

PART 2

Design proposal

Sub-Sections -

Section 1 - Proposed Scheme

Section 2 - Design Analysis

Section 3 - Visualisations

2.1 Section 1

Proposed Scheme

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2.1.1

Design Strategy

Close attention has been paid to the local context and the needs of Littlehampton from the outset of the design process. The central location of the site and the proximity to the adjacent conservation area and heritage assets posed challenges but also great opportunities. The vernacular architecture has inspired the design from an early stage helping to design a thoughtful and timeless proposal. Architectural features and materials typical to Littlehampton are proposed, such as pitched roofs, flint stone, red brick and white stucco.

There is an opportunity to replace what is currently a low quality building and unused parking area with a high quality development providing new homes in a sustainable location with active frontages and landscaping.

The Site is located in an area of transition and the proposed flexible retail units strengthens the Site's connection with High Street to the South, whilst the residential uses blend with what is predominantly residential neighbourhoods to the North.

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View from Franciscan Way

2.1.2

Scheme Evolution

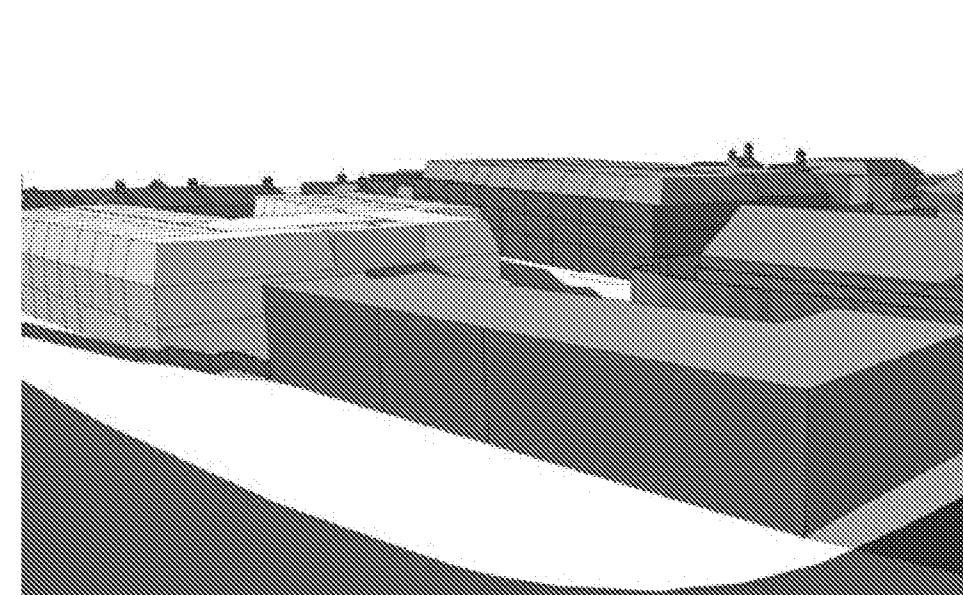
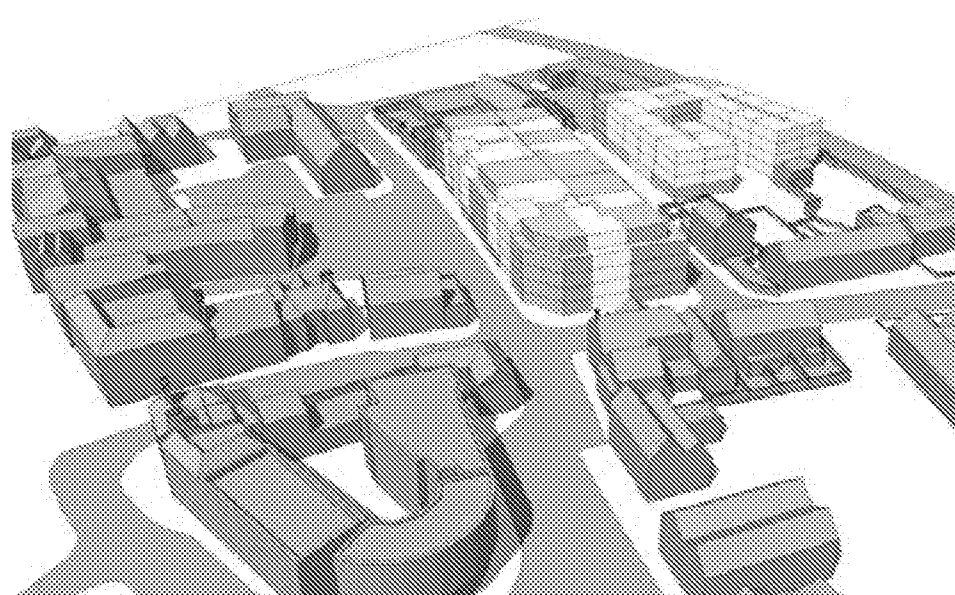
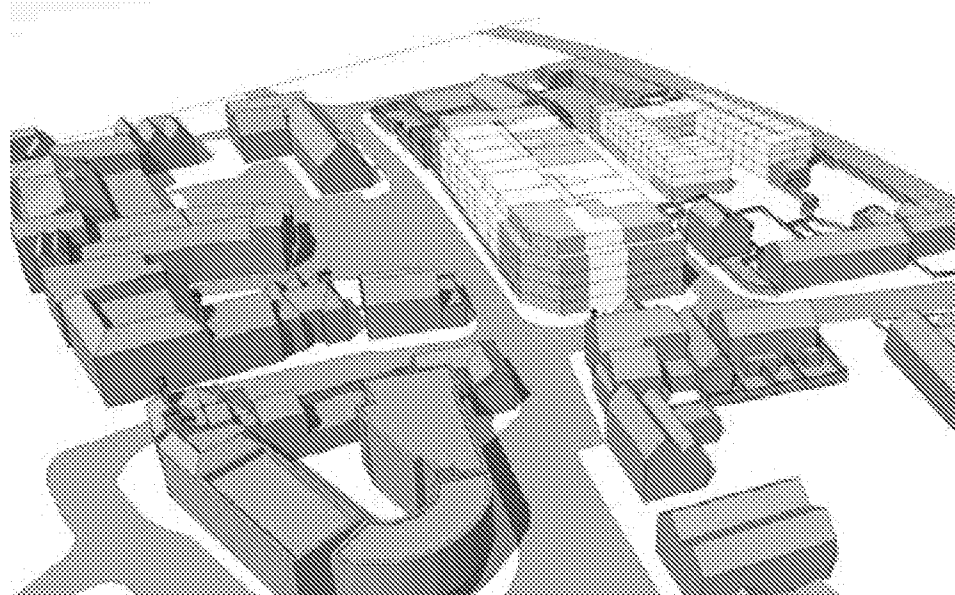
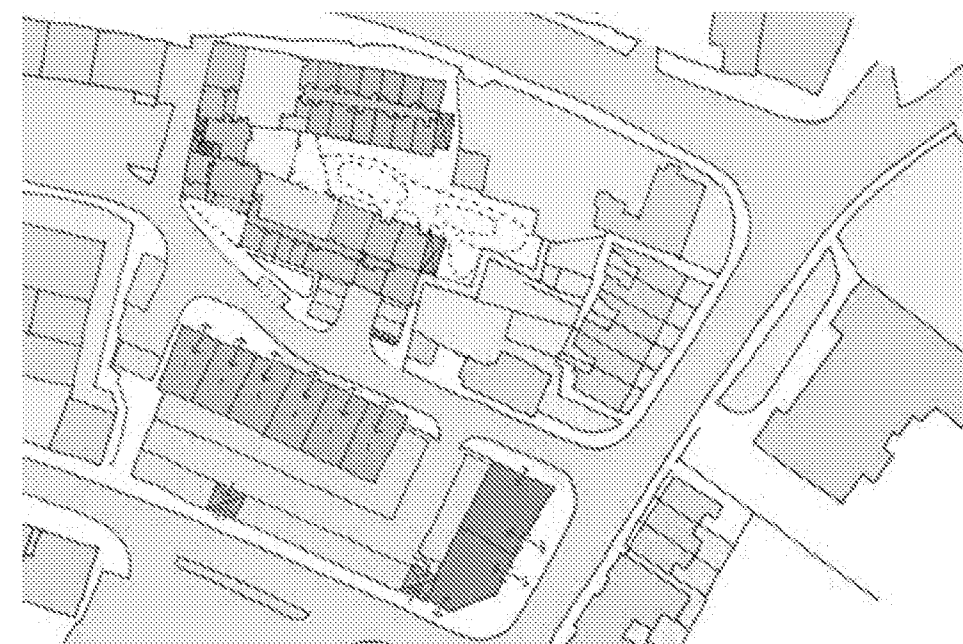
November 2015 - Option 1



November 2015 - Option 2



March 2016 - Pre App



Design Strategy

Early design iterations proposed a care home in the North building and residential units in the South building. Due to Avon Road splitting the site down the middle, a two-building proposal was the best response. The ground floor of the South building is predominantly car parking with residential and care home units sat on top. The North care home building is split in a 'V' shape creating a safe communal garden area which is overlooked by the residents.

