

NEW TWO BED BUNGALOW

WINDWARD CLOSE, LITTLEHAMPTON

**DESIGN AND ACCESS
STATEMENT**

ARUN DISTRICT COUNCIL				
No.	LU	408	06	
RECEIVED		8.12.06		

GRAHAM BILLS

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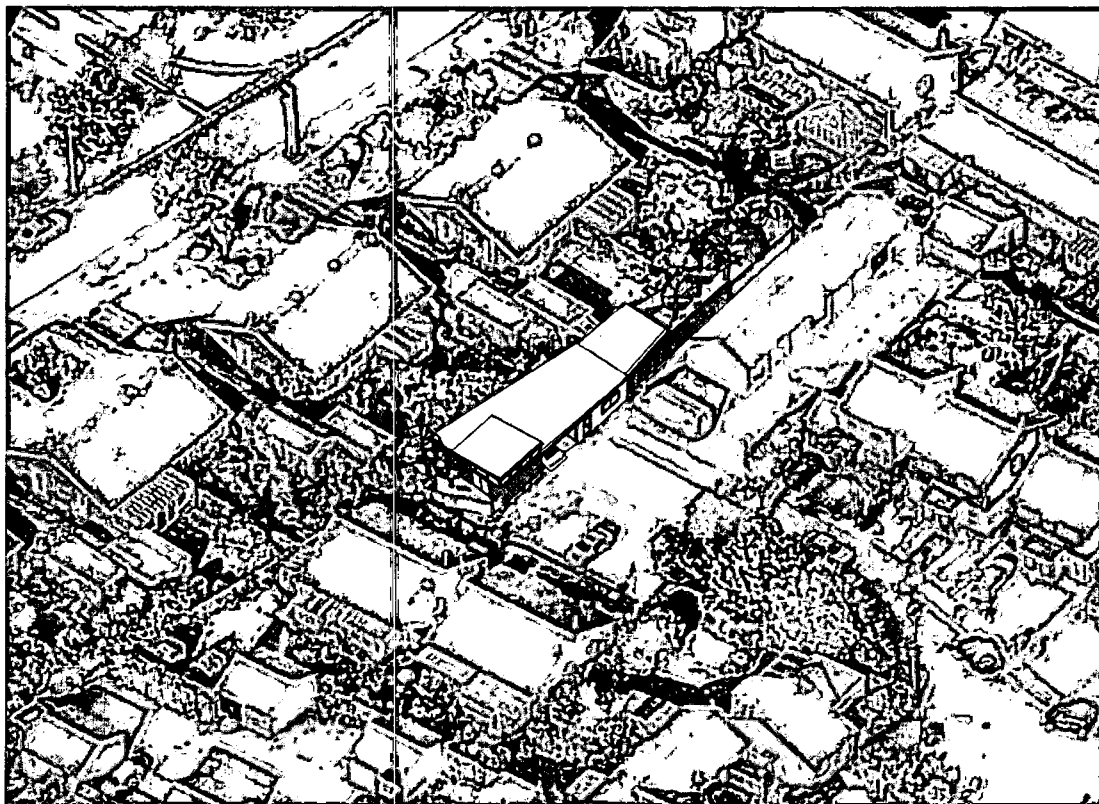
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1. INTRODUCTION

This Design and Access statement outlines the proposal for a new two bed bungalow adjacent to no.22 Windward Close, Littlehampton.

The site at present is a restricted green-field site within a residential cul-de-sac. The proposed bungalow is modern and contemporary in design which utilises and responds to every aspect of the site, providing a unique solution to the acutely angled plot.

This statement will discuss the design and access for the proposed bungalow. This will include the immediate and local context, design approach, layout, materials and use.

