

pdp architecture llp

Proposed Development

90-91 South Terrace

Littlehampton

BN17 5LJ

Design & Access Statement

28118-PD600

Nov 2021

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1.0 INTRODUCTION:

1.1 Introduction:

This Design and Access Statement has been prepared by PDP Architecture LLP on behalf of the applicant Dolphin Homes Ltd in support of a proposed development of ten 1-bedroom 1 person apartments for adults with complex needs who are in need of care, but living partially independently (often referred to as supported living) to be run by Inclusion Housing on the site of 90-91 South Terrace, Littlehampton BN17 5LJ.

The site is located on the seafront at Littlehampton, close to, but not actually in conservation areas, although South Terrace is considered an area of special character with the roads buildings being put on the list of Non-Designated Heritage Assets in 2005. The application site is the former Littlehampton Sailing Club building, which dates from 1925, with simple geometric architectural detailing that is typical of that period.

The Sailing Club ceased in 2010 and the building remained as social club in various guises (The 03 Club and The Terrace Club) until closing in April 2017. The site has remained vacant since then and has been subject to planning applications to add an additional two storeys to the existing building (top floor within the roof space) the most recent of which was previously approved (application reference: LU/328/18/PL) on 4th March 2019.

That application was for 9 market sale apartments. This application proposes generally utilising the same massing and scale of that previously approved scheme but for a defined user group with more specialist residential requirements. As such the requirement for 1-bed 1-person apartments enables the same building envelope as previously approved, to house 10nr 1-bedroom apartments on the upper floor plans, leaving the lower ground floor plan for associated amenity space and therefore ensuring no residential accommodation is housed below the 5.0m AOD level, given the site is within Flood Zone 3.



Aerial photo of Littlehampton locating the site [Google Maps]



Aerial photo of surrounding site [Bing Maps]

1.2 Application Consultants Team:

Applicant:	Dolphin Homes Ltd
Project Manager:	Jonathan Heather
Architect:	PDP Architecture LLP
Structural Engineer:	Cowan Consultancy Ltd
Ecologist:	Arbtech Consulting Ltd
Land investigation:	Fastrack

1.3 Affordable Housing Statement:

The proposal is to provide 10nr 1-bedroom individual apartments with their own lounge/ kitchen; bedroom and wet room in units which are no less than 45m² (which is 6m² larger than the minimum Nationally Described Scheme Standards single person 1-bed apartment's size of 39m². The scheme is to be owned and managed by Inclusion Housing whose purpose is to provide housing support for adults with physical disabilities, mental disabilities – or a combination of both. As such the development will come under the affordable homes criteria.

Therefore the development will be Specialised Supported Living with the use restricted to that use, managed by Inclusion Housing who are a non-profit registered provider set up as a community interest company.

The proposal will provide modern safe and welcoming homes for adults with complex needs who are in need of care, but living partially independently (often referred to as supported living). As such the development will come under the remit of affordable housing and therefore the development will prove 100% affordable housing.

2.0 SITE CONTEXT:

2.1 Site Description:

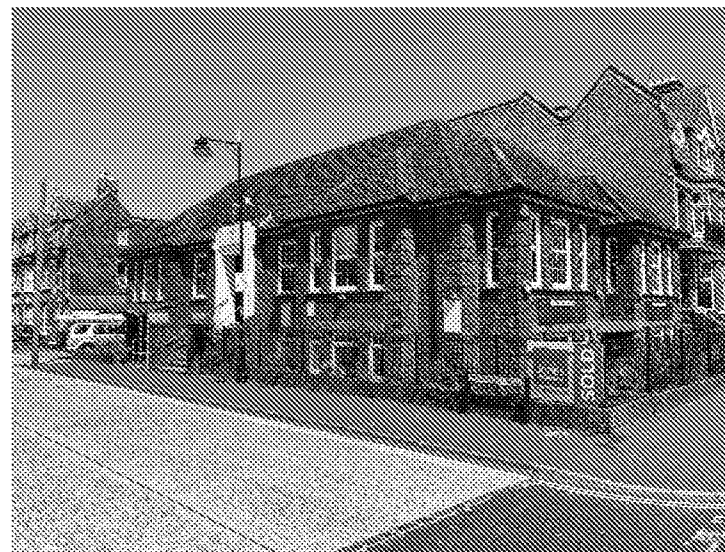
The site is located on the corner of South Terrace and Bayford Road in Littlehampton. The South Terrace area has been designated by Arun District Council as an Area of Special Character, with the predominantly three storey terraces forming a strong frontage to the green space and sea beyond.

To the eastern boundary is a three storey (with additional basement) terrace of 8 houses with large angled bays and roof gables on a part mansard tile hung top storey. To the western boundary is Bayford Road which has tall two storey terraces with large dormers to the steep pitched roofs, with a terrace of four three storey dwellings beyond with two storey angled bays and pitched gables above with decorative barge boards and finials.

