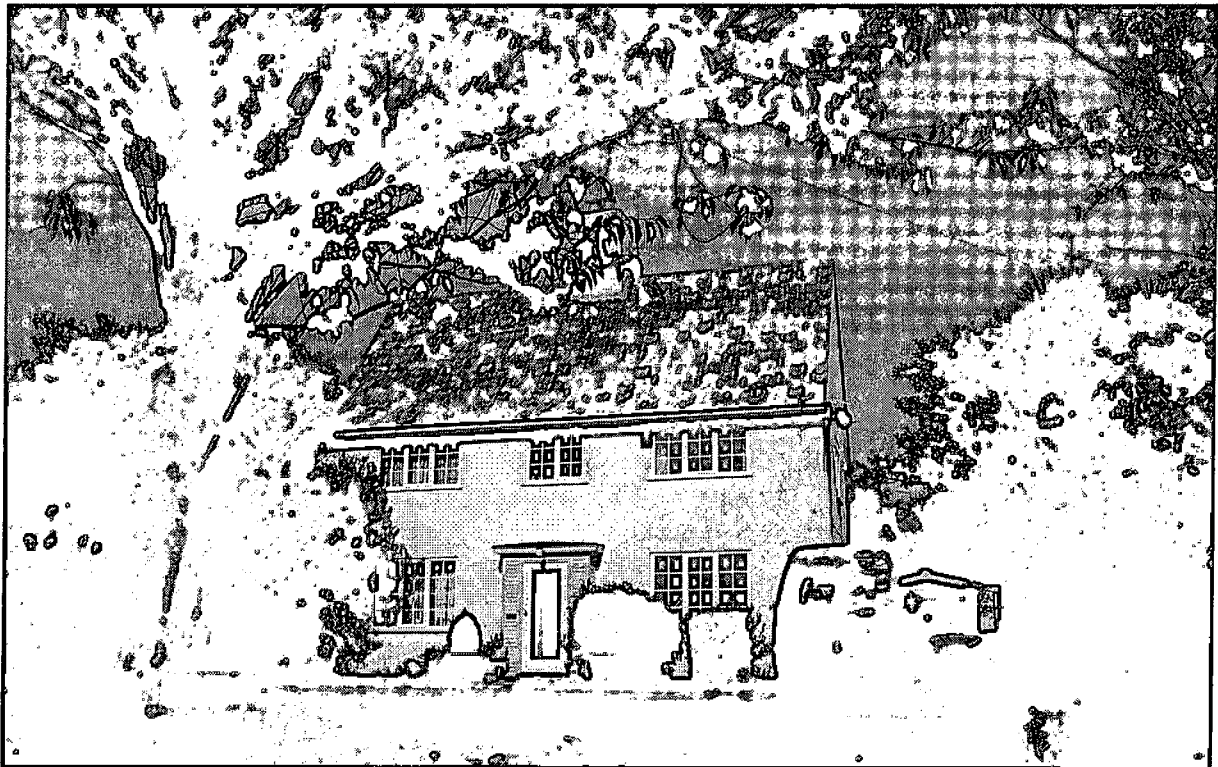
11. Health Centre Site, opposite the site to the west.



12. Summerlea Gardens, a flatted development at the junction of Fitzalan Road and Church Street, opposite the site.



13. Summerlea Gardens, opposite the site.



14. No. 37 Church Street, opposite the site.



15. Government offices opposite site at the junction of Fitzalan Road and Church Street.



16. View looking east along Church Street, away from the site.



17. View west along Maltravers road.



18. The library on Fitzalan Road.



19. Littlehampton Baptist Church on Fitzalan Road.



20. Nos. 26 - 28 Fitzalan Road, viewed from across the roundabout.



21. Flats on the corner of Fitzalan Road and Matravers Drive.



22. View north along Fitzalan Road with the site in the distance on the left.



23. View to the south east down Fitzalan Road.



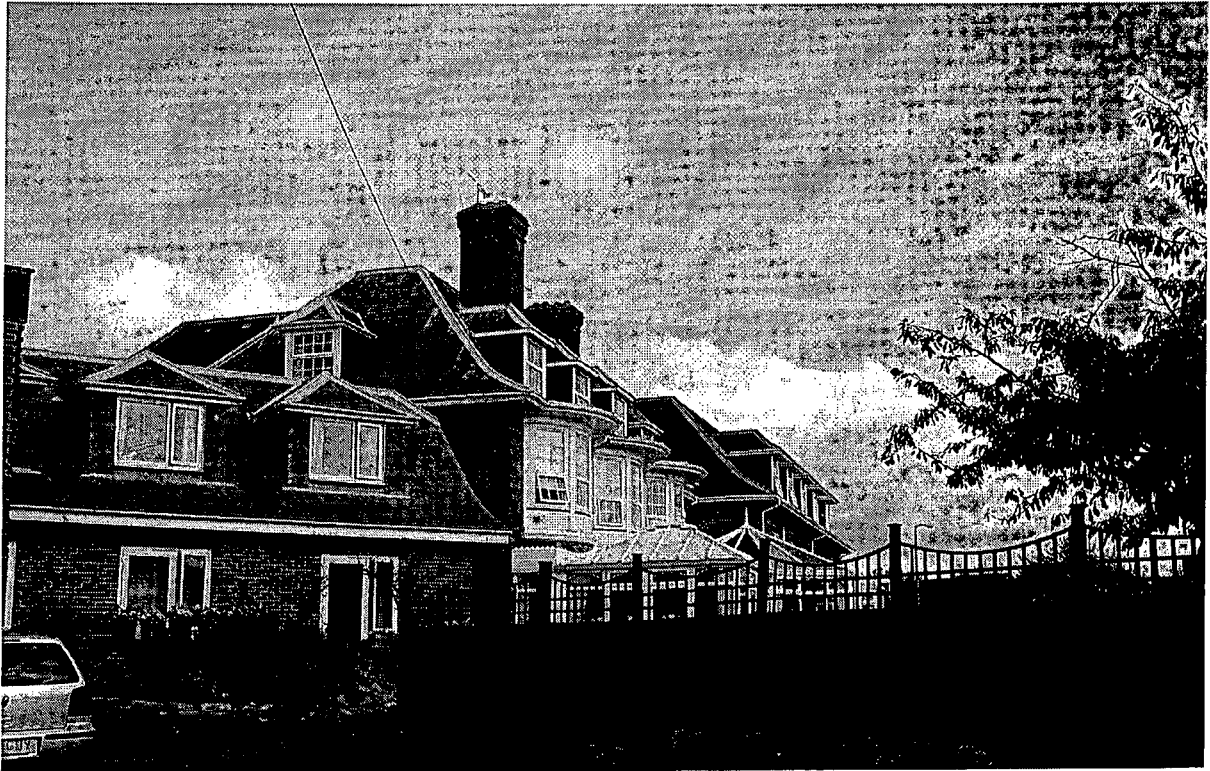
24. Housing on the roundabout at the junction of Maltravers Road and Fitzalan Road.



25. Maltravers Road, close to the roundabout on Fitzalan Road.



26. Flats and houses on Church Street, to the east of the site.



27. Oakland Grange nursing home at the eastern end of Church Street.



28. Flats to the east of the site.



29. Social Club at St. Floras Road roundabout.