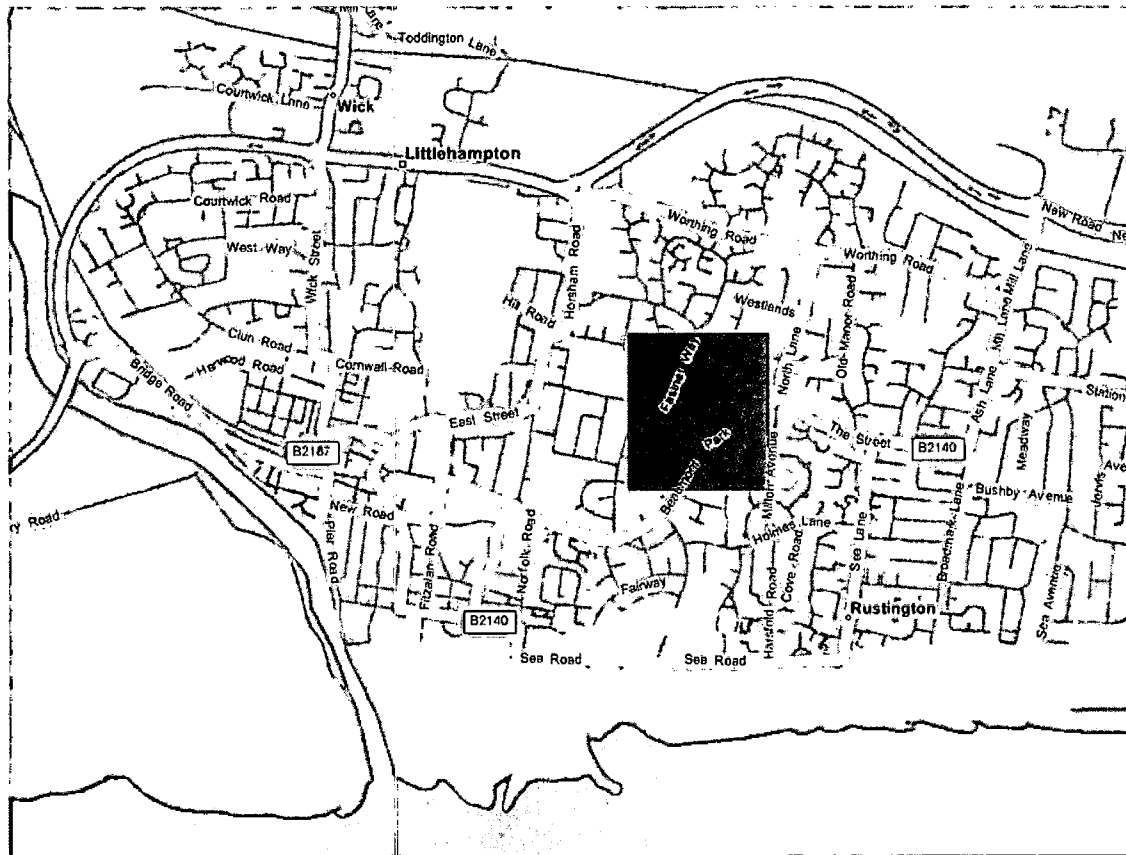


2. DESIGN

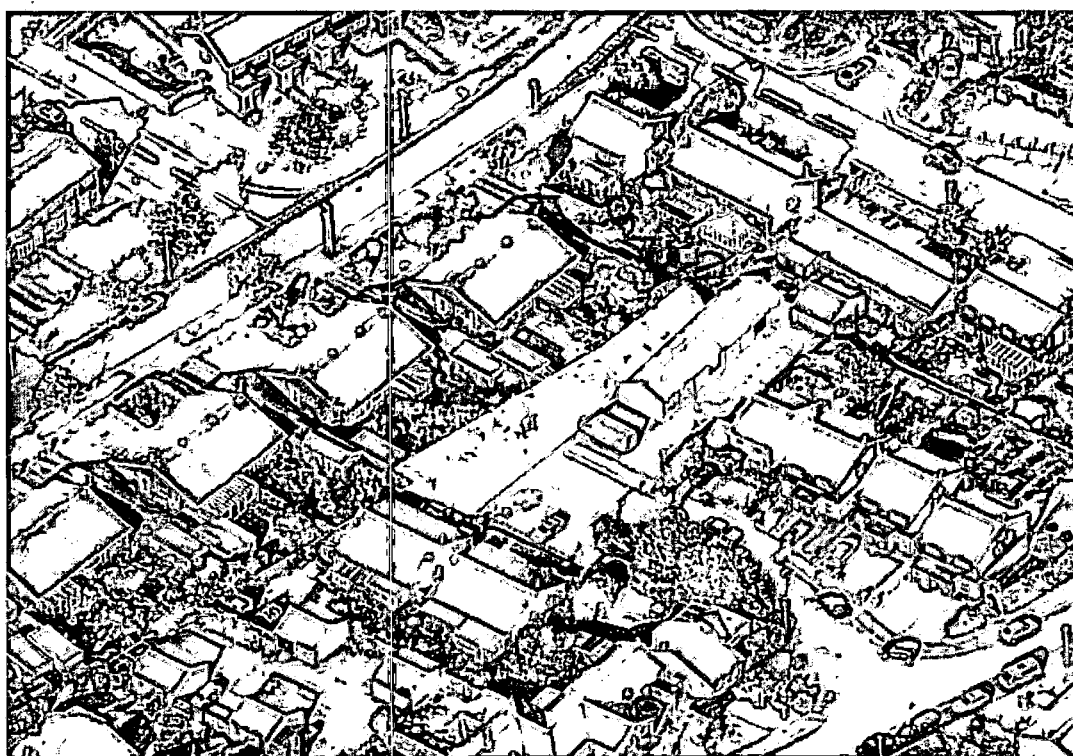
2.1. CONTEXT

2.1.1. ASSESSMENT

The site is a triangular shaped piece of land approximately 195m² in area, which is located adjacent to no.22 Windward Close, Littlehampton. At present the site is scrubland which provides no specific use to the surrounding residents.