To the southern boundary is South Terrace highway with the Oyster Pond and Amusements Park beyond. To the northern boundary are the terraced houses of Bayford Road. Most of the terraces are predominantly faced in brick with additional tile hanging or render features to upper storeys. They all have pitched roofs, mostly of plain clay tiles, but with some slate roofs.

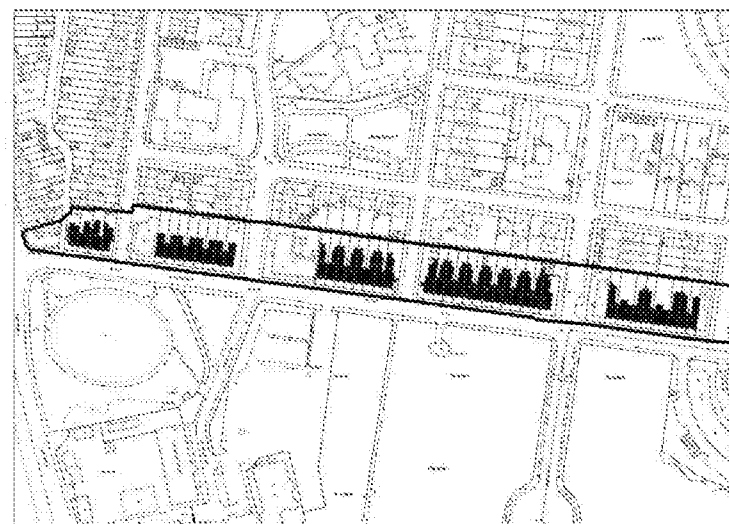
Therefore the application site's existing building is slightly out of context in the respect of it only being two storey with the lower storey set in a semi-basement and as such is out of keeping with the predominantly large 3 storey dwellings that surround it.

The current building on the site is a simple but well detailed former sailing club with semi basement level and upper ground floor level accessed by a staircase on the west (Bayford Road) elevation. The building is finished in brick with recessed brick detailing to the corners (including the many projecting bays) which give shadow lines that create a strong quoin effect. The roof is a steep pitched roof with clay tile covering. All original windows have been replaced with white upvc windows.



