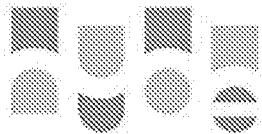


DESIGN AND ACCESS STATEMENT

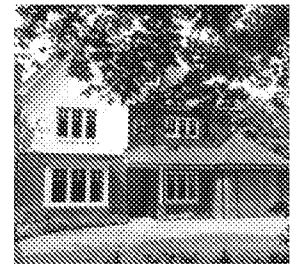
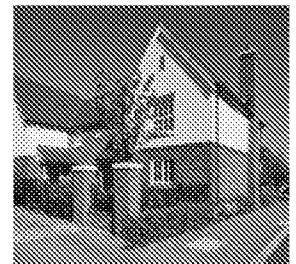
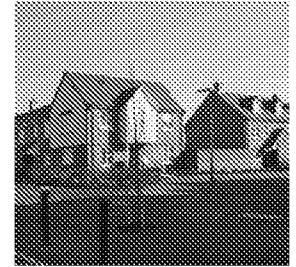
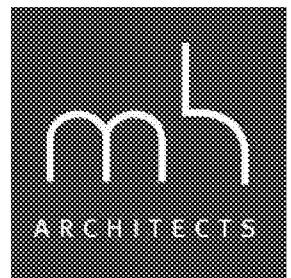


The Hyde Group
Making a lasting difference

Littlehampton Market
Surrey Street
Littlehampton
West Sussex
BN17 5BG

February 2020

MH Architects Ltd
Ground Floor
Bicentennial Building
Southern Gate
Chichester
PO19 8EZ



DESIGN AND ACCESS STATEMENT

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DESIGN AND ACCESS STATEMENT

1.0 INTRODUCTION & SITE ASSESSMENT

MH Architects Ltd have been commissioned by The Hyde Group to prepare and submit a Planning Application for a scheme at Littlehampton Market.

Following an intensive feasibility study process a new build scheme to form a total of 1no retail unit and 3no new flats now forms the basis of the planning application.

Following the Pre-Application submitted in March 2017, MH Architects Ltd and the applicant discussed the proposal in detail with Arun District Council as part of the enquiry to determine the acceptability of the principle of development on the site, together with feedback relating to the scheme which has been prepared and presented.

The application site is approximately 0.037 hectares and was previously in use as an indoor market.

The application is for the construction of;

- 1no 2 bed & 2no 1bed flats
- 1no retail unit

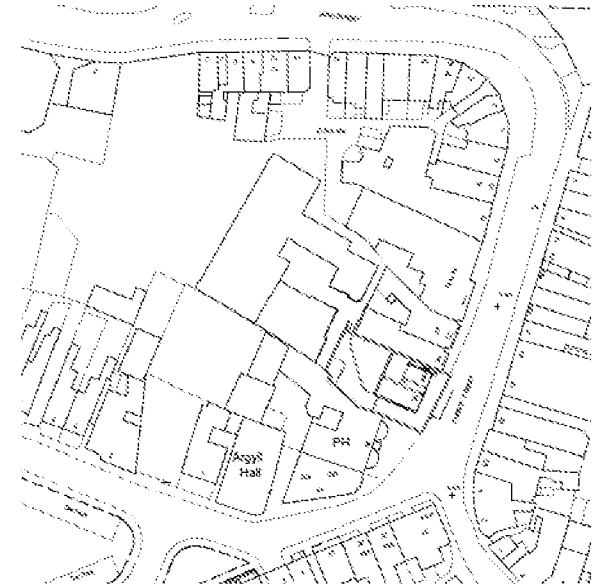
The application will make use of the existing vehicular access point on Surrey Street which will be improved as appropriate.

The design team at MHA has carefully considered the scheme with regard to the sensitivity of the location. This has determined the scale, style, appearance, orientation and amount of development being proposed.

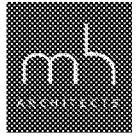
Additional studies have been commissioned to accompany this application including a topographical Survey and a measured Building Survey. These are submitted alongside the planning application.

The dwellings and associated external works will be suitably designed to relate to the site setting but with a traditional style.

The progression, evolution and final design of the scheme is based on a careful analysis and thorough knowledge of the application site and surrounding context, and involves continual liaison with the client, a variety of consultants and the relevant neighbouring stakeholders.



Figures: Above; Site Location Plan. Below; Aerial view of site courtesy of Google Earth



DESIGN AND ACCESS STATEMENT

1.0 INTRODUCTION & SITE ASSESSMENT



Existing Site Photographs



2.0 PHYSICAL AND SURROUNDING CONTEXT



Littlehampton Market currently stands vacant in the town centre of Littlehampton, a popular seaside resort with pleasure harbour located between Bognor Regis and Worthing.

It is 3 storeys in height, and is of no architectural merit whatsoever. Although the site itself is not Listed nor does the site lie within a conservation area, the southern boundary of the site abuts a Conservation area with listed buildings located immediately to the south and the north of the application site.

