

2.2 Section 2

Design Analysis

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2.2.1

Floor Plan

Typical 2B 4P Wheelchair Adaptable Convertible Unit

The proposal includes a total of 9 wheelchair accessible units which is 10% of the total residential units plus 1. The wheelchair accessible flats have been designed following Building Regulations Part M meeting the criteria for wheelchair access. Under this guidance the flat has been designed to be a future-proof and sustainable dwelling.

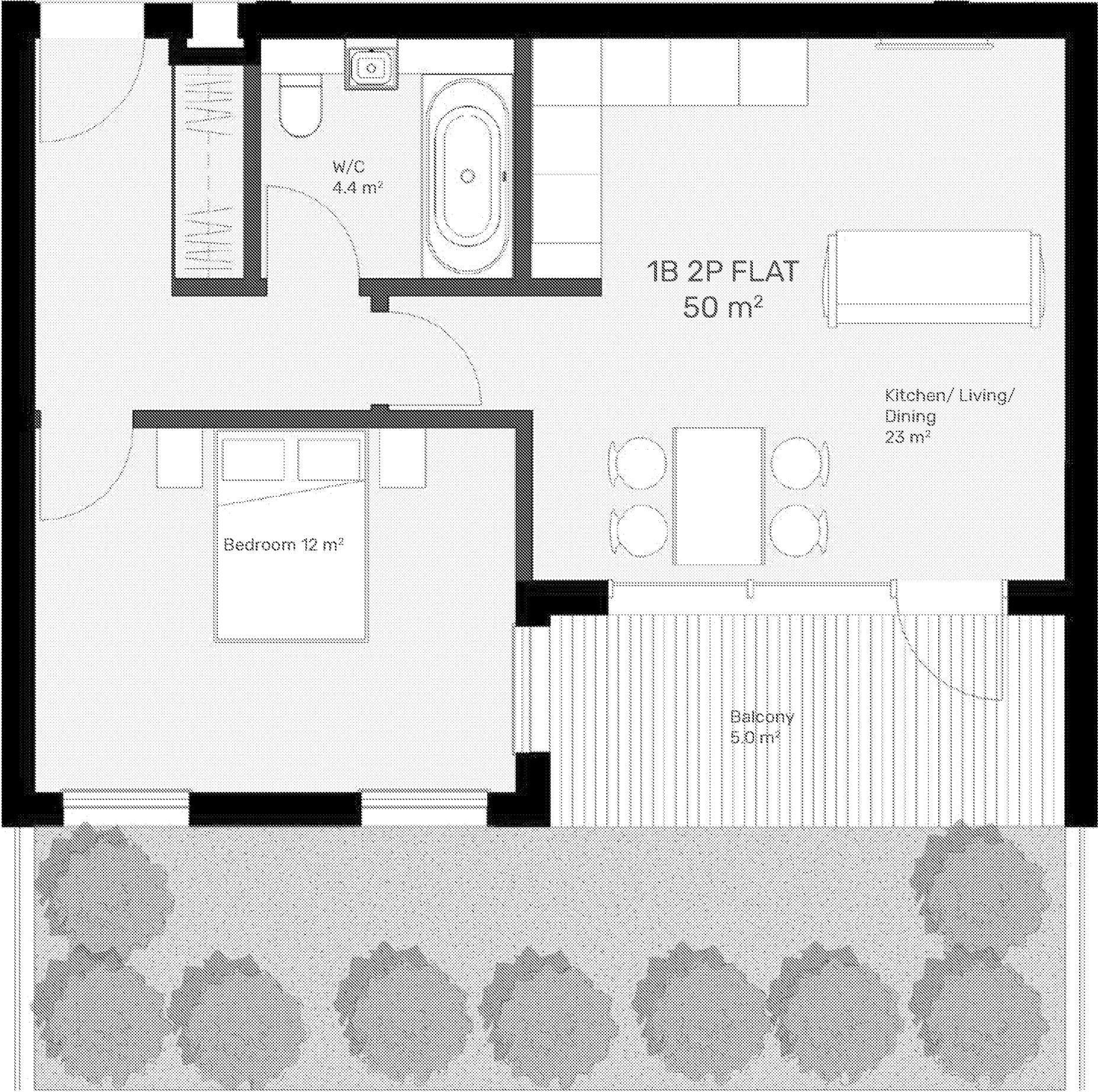


2.2.2

Floor Plan

Typical 1B 2P Unit

The scheme has followed the guidance of 'Arun District Council Local Plan' and 'National Space Standards' to design sustainable, economical and future-proof dwellings.



01
Typical 1B 2P Unit

2.2.3 Over-looking Analysis

Local Plan Policy D DMI requires developments to have minimal impact to users and occupiers of nearby property and land. For example, by avoiding significant loss of privacy and outlook. We have therefore ensured that the proposed apartments with the balconies of flats at risk of being overlooked by existing buildings are recessed into the facade. The development as a whole does not have any significant overlooking issues.

The West Elevation of Building Two ground floor has no windows so there is not a chance of overlooking into the substation and retail units.

On the upper floors there are windows to provide security to the public footpath which adds natural surveillance to this area.