Photograph of current building on the application site

South Terrace (Part), Littlehampton

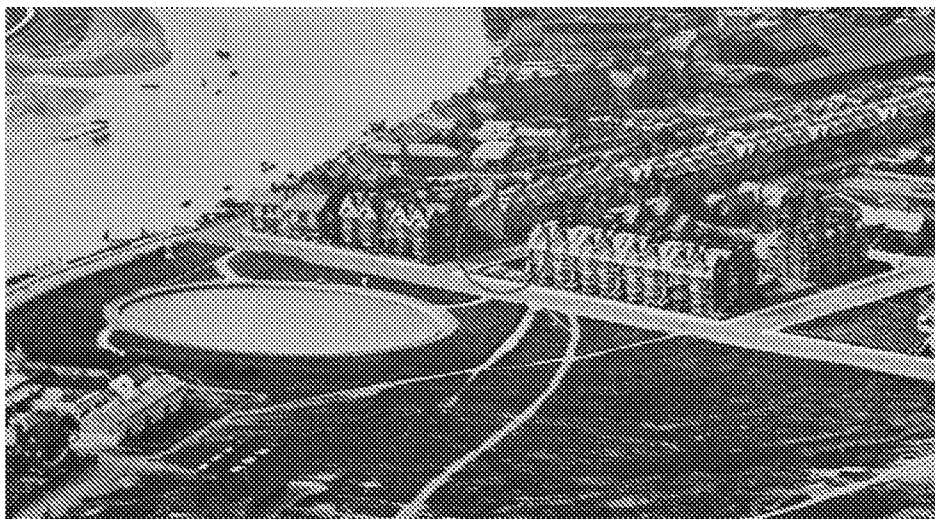


SPTC - Areas of Special Character - Arun District Council

Arun DC map of Areas of Special Character

2.2 Site Context & History:

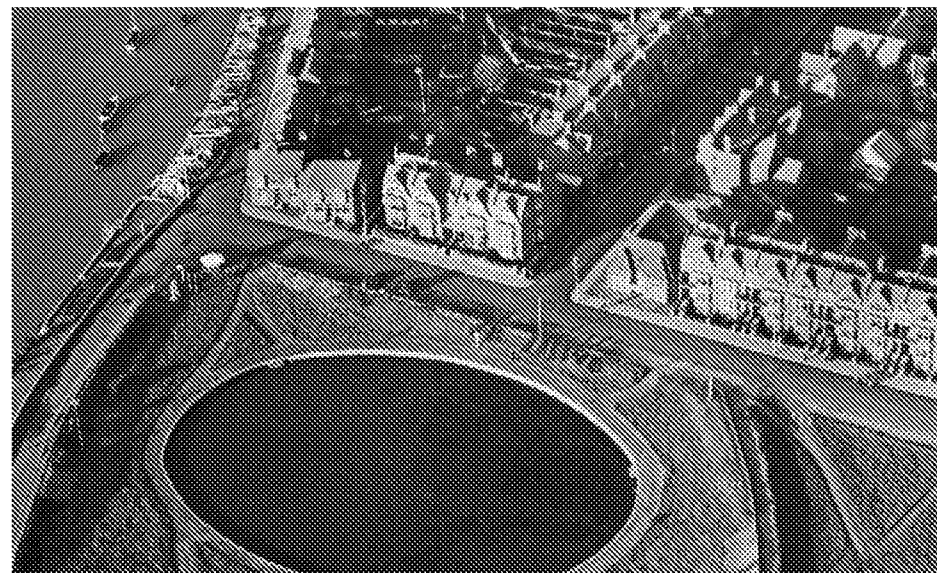
Historic photographs from the Britain from Above archives confirm the existing building to have been built in 1925. The photo below dating from 1920 shows the adjacent terrace (to the east of the site) in-situ with the corner plot left undeveloped. Interestingly to the side wall of 89 South Terrace the brickwork shows adjacent to the main front entrance door and provision for extending the door arch westwards shows the original intention to continue the terrace up to Bayford Road.



1920 Aerial photo showing the site undeveloped

Instead in 1925 the Littlehampton Sailing Club who were formed in 1886 and later became the Littlehampton Sailing and Motor Boat Club in 1909, developed the site for their clubhouse in a contemporary 1920s style with recessed brick corner quoins details and creasing tile window headers.

Despite the sailing club ceasing in 2009 the building remained as a member's only social club until 2017. Since then it has remained vacant with a series of proposals for the site including the previously approved scheme for 9 private market apartments previously approved in 2018.



1927 Aerial photo showing the recently developed Sailing Club building.



Site Location Plan

2.3 Site Photos



Aerial photo of site context [Google Maps]



Existing Bayford Road elevation



Birds eye view of site looking south [Google Maps]



Existing north elevation looking from Bayford Road

3.0 PROPOSAL – AMOUNT, LAYOUT, SCALE & APPEARANCE:

3.1 Amount/ Layout:

The application site is (red line) 580m² in area.

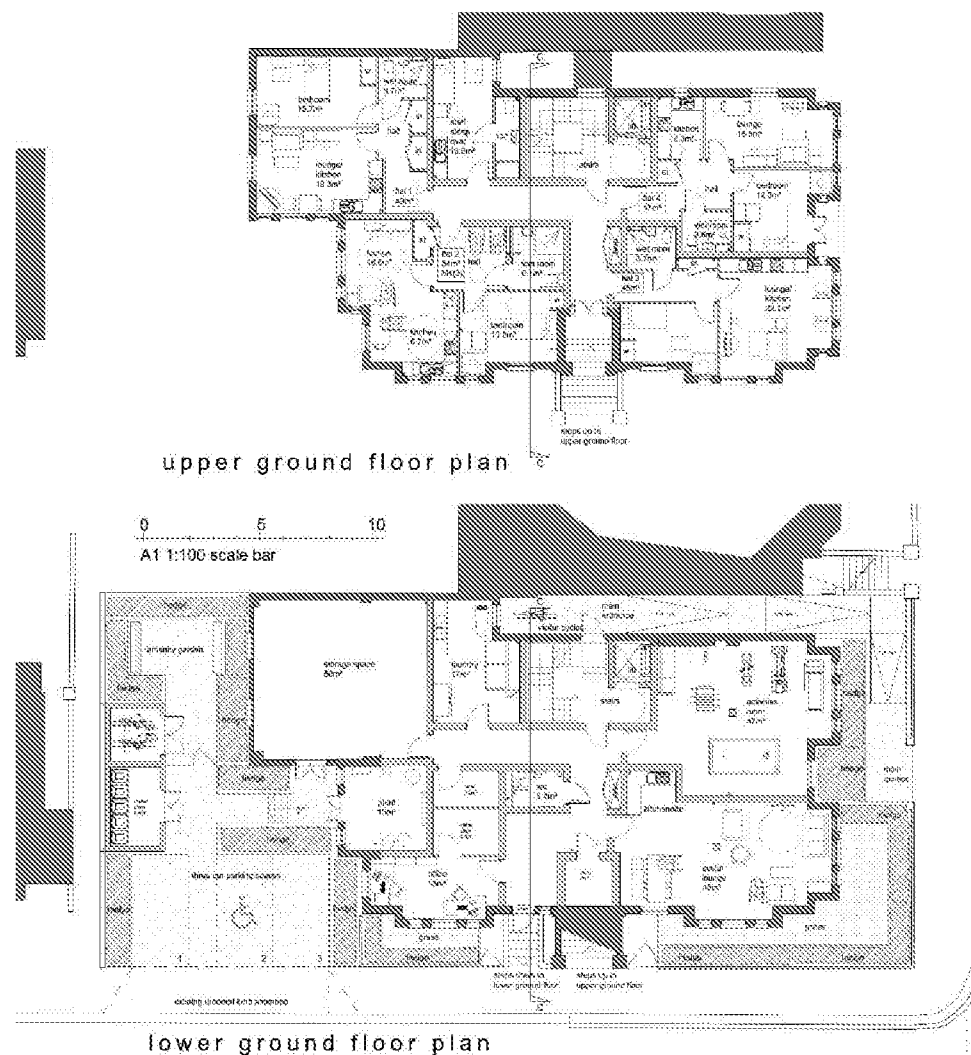
This application proposes extending the existing two storey building with two additional floors to provide 10nr 1-bedroom 1 person self-contained apartments plus associated communal and ancillary spaces and facilities for support staff, to house 10 residents who are adults with complex needs who are in need of care, but living partially independently (often referred to as supported living), and will be owned and managed by Inclusion Housing.