Design Strategy

Option 1 provided 72 care home units and 71 residential units. This compares to Option 2 which has 45 care home units and 63 residential units - less than Option 1 but more spacious units. In both options the North building provides the care home facilities such as the ambulance and service area, a reception area at ground floor level, and large communal living, dining and kitchen areas.

Design Strategy

The proposal creates 72 care home units located in the North building and approximately 56 residential units and 2 retail units in the South building. This iteration provides overnight stay rooms in the care home building for family visitors and a café space. Massing has been reduced in the North building.

2.1.2

Scheme Evolution

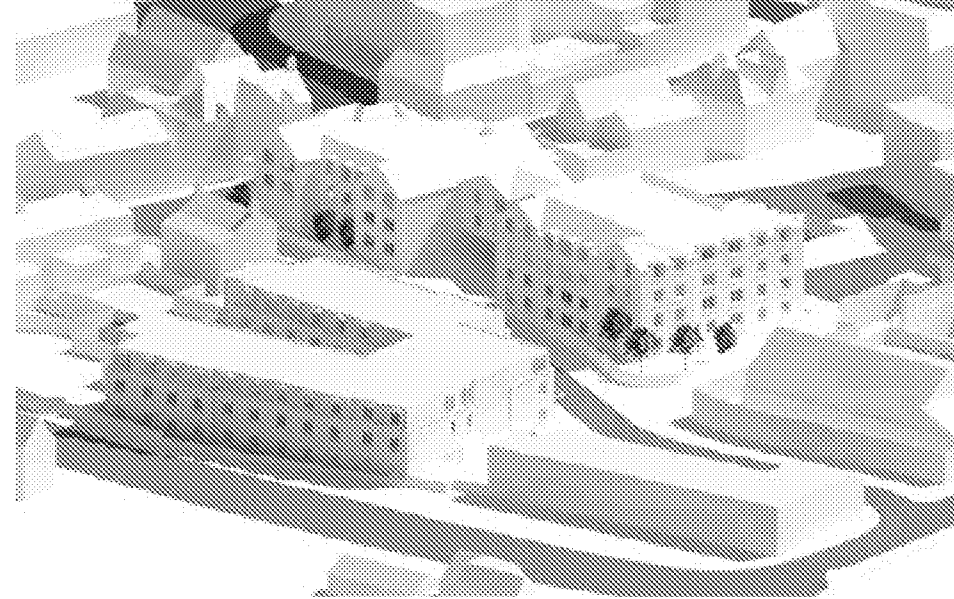
July 2016



Design Strategy

This iteration of the design proposal provides 71 care home units in the North building and 54 residential units in the South building. Both buildings are constructed with a red brick and stucco finish with a mansard roof. These design choices are a response to the local context of Littlehampton and help the proposal sit seamlessly with the surroundings. Balconies and soft landscaping were introduced to create a more active frontage and help integrate the proposal in to the context.

October 2016



Design Strategy

As a response to comments from the planners with regards to the Pre-Application meeting, the scheme was revised. The Assisted Living units were split among both buildings, but with the majority still being situated in the North building. The footprint was reduced and broken up as well as additional landscaping being introduced especially in the conservation area. The height of the South building was dropped to match the height of the surrounding context within the conservation area.

December 2016



Design Strategy

The proposal changed to only residential units in both buildings. Multiple options were proposed with varying numbers of parking spaces and residential units. As a response to a study on local roof typologies a pitched roof was introduced on the North building. This helped the proposal sit comfortably in the local context.

2.1.2

Scheme Evolution

February 2017 - Pre App



Design Strategy

The proposal creates 94 residential units, 2 retail units and associated landscaping and open spaces. Further iterations had recessed balconies which helped to soften and break up the facades and provide an outdoor area for the occupants. To reduce the massing of the upper floors the angle of the pitched roofs were altered. More green space has been added to encourage the community to utilise the area and generate activity. Cycle parking was introduced to create a more sustainable proposal.

February 2018



Design Strategy

Following advice from pre-application comments the overall footprint of the proposal was reduced and more landscaping was introduced. More attention was focused on the South facade running along Anchor Springs to greater reflect the local character. The South facade running along anchor springs is now a more active frontage. A mixture of pitched and mansard roofs helped the proposal fit seamless in to the context. Close attention was paid to the material palette, opting for a mixture of flint, red brick and white stucco which responds well with the wider and immediate context. The thoughtful response to the vernacular architecture creates a timeless design.