The South Elevation of Building Two looks out on to Anchor Springs and the car park connected to it. The ground floor is also elevated along this road which prevents any overlooking into and from the flats along this elevation. There is also high vegetation along the boundary of this to obscure any views in.



01

The North Elevation of Building One looks out on to Franciscan Way which is a wide road. The proposal is set back from the edge of the pavement. This minimises any overlooking problems from the road into the ground floor flats. There is also high vegetation along this boundary to obscure views.

The East Elevation of Building One has no windows. This is in response to the location of the private gardens next to the Site.

The retail units and the flats above them within Building Two and the East Elevation are set back from the edge of the road to maximise the distance from the residential houses on the opposite side of East Street. The proposal is no different in location to the existing building.



Key

H Elevation

01

Ground Floor Site Plan

70

2.2.3 Over-looking Analysis

Existing Building Analysis

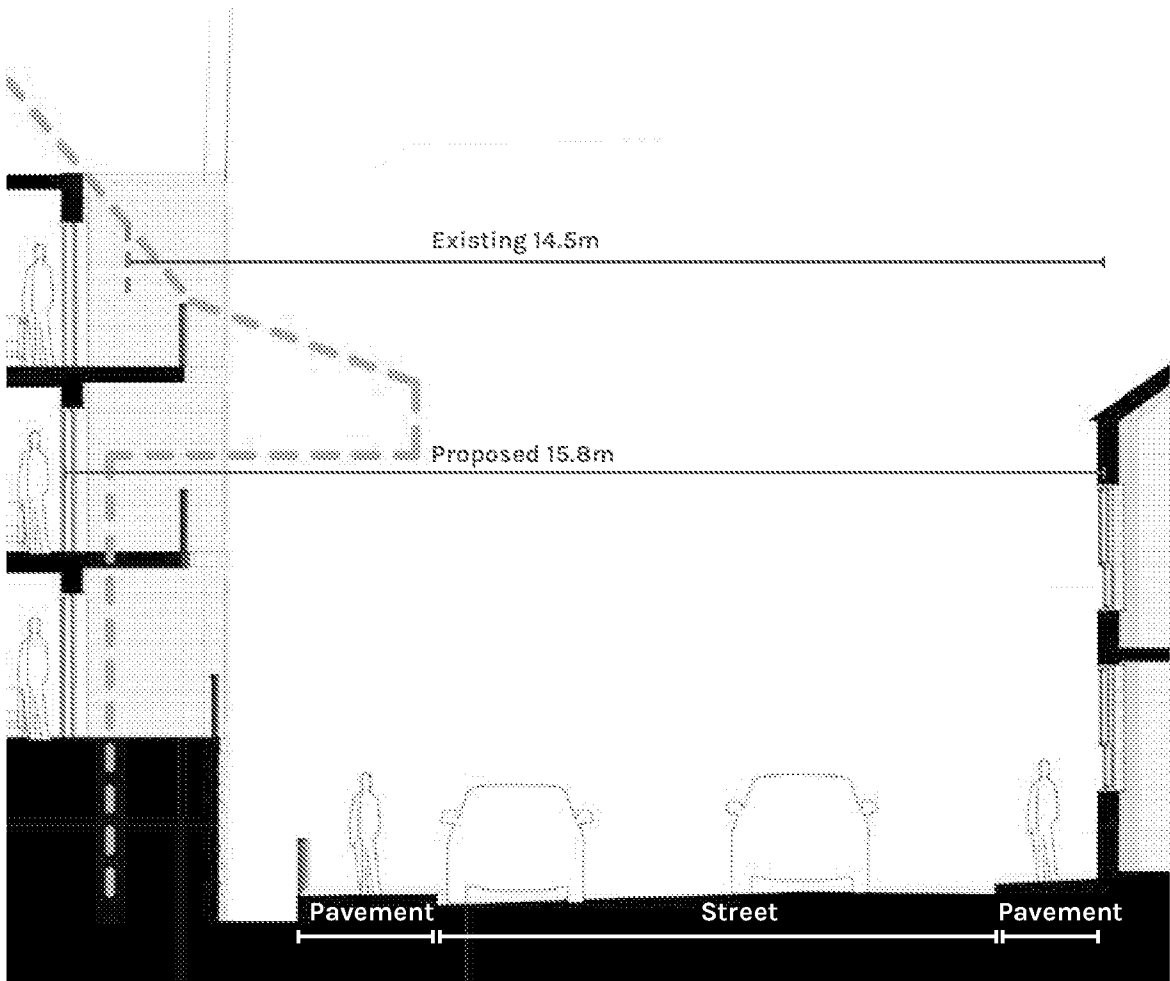
The existing Waitrose building contained offices within the top floor of the build which had windows looking directly onto the Avon House across the street. We are proposing a smaller build which is set back further than the current distance between the Waitrose and Avon House. The proposal also replaces the Waitrose's service yard with pavement and bay parking which will widen the street scape between the two buildings.