As with the previously approved plans, the existing building is to be retained, with the Lower Ground Floor used only for ancillary and communal activities and no residential accommodation to be provided on that level. The uses contained at this level include a communal lounge and games room for residents. A laundry, an accessible WC, a staff office for 2 members of staff and storage space.

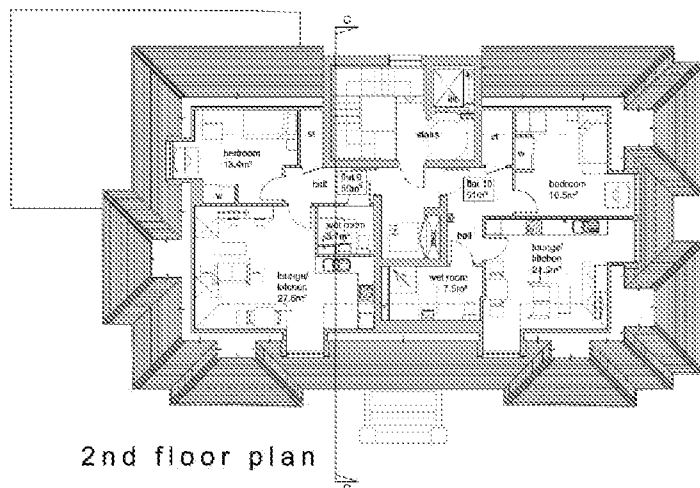
The finished floor level of the Upper Ground Floor will be raised to a minimum of 5.0m AOD to meet with the previously approved flood risk assessment and four 1-bedroom 1 person self-contained apartments are to be created at this level which will site within the outer walls of the existing structure. Also at this level will be a staff sleepover room with associated en-suite.

The First Floor and Second Floor will be contained in new build structure (as per the previously approved plans) with the First Floor will also contain four self-contained 1-bedroom 1 person apartments. A new floor is to be added above the Upper Ground Floor to create a First Floor level containing three more dwellings and the roof is to be reconstructed over it. A second additional story is to be contained within the roof form providing a further two dwellings at Second Floor level.

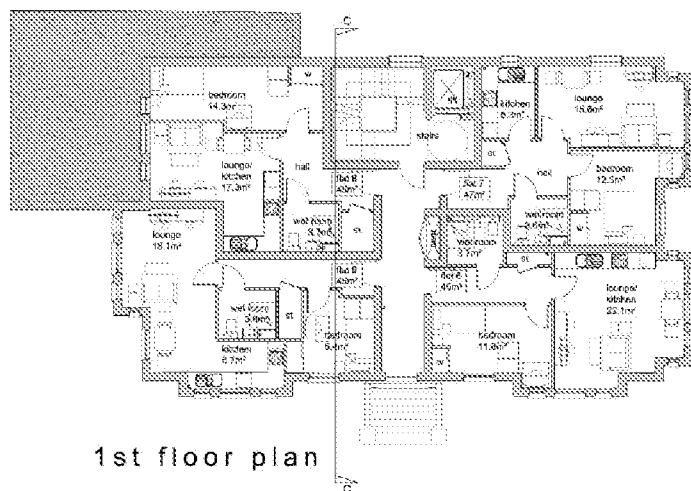
The GIA of the proposed building is 911m².