Following the Pre-Application advice, the design was developed in response to the comments.

- » The developed design incorporates a mansard roof which has been set back and reduced in size to reduce the impact it has on its surroundings and reduces the visibility from street level. Following a roof typology study of the local context it was discovered many of the buildings in the conservation area have a stepped back roof. This technique has been replicated in the design.
- » Parts of the elevation has been set back to create depth and break up the block form.
- » The introduction of more local materials (exposed timber, flint and stucco) helps to visually break up the elevations. It was informed by the local character and implemented as a way to create a finer grain more in tune with it's surroundings. Differing materials were also used to break up the massing and create defined segments.
- » A series of balconies have been punched into the elevation which creates additional depth.
- » The West elevations of both buildings was pushed back from the pedestrian route to make the design less imposing. Soft landscaping was introduced instead. A reduction in habitable rooms with windows directly looking on to this route were also reduced.
- » Soft landscaping was introduced on the North elevation of the North building which faces Franciscan Way. This creates an active and more engaging frontage.
- » The East and South elevation of the South building which faces East Street and Anchor Springs was enhanced by adding garden spaces and vegetation. This helps the facade to become more active and engaging.
- » Massing on corner segments was reduced.

2.1.3

Proposal Summary

The Proposed Scheme

The proposed development involves the demolition of the former Waitrose building and the erection of two new, predominantly residential, buildings situated to the North and South of Avon Road respectively. Building 2 provides two new modern, flexible retail units (Use Classes A1 and/or A2 and/or A3 and/or D1) at lower ground level, with part three and part four storeys of residential use (Use Class C3), comprising 49 apartments, above.

To the North of Avon Road, Building 1 comprises 34 high quality residential units. On the ground floor there are 6 1B2P units and 4 2B4P units. The first floor consists of 6 1B2P units and 5 2B4P units. The second floor consists of 6 1B2P units and 5 2B4P units. The third floor consists of 2 2B4P units.

To the South of Avon Road, Building 2 comprises of 49 high quality residential units. The ground floor consists of 8 1B2P units, 5 2B4P units, and 2 flexible retail units (78.3 sqm and 80.2 sqm). The first floor consists of 11 1B4P units and 6 2B4P units. The second floor consists of 11 1B2P units and 6 2B4P units. The third floor consists of 2 2B4P units.

A total of 41 car parking spaces are proposed (including 2 disabled spaces) to serve both buildings. In addition there is also secure storage for up to 66 bicycles (22 in Building 1 and 44 in Building 2) (Eltham Cycle Rack) with 21 additional cycle stands proposed outside the entrance to Building 1 and 2. There is a waste storage facility in both Building 1 and Building 2 which is accessible from Avon Road.

01

Artistic Impression

41

01



2.1.4

Floor Plan

Overall Scheme

OVERALL = 83 UNITS
Building 1 - 41%
Building 2 - 59%
Wheelchair Adaptable Units - 10%

Building 1 - 34 Units
1B 2P - 53%
2B 4P - 47%

Building 2 - 49 Units
1B 2P - 61%
2B 4P - 39%

Overall Scheme
1B 2P - 59%
2B 4P - 41%

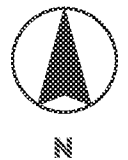
Parking Spaces
Total : 41 (including 2 disabled spaces)
Ratio: 1 : 0.5
Internal Cycle Parking: 66
External Cycle Parking 21

Retail
Retail Unit 1 - 78.3 sqm
Retail Unit 2 - 80.2 sqm
Total - 158.5 sq m



Key

- | | | | |
|--|------------|--|-------------------|
| | Retail | | Vehicular Access |
| | 1 Bed Flat | | Pedestrian Access |
| | 2 Bed Flat | | Site Boundary |
| | Corridor | | |
| | Core | | |