Diagrams 1

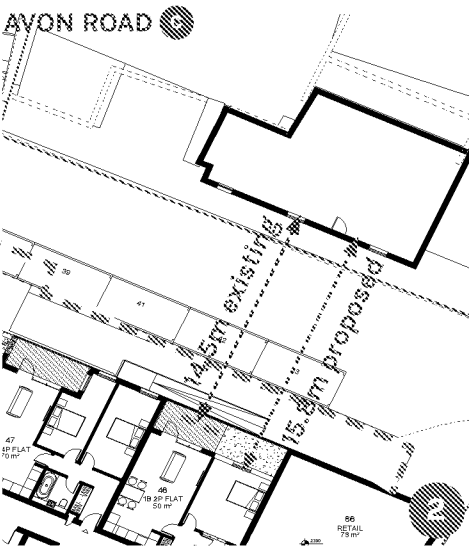
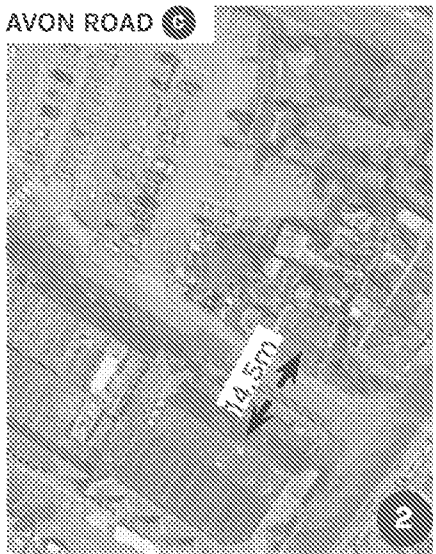
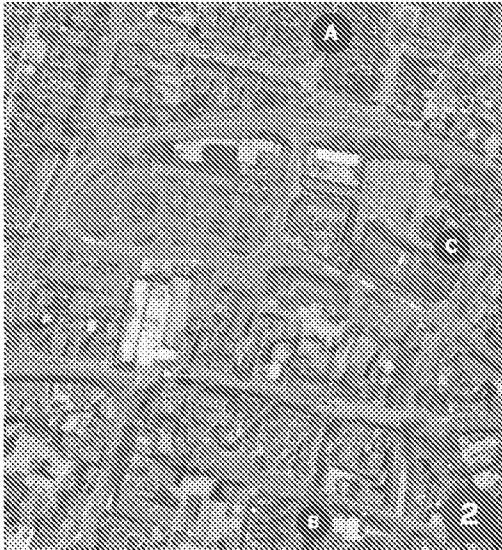
The office windows in the existing Waitrose building face Avon House and are recessed in to the roof. The window to window distance is approximately 14.5M. The small windows in Avon House are located at first and second storey level.

Diagrams 2

Diagram 2 points out examples of window to window distances in neighbouring residential streets such as Queen street and Clifton street. This is limited into approximately 14.5M. Proposed Avon road elevation would have a larger window (proposal) to window (Avon House) distance than existing residential streets since it aims to maximise overlooking distances.



- Key**
- Existing Building outline
 - Highlighted Windows
 - Proposed View of closest neighbouring window
 - Existing View of closest neighbouring window