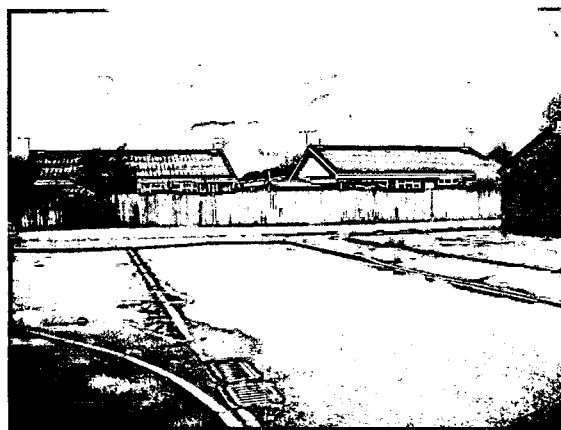
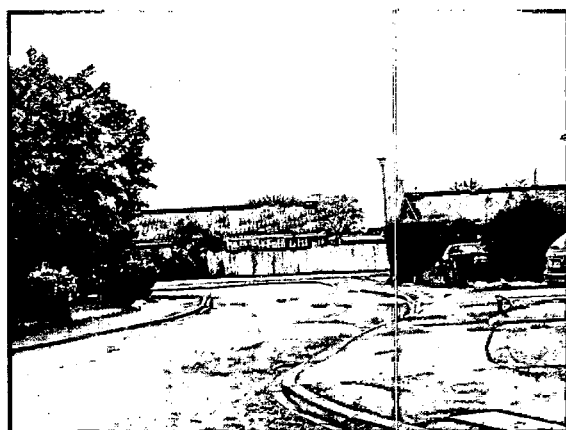


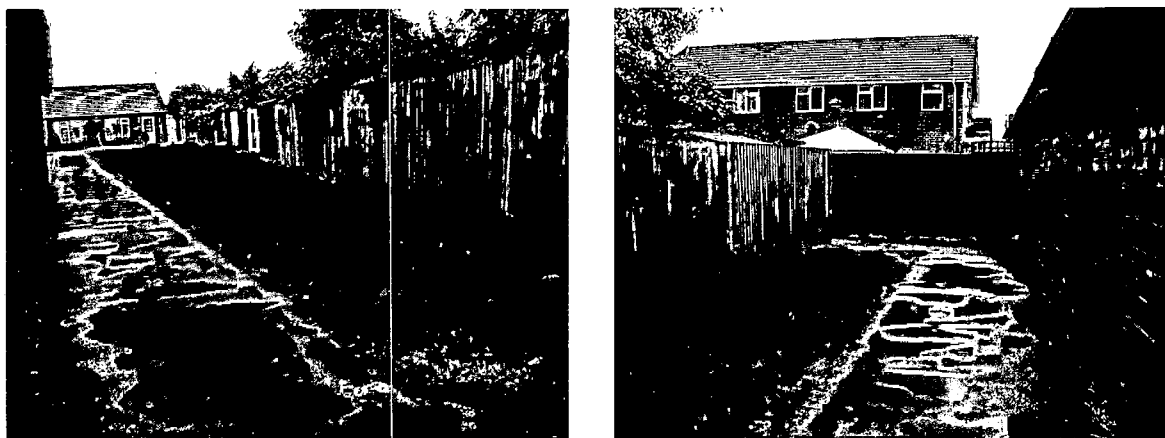
The site is located approximately 1.1km from Littlehampton Town Centre and 0.9km from the south coast.



The surrounding area consists primarily of residential use, made up of one and two storey dwellings.

The site forms the end of a spur off Windward Close. This is the main point of access to the site for both vehicles and pedestrians.





A topographical survey of the site has been carried out which has established important data such as site levels, which allows the site's accessibility to be determined. This has been supplemented with a photographic survey from the ground and air.

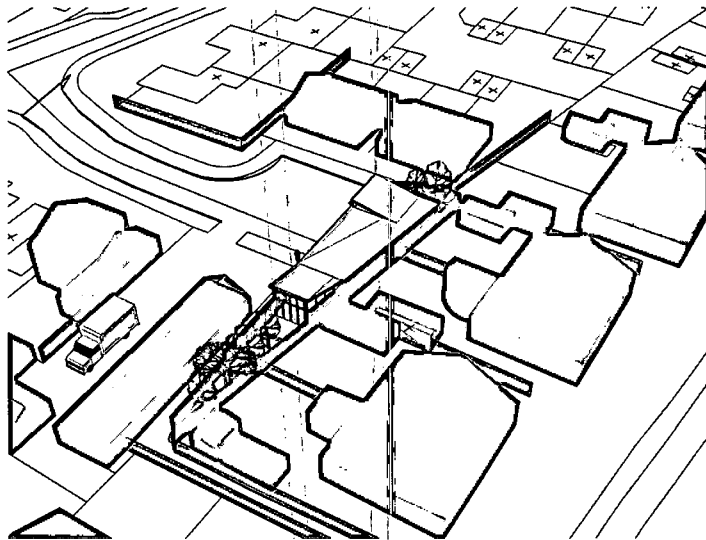
Planning policies relevant to this site and considered in the application include:

- GEN 1 – Sustainability
- GEN 4 – Location and Travel Demand
- GEN 5 – Provision of New Residential Development
- GEN 7 – The Form of New Development
- GEN 9 – Foul and Surface Water Drainage
- GEN 12 – Parking in New Development
- GEN 24 – Energy and Water Conservation