The existing semi detached building joins on to an Italian restaurant to the north. the site is bounded by a public house to the south and newly developed high density affordable housing scheme to the west.

There is currently no landscaping to the site.

The site lies on Surrey Street in Littlehampton town and is bounded by residential and commercial buildings with flats above.

Littlehampton Marina lies to the south west of the site, and Littlehampton train centre is 5 minute walk away.

The site is close to the A284 (northbound) which joins the A27, providing a link to Chichester, Worthing and Brighton.



Figure: Aerial map of the site location courtesy of Google Maps

DESIGN AND ACCESS STATEMENT

2.0 PHYSICAL AND SURROUNDING CONTEXT



Surrounding Context Images



DESIGN AND ACCESS STATEMENT

2.0 PHYSICAL AND SURROUNDING CONTEXT



Surrounding Context Images



DESIGN AND ACCESS STATEMENT

3.0 INVOLVEMENT



A previous scheme was submitted for detailed planning permission in November 2017 under reference number LU/390/17/PL, and was subsequently refused.

The only reason for refusal was;

With regard to height, scale and design the proposal would be prejudicial to the setting of the Littlehampton River Road Conservation Area and damaging to the setting of the existing buildings of merit and interest within it as well as the setting of adjoining listed buildings in conflict with policies GEN7, AREA2 of the Arun District Local Plan, policies HERDM1, HERDM3 and DDM1 of the Emerging Local Plan and paragraphs 132 and 137 the National Planning Policy Framework.

This essentially follows an objection from the then Listed Buildings Adviser Dr Ian Wightman.

Subsequently, Dr Wightman was informally reconsulted after having left his position at the LPA.

His advice was to review the height of the proposed building and in particular its relationship with the neighbouring properties to both the north and south. The existing public house to the south is Listed,

A heritage statement setting out the impact of the proposals on the neighbouring conservation area and Listed Building accompanies this application.

In addition, the applicant has commissioned the services of an ecologist in order to assess the ecological value of and impact upon the existing building and environs. The report accompanies this application.

A civils engineer was commissioned in order to prepare a flood risk assessment in support of the application. The report also accompanies this submission.

DESIGN AND ACCESS STATEMENT

4.0 AFFORDABLE HOUSING STATEMENT



The Hyde Group recently delivered the redevelopment of the covered market site as 100% affordable and is now seeking to redevelop the remaining building on Surrey Street. Hyde has consulted with District Council and the Town Council in shaping this proposal which will feature a new retail unit, along with 3 new apartments. It had always been intended that the residential units will be developed for open market sale.

However, to provide tenure flexibility should Hyde decide to deliver further affordable units, the new apartments are designed to meet exacting standards, referencing Arun District Council policy, as well as Homes and Communities Agency design guidance. As a result of this the homes are flexibly designed to support residents' future requirements and will have lower energy and water costs.

5.0 EVALUATION



During the site assessment key points were identified which were used to guide the development of this proposal. They are as follows:-

- The proposals are to provide 1 retail unit with 3 no flats above, along with associated refuse, car parking and cycle storage.
- Unit types determined by established housing need at the time of making planning application. Information provided by Arun District Council
- Comply with National Space Standards and comply with requirements for storage, room sizes, furniture provisions and space requirements.
- The proposals seek to create a safe environment in which natural surveillance plays a key role in overlooking pedestrian routes and communal spaces.
- The proposals are to maximise the potential of the site in order to provide high quality living environment to all dwellings.
- Units are to be bespoke, each is to make the most of its location and be elevated to work well within the street scene and wider context.
- The orientation and layout of the dwellings will be designed to make best use of the

external environment with regard to sustainable benefits such as natural light/ventilation.

- Building materials will be sourced from local suppliers wherever possible and will be selected to complement the context in terms of appearance and longevity.
- Design responds to the site and surrounding context in terms of scale, appearance, layout, use and amount and take into account the general massing and height of the surroundings. The proposed development sits outside of the 45° line from this rear pair of doors.
- Street scenes are based on accurate level data obtained from the topographical survey to demonstrate that the proposals are compatible.
- Provide a high quality, maintainable and robust landscape scheme that softens the development, contributes to the character of the area and resolves in a proper manner all boundary conditions.
- Make a more positive and aesthetically pleasing contribution to the street scene than the existing site.
- Architectural style and detailing will be designed to complement and enhance

the existing surroundings.

- Take into account the site constraints analysed during the 'assessment' stage of the design process and work within these restrictions.
- Produce a design that responds to the site and surrounding context in terms of scale, taking into account the general massing and height of the surroundings.
- Orientate views from the building to avoid undue overlooking of neighbouring land.
- The layout and orientation of the proposed development must relate to the neighbouring residential community.

DESIGN AND ACCESS STATEMENT

6.0 USE

Currently the vacant site is located in a self contained 0.037 hectare site.

The proposed residential development of 1no retail unit and 3no. dwellings will fit in well with the immediate surrounding area which is predominantly residential and commercial.