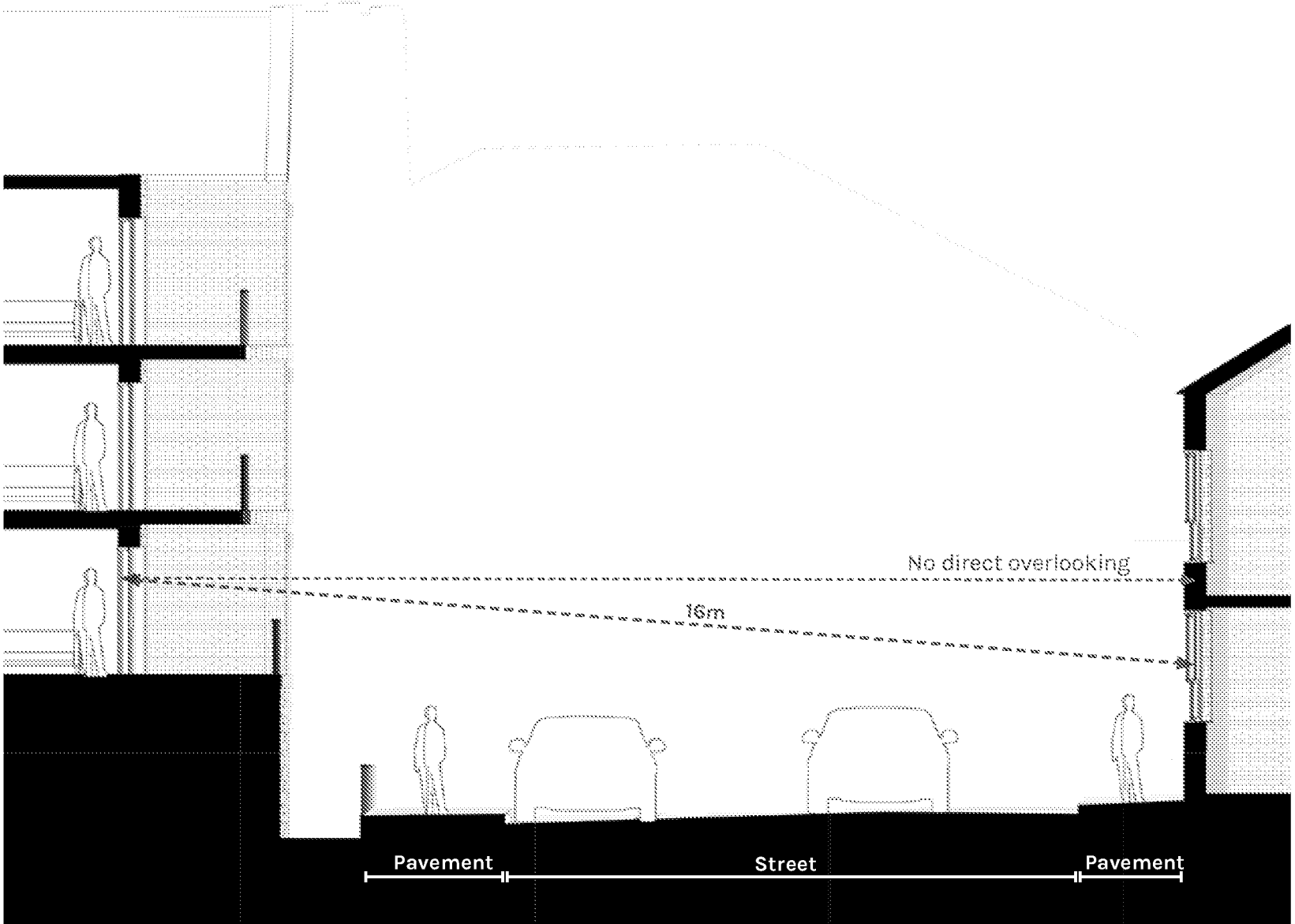


2.2.3 Over-looking Analysis

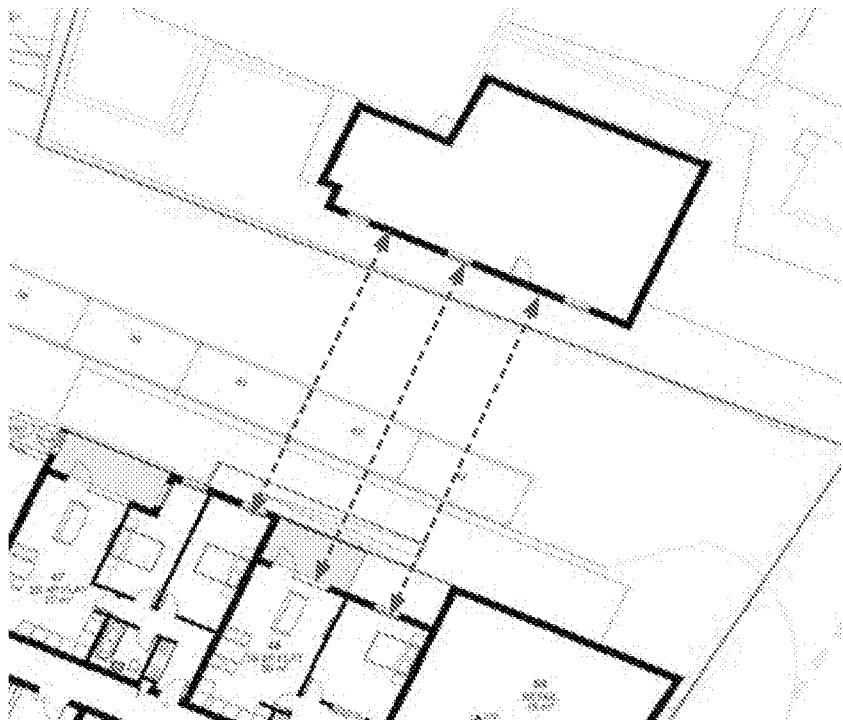
Local Plan Policy D DM1 requires developments to have minimal impact to users and occupiers of nearby property and land. For example, by avoiding significant loss of privacy and outlook. We have therefore ensured that the flats with balconies which are at risk of being overlooked by existing buildings are recessed into the facade. The development as a whole does not have any significant overlooking issues.

Area

There isn't any direct overlooking from habitable to habitable window. There is a potential of a secondary obstructive overlooking issue but since the two buildings are located within a street, this falls under a street frontage situation and the distance between windows can be minimised. Finally the proposed development will comply with overlooking obstacles such as taller balustrade along the balconies.