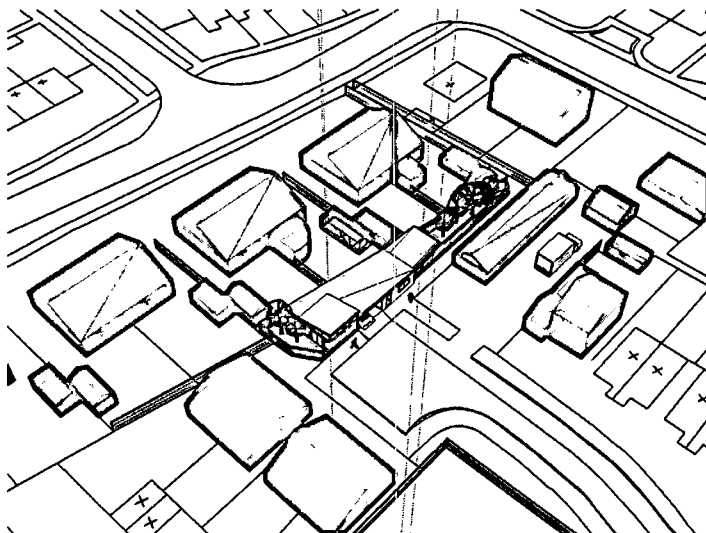
2.1.2. INVOLVEMENT

The design has been carefully developed by the architects over a lengthy period to provide a building which they feel is responsive and appropriate for the site.

The design development has involved modelling of the local context in three dimensions. This was then used to test a variety of massing alternatives for the site in order to establish the most suitable.



The design has then been worked up by the architects into a detailed proposal. Throughout the development process, the design underwent multiple design reviews with various senior architects. This has ensured the integrity and viability of the design process and end result.



2.1.3. EVALUATION

Several key points emerged from the '*Assessment*' and '*Involvement*' stages:

- The site is well located in a residential area, within easy reach of the local amenities of Littlehampton Town Centre and sea front.
- The site is extremely constrained, with a tight triangular shape and several neighbouring boundaries. This has promoted a unique and individual response to the site to provide a building which fits well into its location.
- The close proximity to neighbouring properties means that the design must be sensitive and respond to them. The massing and design of the building has been tested so that it does not impact on these properties. The use of the 3D model has been an important aid in this process.
- Because of the site constraints, it forces a unique response and therefore a unique building. This has been a key concept in the design development and the resulting proposal is a reflection of this.