Proposed Lower and Upper Ground Floor Plans. The Lower Ground Floor will contain ancillary and communal areas, with the 1st Floor housing four of the ten proposed self-contained 1-bed 1 person apartments.



0 5 10
A1 1:100 scale bar



The 1st and 2nd Floor Plans

3.2 Schedule of Accommodation:

Lower Ground Floor:

Social Lounge	45m ²
Activities Room	47m ²
Laundry	17m ²
Office	13m ²
Plant Room	13m ²
WC	3.4m ²
Large Store	50m ²
Office Store	5.5m ²
Store	4m ²
Store	4.3m ²

Upper Ground Floor:

Flat 1	1-bedroom 1 person	49m ²
Flat 2	1-bedroom 1 person	54m ²
Flat 3	1-bedroom 1 person	45m ²
Flat 4	1-bedroom 1 person	47m ²
Staff Sleepover Room		13.5m ²

1st Floor:

Flat 5	1-bedroom 1 person	45m ²
Flat 6	1-bedroom 1 person	45m ²
Flat 7	1-bedroom 1 person	47m ²
Flat 8	1-bedroom 1 person	45m ²

2nd Floor:

Flat 9	1-bedroom 1 person	50m ²
Flat 10	1-bedroom 1 person	51m ²

3.3 Appearance:

As per the previously approved plans, the existing style of the 1925 building is to be retained with the proposed scheme. The difference in this application's approach is to not face the elevations in matching facing brick as was previously approved, and instead face the new build upper storeys in sand coloured render. This approach has been taken for two reasons. The first is the fact the existing building and its brick is nearly 100 years old and has weathered accordingly. To attempt to build above this in a matching brick 100 years later would show the upper storey to be a later addition and not necessarily an exact match of brick. Therefore by facing the new upper storey in render clearly defines the new against the old which in time will weather accordingly. There are examples of upper storey render in a sand colour on the adjacent terraces of dwellings.

The second reason is it is proposed to build the new structure in a lightweight construction timber SIPS panelled system. As such a lightweight approach to the structure will assist preserving the integrity of the 100 year old existing walls being retained. Therefore with a timber structure a rendered finish will reduce loading on the existing brickwork. The existing rear extension which is currently faced in brick is also proposed to be rendered as the existing structure has been much altered in its lifetime and shows the patchwork of brick used in a utilitarian fashion. It is therefore proposed to render this section to provide a uniform finish to this area.

Likewise a graphite grey slate roof with terracotta hips and ridges is proposed, again to reduce weight on the structure. Whilst the area does have predominantly clay tiled roofs, there are slate roofs in the area and such a treatment is not to the detriment of the design or the wider character of the area which has an eclectic mix of styles and materials within its locality.



proposed south (south terrace) elevation

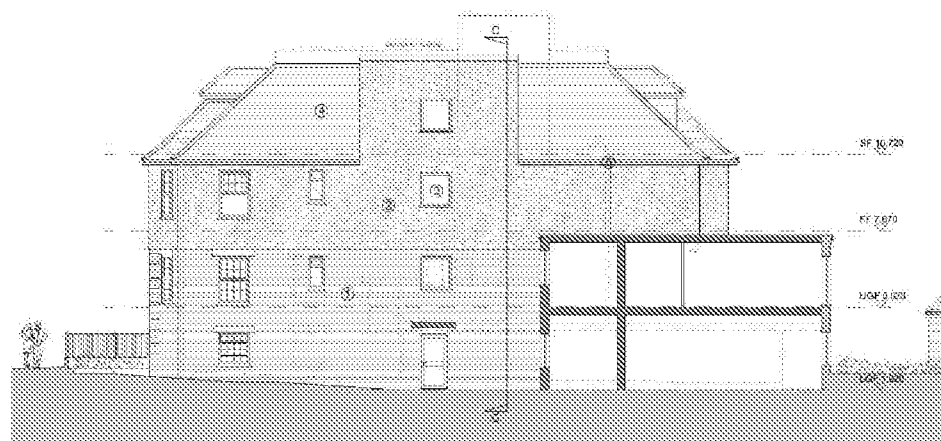


proposed west (bayford road) elevation

Proposed South and West Elevations



proposed north elevation



proposed east elevation

Proposed North and East Elevations

Therefore this proposal is, in terms of massing and appearance very similar to the previously approved plan and has a slightly lower ridge height and lower stair core due to the omission of the roof top terrace. The previously approved dormer windows are retained in the design with the omission of the dormer on the eastern elevation which is no longer required. Also the number of roof lights on the pitched roof is reduced from 5 to 2 in this proposal. All of which reduces impact on the street and neighbouring properties from that of the previously approved plans.