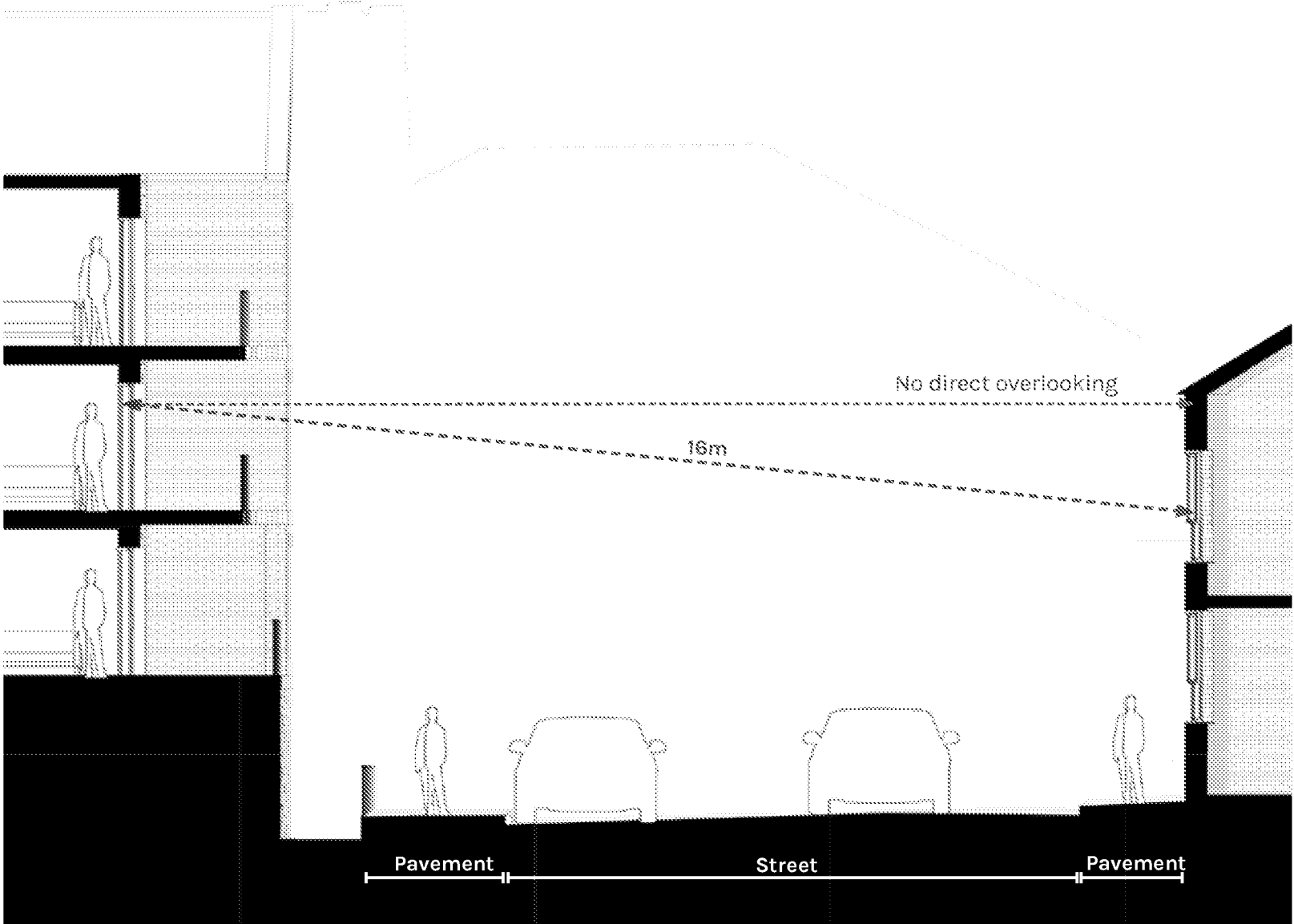


- Key
- View of closest neighbouring building
 - View of closest neighbouring window

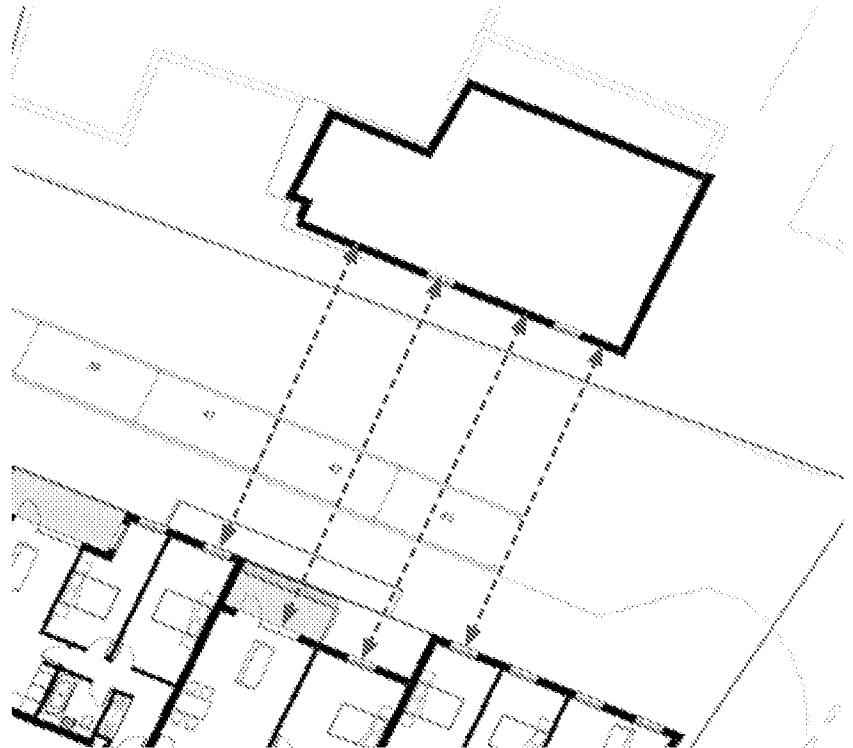


2.2.3 Over-looking Analysis

Area
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- Key**
- View of closest neighbouring building
 - View of closest neighbouring window