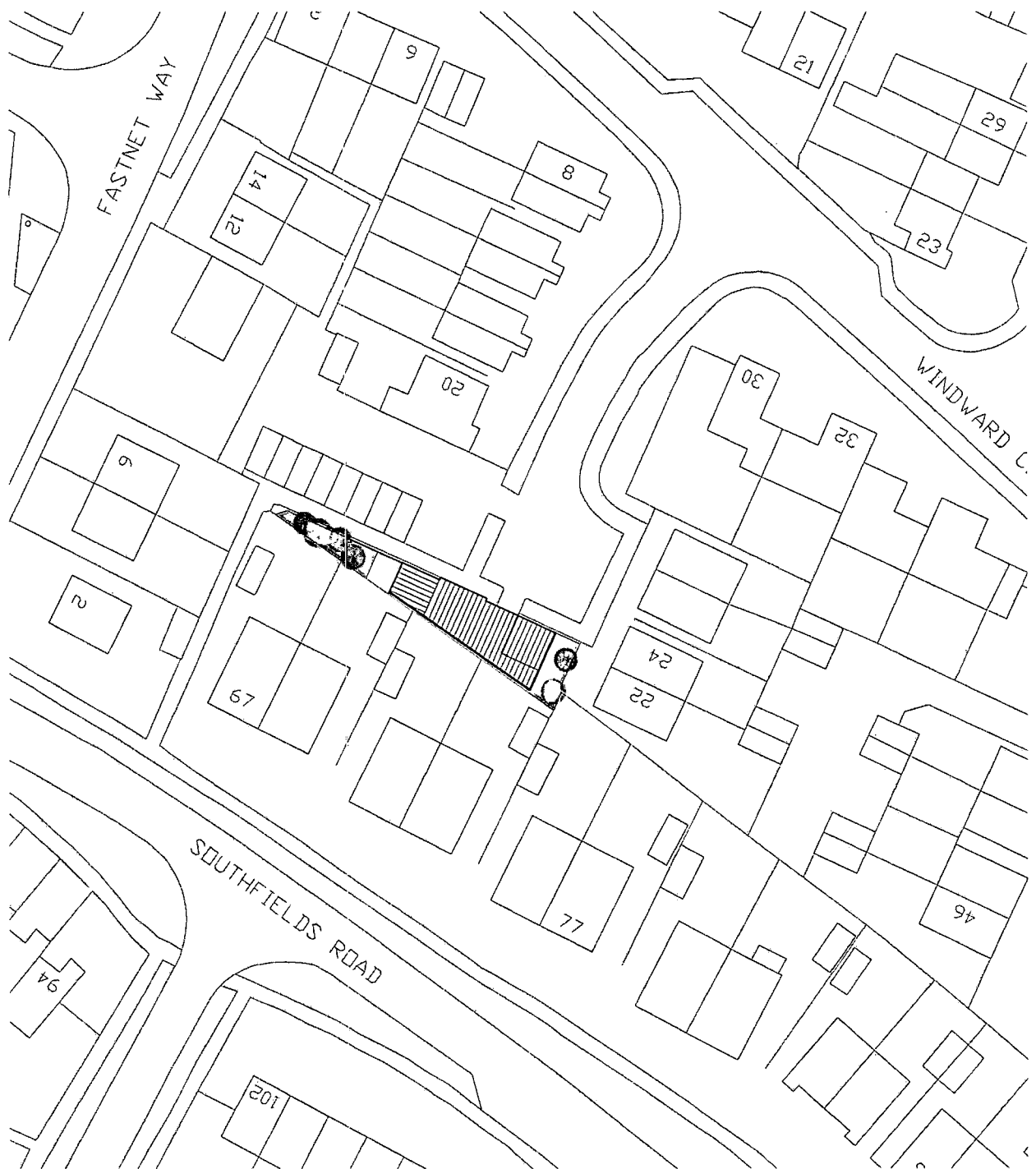
2.2. DESIGN

2.2.1. USE

The bungalow is intended for private ownership. It provides two bedrooms, one of which could alternatively be used as a study. This makes it appropriate therefore for the future occupier to be either a small family or couple.

The site location and design makes the bungalow suitable for all ages. The modern appearance of the building, as well as the site's close proximity to local schools and amenities, would provide an attractive investment for a young family. However, the accessible nature of a bungalow, as well as the attractive residential area in which it is located, would also make it ideal for an elderly couple.





Site Plan

2.2.2. AMOUNT

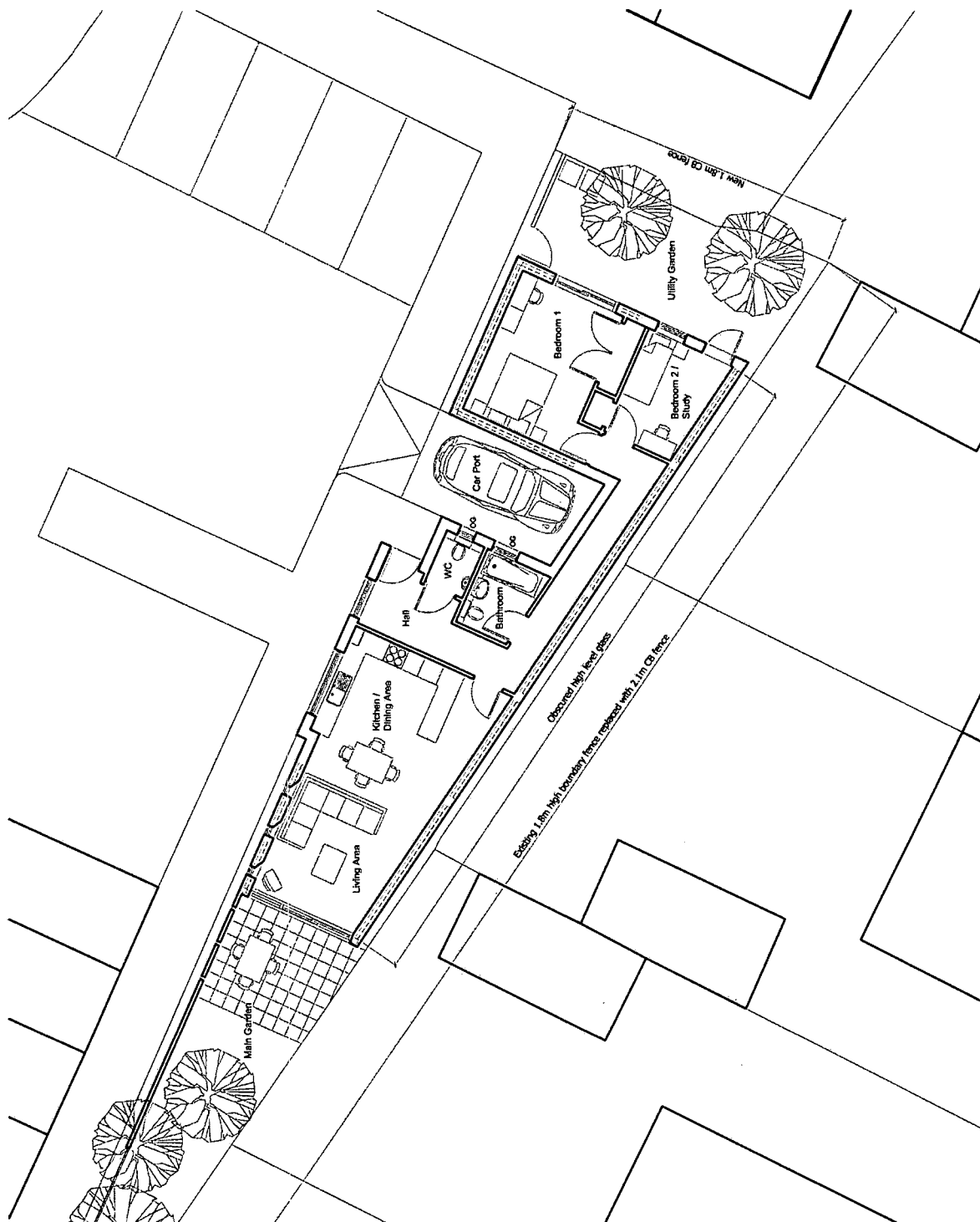
The total site area is 195m²

The proposed bungalow has a total gross internal floor area of 80.7m². It then has a further 64m² of external garden space.