The stair and lift core on the previously approved plans were quite large and formed a full additional storey to allow access to a roof top terrace. Such a terrace is not required in this proposal with a secure landscaped resident's garden area proposed to the northern end of the site where the current service yard is located. Therefore the stair core is much reduced in height in this proposal (the approved outline is shown in blue dashed lines on the application elevations).

The character of the proposed building and street scene are consistent with that of the surrounding buildings. It is proposed the new materials will complement the existing retained brickwork of the 1925 structure and also be in keeping with the brick and rendered elevations of the area which give it such character.

The current hard standing around the existing building will be landscaped and given to soft landscaping where possible to add greenery to the street scene elevations and also to provide a residents garden to the rear of the site.

The existing railings are proposed to be retained/ reused to the south and west boundary walls with the previously approved refuse and cycle store building on the northern boundary retained in this proposal.

4.0 LANDSCAPE & ENVIRONMENT:

4.1 Soft Landscaping:

The current site has predominantly hard surfaces around the existing building. This proposal is to introduce soft landscaping to the areas between the building and the site boundary on the southern (South Terrace) and western (Bayford Road) boundaries. A mixture of grassed areas behind flowering hedges and privet hedges in these locations will offer seasonal interest and provide screening from the highway footpath.

To the rear of the building there is an opportunity for a secluded and secure resident's garden space with a formal terrace surrounded by low level seasonal planting. A landscaping plan (drawing 28118-PD115) is included within the submitted documents for this application.

4.2 Hard Landscaping:

A new access path to the lower ground floor entrance on the east elevation will be entered from the centre of the southern boundary. This path will be paved in non-slip paving slabs with handrails to the 1 in 15 ramped areas which will lead to the entrance door and provide level access to the building.

To the rear of the site the three car parking spaces will be finished in block paving with paving slabs to the footpaths and terrace of the resident's garden.

A landscaping plan (drawing 28118-PD115) is included within the submitted documents for this application.

4.3 Boundary Treatments:

The existing boundary wall/ railings to the south and west boundaries are proposed to be retained and repurposed along these elevations with new brick gate posts on the south elevation where the access to the ramped path to the east elevation level access entrance is located.

The existing northern boundary fence is proposed to be removed (it is in a poor condition) and replaced with a brick wall - dwarf wall from Bayford Road to the proposed refuse/ cycle store - and 1.8m high wall to the residents garden area.

The existing brick boundary wall to the northeast corner of the site is proposed to be retained and made good.

4.4 Ecology

Given the site is currently 100% covered in built form of concrete hard standing, there have been little scope for ecology on the site.

A bat survey has been carried out by Arbtech Consulting and the report and findings are included within the submitted documents for this application.

The introduction of areas of soft landscaping, hedges, trees and planting will provide a biodiversity net gain on the site given there is currently no soft planting on the site.

4.5 Arboriculture:

There are currently no trees on the site nor any on neighbouring sites which would affect the development. It is proposed to plant a small scale tree in the resident's garden as a feature of that area. A landscaping plan (drawing 28118-PD115) is included within the submitted documents for this application.

5.0 DESIGN STANDARDS:

5.1 Access Strategy:

The apartments are designed to exceed Nationally Described Space Standards (NDSS) which require a single person 1-bedroom apartment to be a minimum of 39m². The proposed apartments are a minimum of 45m² with most exceeding that. There is also an apartment which is designed to meet Approved Document M M4(3) requirements as wheelchair user dwelling. This apartment is 54m².

To comply with Building Regulations Approved Document M, the building has level access entrance on the eastern elevation via 1:15 ramped access to the lower ground floor. The entrance is located in the stair and lift core which provide level access to all floors.

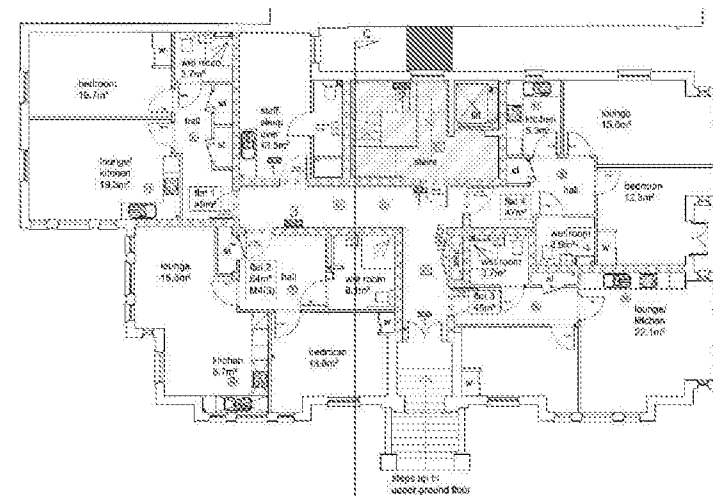
5.2 Fire Strategy:

The lower ground floor communal facilities are accessed via the protected stair/lift core and there is provision for a Building Regulations Approved Document M WC complaint for use for wheelchair users.