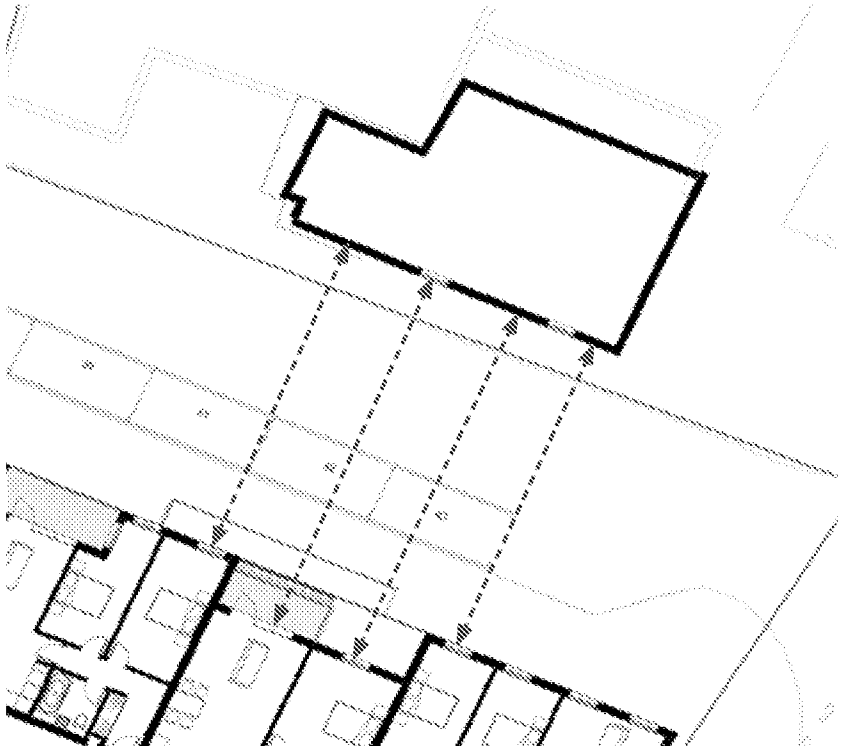
2.2.3 Over-looking Analysis

Area

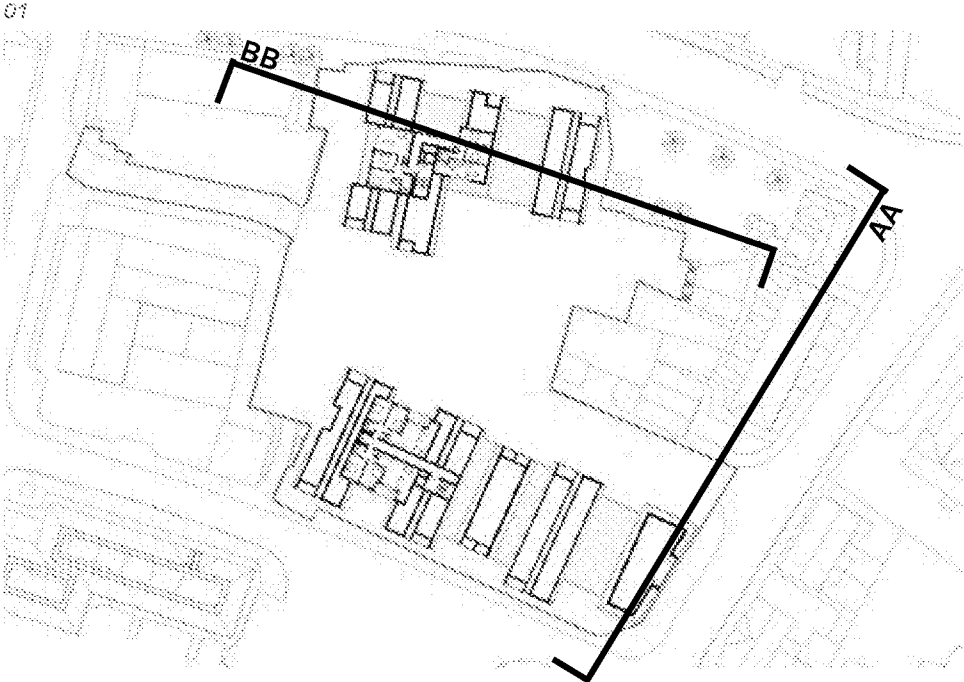
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- Key
- view over existing house
 - view of closest neighbouring building