The bungalow consists of the following accommodation:

- Family size double bedroom
- Single bedroom / study
- Open plan living space with garden aspect
- Open plan kitchen / dining area
- Bathroom with family size bath and shower overhead
- Single WC
- Hall
- Car port for one car
- Two garden areas including patio

The range and combination of accommodation that the design provides makes it well equipped and suited to provide a comfortable compact home for either a small family or couple.



Floor Plan

2.2.3. SCALE AND LAYOUT

The layout of the bungalow has primarily been defined by the site constraints. Because of the restrictive size and geometry of the site, efficient use of space and planning was needed.

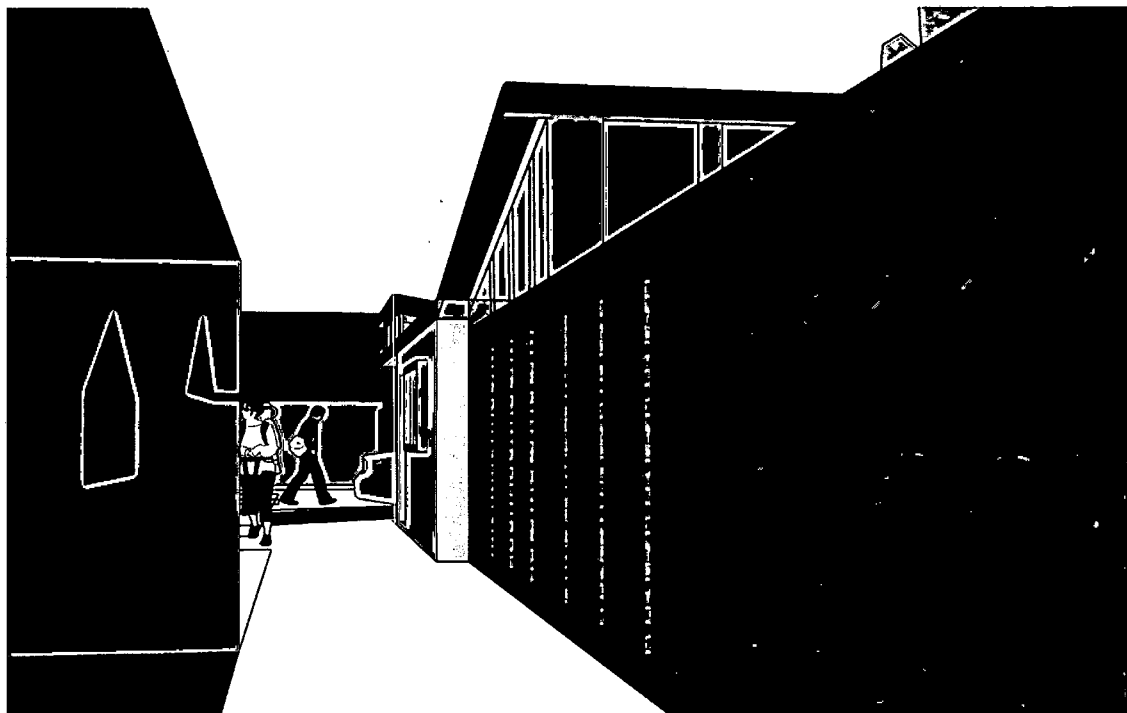
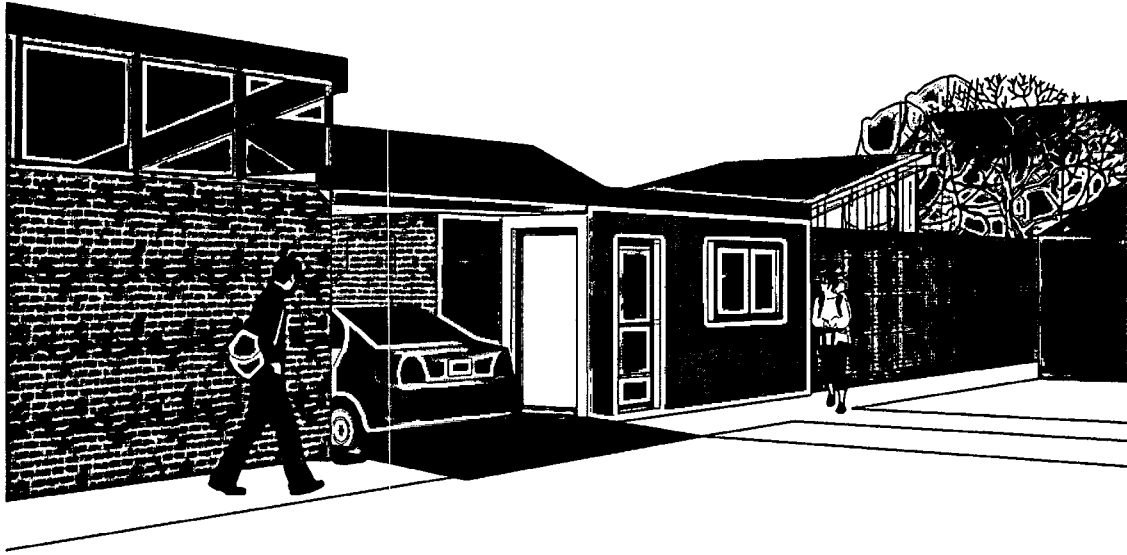
The height of the building has been minimised in order to lessen its impact on neighbouring properties. The flat roof helps to further reduce its impact, particularly on the neighbouring gardens to the south. The result of this is that the building along this elevation is not much higher than the boundary fence itself and therefore has a nominal impact on these gardens.