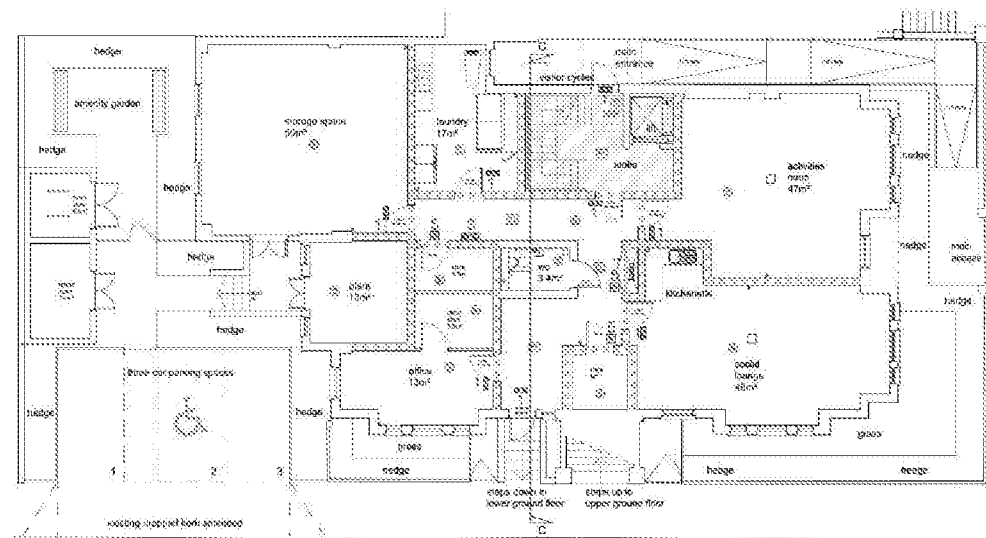
The stair core is a protected shaft in accordance with Building Regulations Approved Document B. All party walls and floors are designed to be compartment structures with 60 minute fire integrity.

Therefore the proposed design is compliant with current Building Regulations in terms of accessibility and fire protection and means of escape.

Fire Strategy drawings are provided with this application (please refer to drawings 28118-PD120 & PD121).



upper ground floor plan



lower ground floor plan

Fire Strategy Plans

6.0 ACCESS & TRANSPORT:

6.1 Access:

As per section 5.1 of this Design and Access Statement the proposed design has considered and provided for the requirement of Building Regulations Approved Document M in respect of level access into the building via complaint ramped access to the Lower Ground Floor where an ambulant stair and lift serve every floor with level accessibility.

6.2 Transport

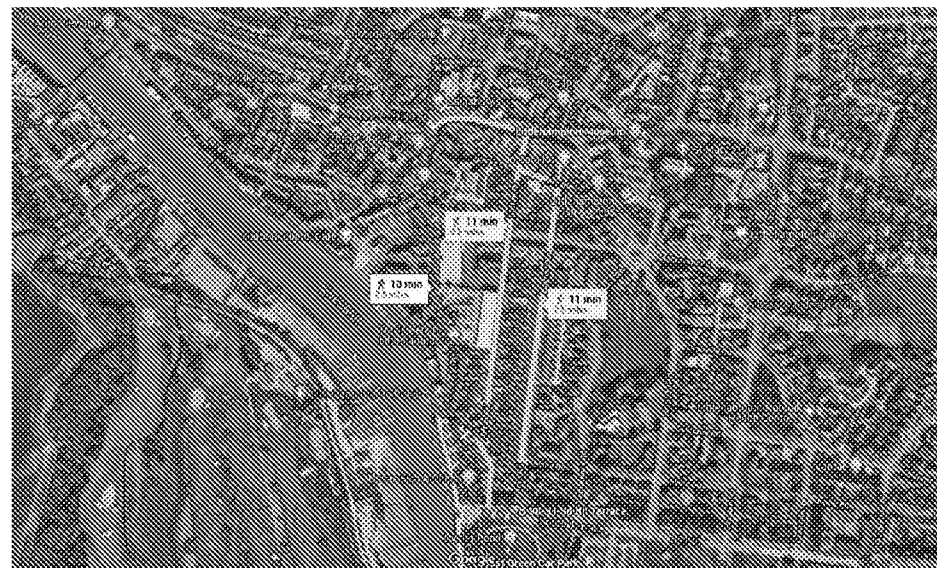
The proposed user group for the apartments will be supported independent living for adults with physical disabilities, mental disabilities or a combination of both. As such they will not have access to car ownership and will rely on assisted transport and utilising local amenities and local public transport.