2.2.4 Site Sections

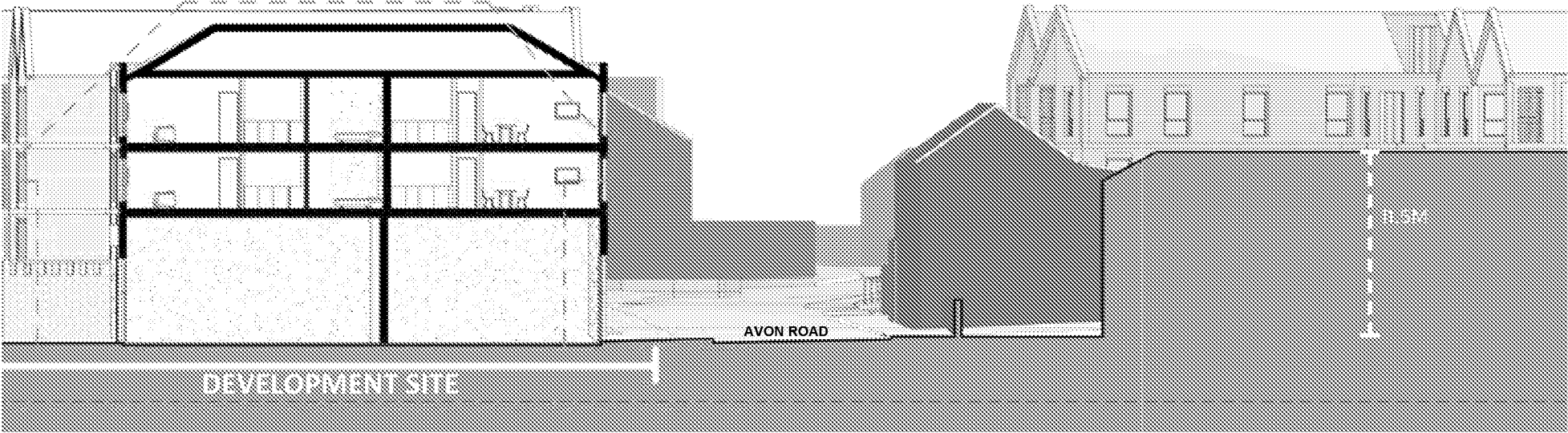


Key

- Existing Waitrose
- Section Line
- Boundary Line

01
Site Plan showing section lines

02



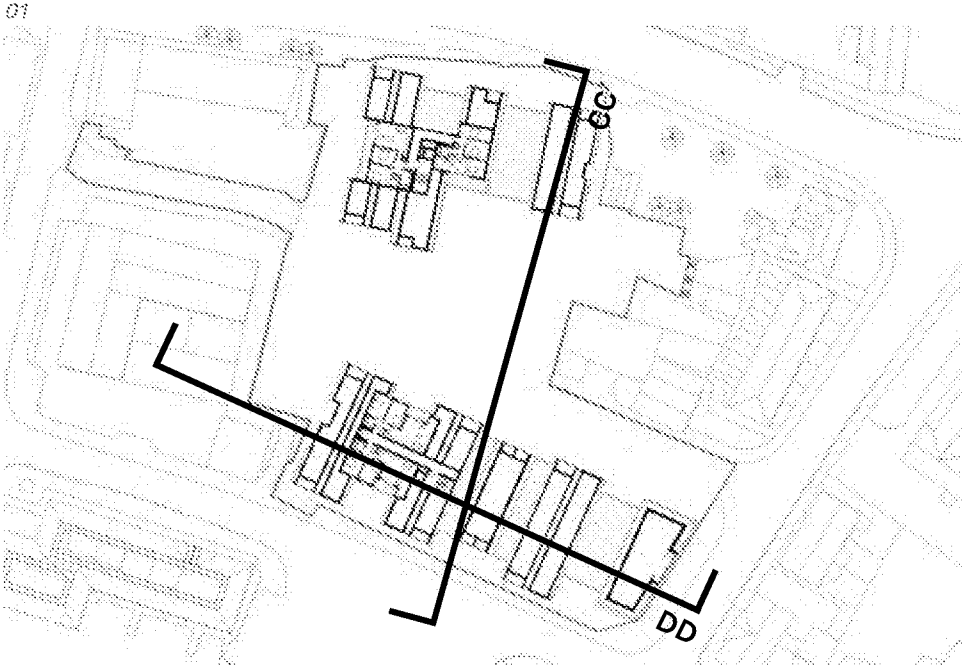
Section AA

03



Section BB

2.2.4 Site Sections



- Key**
- Existing Waitrose
 - Section Line
 - Boundary Line

02



Section CC

03



Section DD

2.2.5

Accommodation Schedule

FLAT NO.	BUILDING	LOCATION	TYPE	PERSON	HABITABLE ROOMS	L.K.D SIZE (SQ M)	GIA (SQ M)	WHEELCHAIR ADAPTABLE
1	1	00	FLAT	2	1	27.2	50	YES
2	1	00	FLAT	4	2	28.0	70	YES
3	1	00	FLAT	4	2	29.2	70	NO
4	1	00	FLAT	2	1	25.4	50	YES
5	1	00	FLAT	2	1	26.4	50	NO
6	1	00	FLAT	2	1	25.0	50	NO
7	1	00	FLAT	4	2	29.2	70	NO
8	1	00	FLAT	2	1	23.2	50	NO
9	1	00	FLAT	2	1	25.8	50	NO
10	1	00	FLAT	4	2	27.4	70	YES
11	1	01	FLAT	2	1	27.1	50	NO
12	1	01	FLAT	3	2	29.2	70	NO
13	1	01	FLAT	4	2	29.9	70	NO
14	1	01	FLAT	4	2	29.2	70	NO
15	1	01	FLAT	2	1	25.5	50	NO
16	1	01	FLAT	2	1	26.4	50	NO
17	1	01	FLAT	2	1	25.2	50	NO
18	1	01	FLAT	4	2	29.2	70	NO
19	1	01	FLAT	2	1	23.2	50	NO
20	1	01	FLAT	2	1	25.7	50	NO
21	1	01	FLAT	4	2	28.8	70	NO
22	1	02	FLAT	2	1	27.0	50	NO
23	1	02	FLAT	3	2	29.1	70	NO
24	1	02	FLAT	4	2	29.9	70	NO
25	1	02	FLAT	4	2	29.2	70	NO
26	1	02	FLAT	2	1	25.5	50	NO
27	1	02	FLAT	2	1	25.2	50	NO
28	1	02	FLAT	2	1	29.2	50	NO
29	1	02	FLAT	4	2	23.4	70	NO
30	1	02	FLAT	2	1	23.4	50	NO

2.2.5

Accommodation Schedule

FLAT NO.	BUILDING	LOCATION	TYPE	PERSON	HABITABLE ROOMS	L.K.D SIZE (SQ M)	GIA (SQ M)	WHEELCHAIR ADAPTABLE
31	1	02	FLAT	2	1	25.7	50	NO
32	1	02	FLAT	4	2	28.7	70	NO
33	1	03	FLAT	4	2	28.0	70	NO
34	1	03	FLAT	4	2	27.0	70	NO