The access to the bungalow is located centrally on plan. The hallway, bathroom and carport are located in this central area and act as a divide between the two uses of living and sleeping in the bungalow. This helps create a hierarchy of privacy to the house, with the more public spaces of living and dining located on one side, with the more private spaces of sleeping and study located on the other.

The long southern wall of the house acts as the main area for circulation with all the spaces feeding off it. Both ends of this circulation route culminate in garden space which is located at either end of the bungalow.

The living space opens up into the main garden, making it a relatively public space for guests and general use.

The garden located on the east side of the house has been designed as a utility garden, where bins and bikes can be stored as well as being the possible location for a small garden shed.



2.2.4. LANDSCAPING

The landscaping in the scheme divides into two areas, the main garden and the utility garden.

The main garden consists of a combination of patio space and soft landscaping including lawn, trees and shrubs. This provides an attractive space for families where they can socialise and children can play, as well as for an elderly couple where they can enjoy the west facing orientation.

The utility garden on the eastern side of the house will consist primarily of lawn and small trees and shrubs. This will also be the location for bin and bike storage.



2.2.5. APPEARANCE

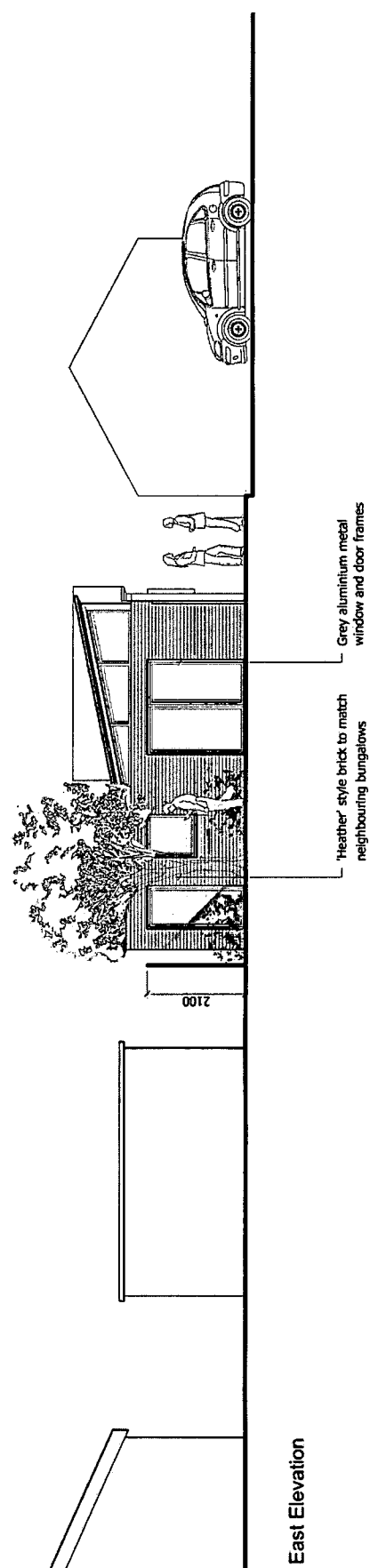
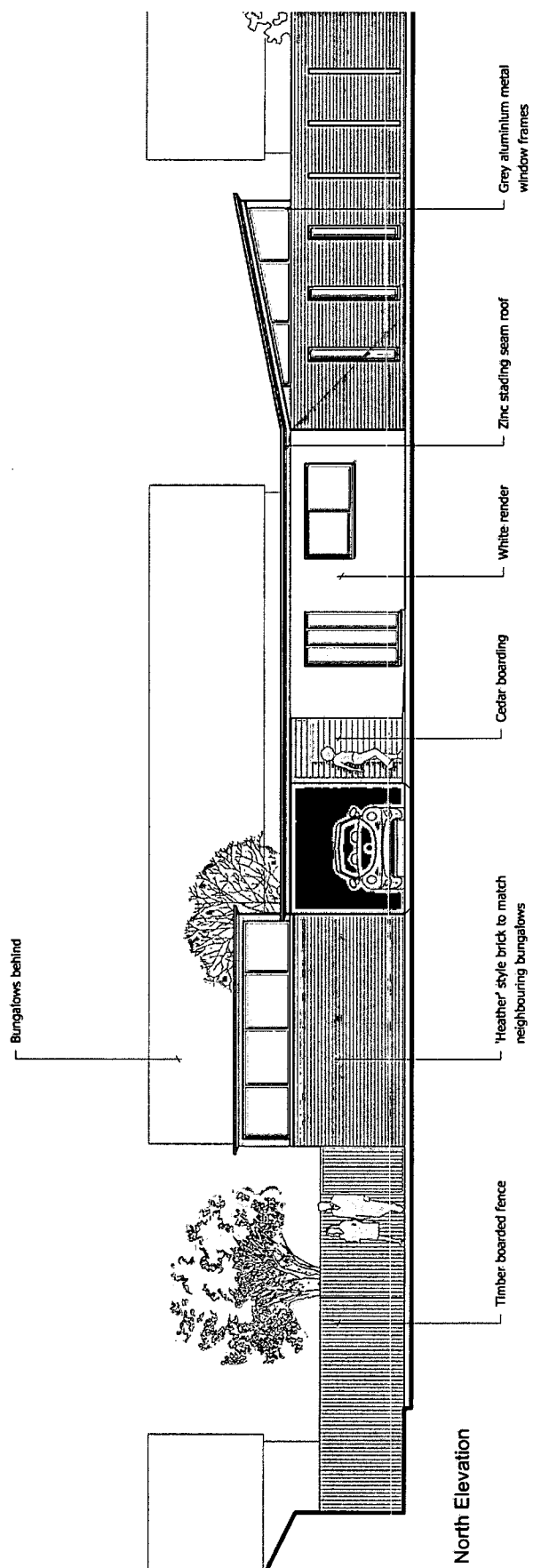
Because the nature of the site has prompted a unique response to the design of the bungalow, this has been reflected in its appearance. The architects have designed a building which is distinctly different from its surrounding context, yet aims to be subtle in its impact and become no less a part of the area than any other building.