Three car parking spaces have been provided on site for the use of support staff with one of the spaces having the potential as a disabled parking space for residents with mobility issues.

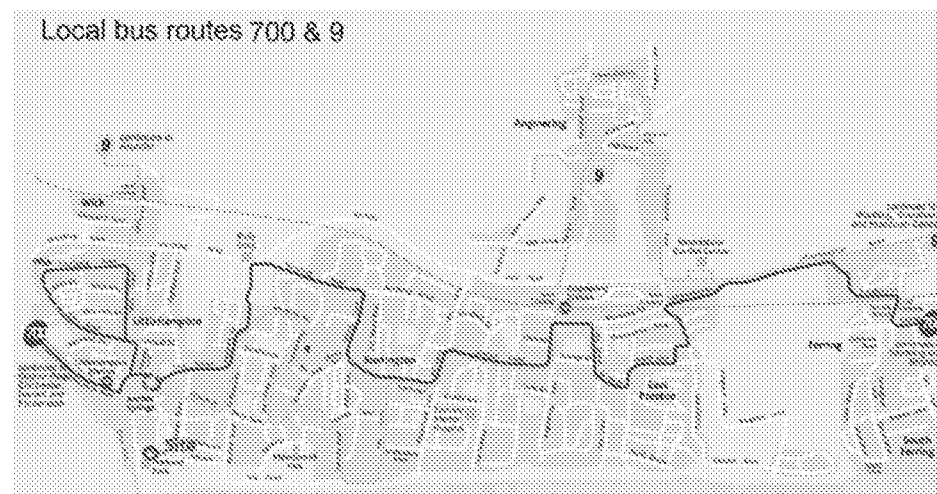
The site is located within 10 minutes of Littlehampton town centre and the shops and amenities this offers. There are also a number of public open spaces nearby for residents to enjoy.

Littlehampton Train Station is 0.5m (10 min walk (Google Maps)) from the site which connects Littlehampton to the main south coast railway line offering connections to London, Brighton, Portsmouth and Southampton.

Local bus routes 9 and 700 also pass within a 10 minute walk of the site with the Number 9 connecting to much of Littlehampton and the 700 being the south coast route connecting Brighton with Portsmouth.



Train Station Map



Bus Route Map

8.0 SUMMARY:

8.1 Summary:

Whilst an entirely new application for a new applicant and with a different end user, this application the massing and general appearance of the previously approved plans (application reference: LU/328/18/PL).

This application by Dolphin Homes Ltd proposes 10nr 1-bedroom 1 person independent living apartments for adults with complex needs who are in need of care, but living partially independently (often referred to as supported living). The 10 apartments are located on the upper floors of the proposal (4nr each on upper ground and 1st floor and 2nr on the 2nd floor – located within the roof space). The lower ground floor is reserved for non-residential uses so as to provide no residential habitable rooms below the 5.0m AOD level given the site is classed by the Environment Agency as being in Flood Zone 3.

The proposal is to provide modern independent living apartments for 10 local vulnerable adults who require low levels of supported living to otherwise enable them to enjoy independent lives.

The lower ground floor will house a communal lounge for socialising and an activities room. A fully accessible WC is also provided. A laundry and office space for 2 members of support staff is also located on this floor along with storage space.

A staff sleepover room is provided on the upper ground floor.

All the 1-bedroom 1 person apartments exceed the NDSS minimum requirement of 39m² with all being at least 45m² in area. One of the apartments meets with M4(3) requirements as a full wheelchair user apartment.

The site's location is ideal for such supported living, being within the heart of the local community and within 10 minute walking distance of local shops and amenities as well as train station and bus routes.

The external amenity of the site affords the introduction of soft landscaping to the street scene and a residents external amenity area. Provision for refuse storage, cycle storage and three car parking spaces for support staff is also provided on site.

Therefore it is the applicant's desire to provide a facility that will greatly benefit local vulnerable people with accommodation that enable them to lead independent lives within their community.

This application has strived to be faithful with the plans previously accepted and approved, with some practical amendments due to the proposed construction being factored in. This includes the use of render to the new upper floors to acknowledge the new element and not compromise the existing brick and detailing being retained. Also a slate roof as opposed a clay tile roof to reduce weight on the structure which includes 100 year old masonry which was not originally designed to take the loadings of extra floors.

Overall this proposal aims to being back into use a currently vacant building and restore its original brickwork, whilst providing 10 much needed apartments for a defined user group with low car parking needs, that need to be close to local amenities, in what will be a high quality development, but externally within the context of the area of special character, but equally as important, internally for the residents who will live there being provided with modern purpose build living and communal accommodation to enable them to live independent lives.

pdp architecture **December 2021**