2.1.5

Floor Plan

First Floor Plan

Building 1

TOTAL UNITS - 11
1B 2P - 55%
2B 4P - 45%

Building 2

TOTAL UNITS - 17
1B 2P - 65%
2B 4P - 35%

1st Floor Overall

TOTAL - 28 UNITS
1B 2P - 61%
2B 4P - 39%



2.1.6

Floor Plan

Second Floor Plan

Building 1

TOTAL UNITS - 11
1B 2P - 55%
2B 4P - 45%

Building 2

TOTAL UNITS - 17
1B 2P - 65%
2B 4P - 35%

2nd Floor Overall

TOTAL - 28 UNITS
1B 2P - 61%
2B 4P - 39%



Key

- 1 Bed Flat
- 2 Bed Flat
- Corridor
- Core
- Site Boundary

2.1.7

Floor Plan

Third Floor Plan

Building 1

TOTAL UNITS - 2
1B 2P - 0%
2B 4P - 100%

Building 2

TOTAL UNITS - 2
1B 2P - 0%
2B 4P - 100%

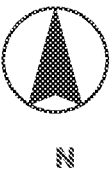
3rd Floor Overall

TOTAL - 4 UNITS
1B 2P - 0%
2B 4P - 100%



Key

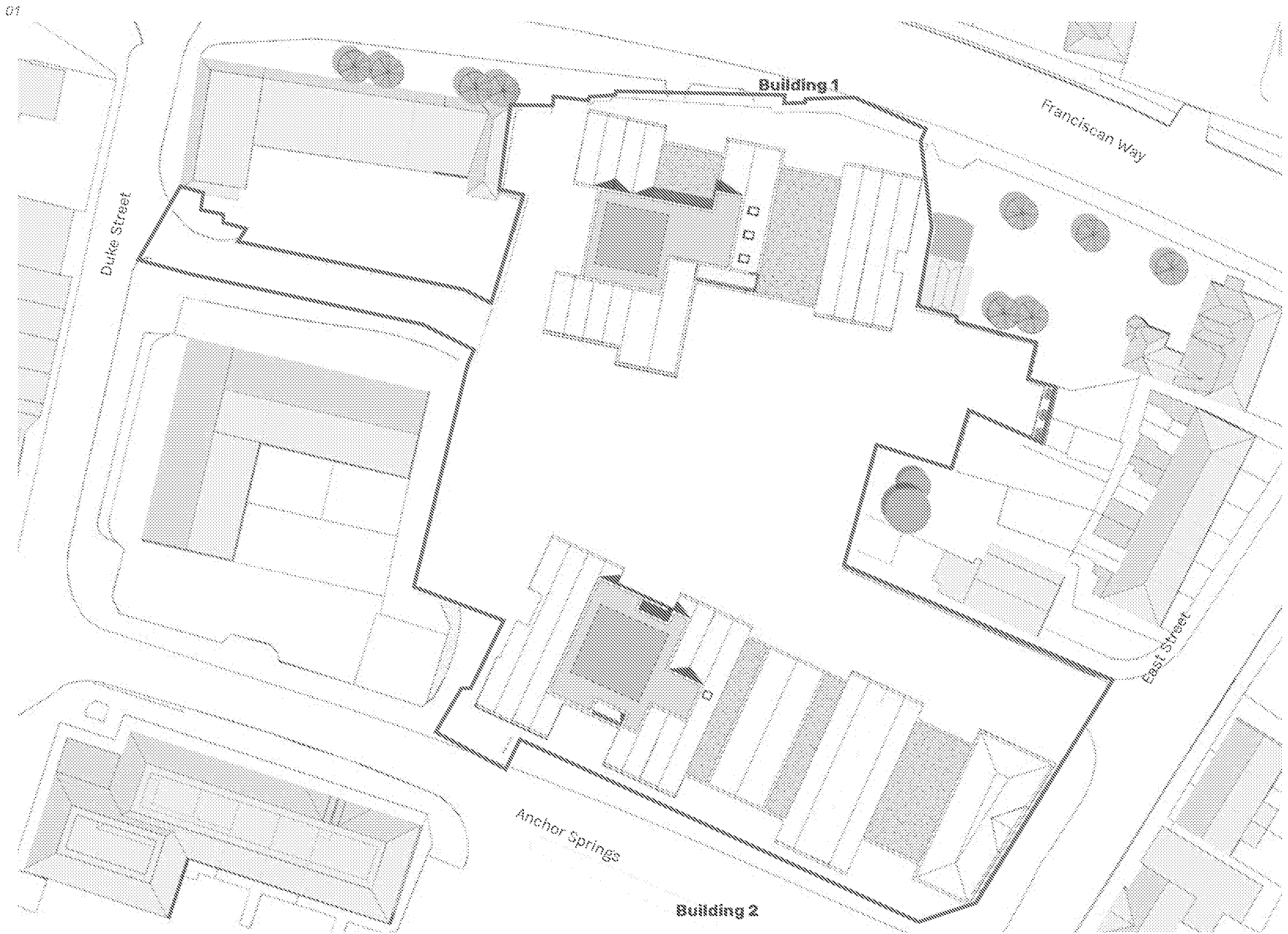
- 1 Bed Flat
- 2 Bed Flat
- Corridor
- Core
- Site Boundary



2.1.8

Floor Plan

Roof Plan



Key

- Site Boundary
- PV Panels
- Green roof