The bungalow adopts a planar appearance, picking up on the two main geometries of the site. Because of the site constraints, it forces the whole depth of it to be utilised. A flat zinc standing seam roof is then proposed to take up the irregular geometry. In two places the roof projects up to allow increased levels of high level glazing in the living space and main bedroom.

The external wall finishes comprise of a combination of brick and render. The brick relates to the surrounding context and helps the building to fit in but, with the combination of the render elements, it gives the building a distinctly modern appearance. A small panel of cedar boarding is used in the porch area. This is to identify and signify the entrance point.

In the living space, slot windows have been inserted into the brickwork to provide added design interest both internally and externally. The slots have then been continued through in to the garden to provide glimpses into and out of the site.

Obscured high level glazing has been positioned along the southern elevation. This provides natural light to the circulation areas of the building, without intruding on the neighbouring gardens.



3. ACCESS

3.1. VEHICULAR AND TRANSPORT LINKS

Public transport:

The site is well situated in relation to local transport connections. It is within easy walking distance of several bus stops which provide links to the local area. As well as this, it is just 1.4km from Littlehampton station which is connected to the main south coast line. This provides direct links to Portsmouth, Brighton and London.

Private transport:

The bungalow provides off-street parking in the form of a carport for one medium sized family car. This enables the occupier to store their own vehicle in a safe secure environment, and does not affect existing resident parking.

Visitors to the site will have to use on street parking, which is currently unrestricted.

Space is provided in the utility garden for bicycle storage. This gives the occupier the ability to use a bicycle as a main form of transport, where they are in easy reach of the coast, town centre, or station.

3.2. ACCESSIBLE ENVIRONMENT

The bungalow has been designed to provide a fully accessible environment for all. Approved Document Part M of the Building Regulations has been consulted to ensure that the design complies with all statutory requirements.

The pavement area in front of the entrance to the bungalow has been raised so that there is no height change between pavement level and the internal level. This will ensure ease of movement in and out of the building. The front door opening will also be 1050mm wide to make it a fully accessible entrance way.

The single WC which is positioned off the hall has been designed around accessible guidance. This therefore meets the criteria set out in Part M.

The nature of a bungalow lends itself to a good accessible environment. There are no changes of level internally, and no barriers or restrictive thresholds between rooms.

The internal layout of the rooms will be left fully flexible, to enable the individual occupier to customise them to any specific needs.

The large amounts of glazing will provide naturally well lit spaces throughout the building, including all of the circulation areas.

4. CONCLUSION

This scheme has been carefully designed with a full understanding of planning policy, local context, appearance and access.

The nature of the restrictive and irregular geometry of the site has prompted a unique response and resulted in a distinctive building. The bungalow aims to provide a modern and comfortable home to either a small family or couple, where they can enjoy easy access to local amenities and facilities.

The architects have carefully considered the design and development of the buildings to produce a well thought out and contextually sensitive scheme, which aims to provide a contrasting yet subtle element in this pleasant residential environment.