35	2	00	FLAT	2	1	26.1	50	NO
36	2	00	FLAT	4	2	28.1	70	YES
37	2	00	FLAT	2	1	24.6	50	YES
38	2	00	FLAT	4	2	27.8	70	NO
39	2	00	FLAT	2	1	23.3	50	NO
40	2	00	FLAT	2	1	24.6	50	YES
41	2	00	FLAT	4	2	29.6	70	NO
42	2	00	FLAT	2	1	23.0	50	NO
43	2	00	FLAT	2	1	23.0	50	NO
44	2	00	FLAT	4	2	29.8	70	NO
45	2	00	FLAT	2	1	24.6	50	YES
46	2	00	FLAT	2	1	24.6	50	YES
47	2	00	FLAT	4	2	28.1	70	NO
48	2	01	FLAT	4	2	28.1	70	NO
49	2	01	FLAT	2	1	24.6	50	NO
50	2	01	FLAT	2	1	23.0	50	NO
51	2	01	FLAT	2	1	28.2	50	NO
52	2	01	FLAT	2	1	23.3	50	NO
53	2	01	FLAT	2	1	24.6	50	NO
54	2	01	FLAT	4	2	29.6	70	NO
55	2	01	FLAT	2	1	24.6	50	NO
56	2	01	FLAT	2	1	23.0	50	NO
57	2	01	FLAT	2	1	23.0	50	NO
58	2	01	FLAT	2	1	24.6	50	NO
59	2	01	FLAT	4	2	29.7	70	NO
60	2	01	FLAT	2	1	24.6	50	NO

2.2.5

Accommodation Schedule

FLAT NO.	BUILDING	LOCATION	TYPE	PERSON	HABITABLE ROOMS	L.K.D SIZE (SQ M)	GIA (SQ M)	WHEELCHAIR ADAPTABLE
61	2	01	FLAT	4	2	29.5	70	NO
62	2	01	FLAT	4	2	29.4	70	NO
63	2	01	FLAT	2	1	24.6	50	NO
64	2	01	FLAT	4	2	28.1	70	NO
65	2	02	FLAT	4	2	28.1	70	NO
66	2	02	FLAT	2	1	24.6	50	NO
67	2	02	FLAT	2	1	23.0	50	NO
68	2	02	FLAT	2	1	28.1	50	NO
69	2	02	FLAT	2	1	23.3	50	NO
70	2	02	FLAT	2	1	24.6	50	NO
71	2	02	FLAT	4	2	29.7	70	NO
72	2	02	FLAT	2	1	24.6	50	NO
73	2	02	FLAT	2	1	23.0	50	NO
74	2	02	FLAT	2	1	23.0	50	NO
75	2	02	FLAT	2	1	24.6	50	NO
76	2	02	FLAT	4	2	29.7	70	NO
77	2	02	FLAT	2	1	24.6	50	NO
78	2	02	FLAT	4	2	29.3	70	NO
79	2	02	FLAT	4	2	29.4	70	NO
80	2	02	FLAT	2	1	24.7	50	NO
81	2	02	FLAT	4	2	28.1	70	NO
82	2	03	FLAT	4	2	32.7	70	NO
83	2	03	FLAT	4	2	32.7	70	NO

RETAIL								
84	2	00	RETAIL	N/A	N/A	N/A	78	YES
85	2	00	RETAIL	N/A	N/A	N/A	80	YES