This scheme will provide well designed, highly sustainable, low energy homes within reach of a range of services and activities.

Careful consideration has been paid to orientation affording both privacy to the neighbouring dwellings, and natural surveillance over public spaces such as access routes and pathways. Continual occupation on this site will establish interest and introduce new people to support the local economy.

Existing and proposed ground levels were analysed and pedestrian movement routes mapped throughout the site to guarantee feasibility. Site constraints were identified during the early assessment stage of the design process.

Proposed street scenes and elevations for the development can be found adjacent and on the following pages.



Figures: Proposed Floor Plans



DESIGN AND ACCESS STATEMENT

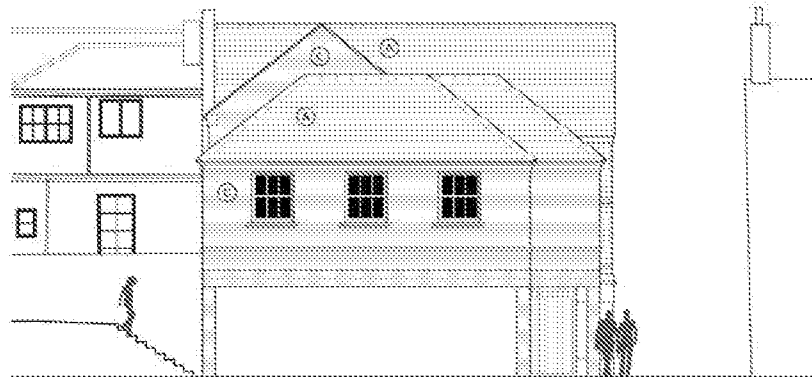
6.0 USE



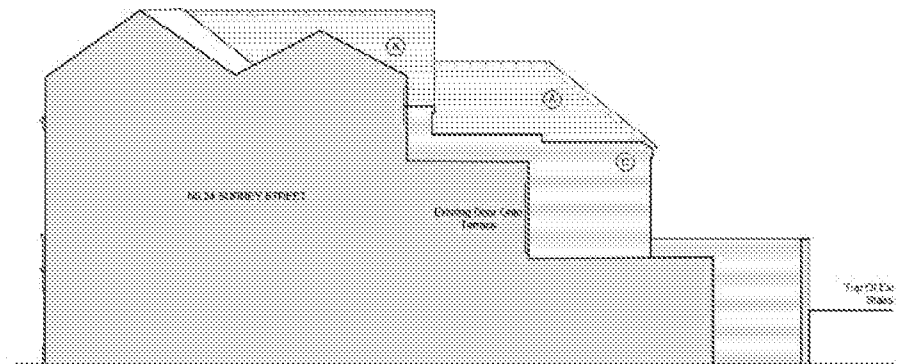
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

Figure: Proposed Elevations

DESIGN AND ACCESS STATEMENT

7.0 AMOUNT



The amount of development proposed on the application site allows communal amenity spaces, spacious dwellings and private parking area.

The design intention is to provide the right level of accommodation which is in-keeping with the local area, without over developing the site.

The site area measures 0.037ha, with some being retained for open and landscaped space. The site density would be 81.08 dwelling units per hectare, which is in line with the principles of housing policy and requirements to suit the surrounding existing patterns of development. The amount has been defined through several design option appraisals and led by existing density studies and on going liaison with the Local Authority. The adjacent table displays the amount and size of accommodation being proposed. The unit proposed areas (measured to 1.5m headroom are as follows;

Retail unit = 58sqm

Flat 1 (2 bed 3 person) = 67sqm

Flat 2 (1 bed 2 person) = 53sqm

Flat 3 (1 bed 2 person) = 54sqm

This level of accommodation is deemed appropriate for the location and will complement the established residential community of Littlehampton, and serves an established housing need. There is space allocated for residents to store cycles within the entrance hall and sheltered parking area.

It is strongly considered that these works will not only benefit the residents of the properties but also enliven the streetscene in this location.

DESIGN AND ACCESS STATEMENT

8.0 LAYOUT & PARKING



The existing vehicular access on the south east corner of the site is to be retained.

Parking for the new development is wholly provided within the site. Parking requirement numbers have been assessed by a consultant.

Specific attention has been paid to the proposed site layout and the fenestration of new dwellings to respect existing properties.

Window and doors are positioned carefully to provide good levels of privacy and also natural surveillance of public spaces.

This layout provides good levels of natural surveillance to the public areas that meet the existing boundary of the neighbours and allow good levels of privacy.

The location of the bin store will comply with current standards regarding distance for bin collection and occupant use, as denoted by Building Regulations and Local Authority guidance.

9.0 SCALE & APPEARANCE



As with the layout, the scale of the proposed submission has been appropriately designed to create a scheme which takes into account the sizes and proximity of the existing nearby buildings. The essence of this guiding principle translates across many of the headings covered in this document yet is particularly relevant to scale.

The proposed building will compliment the height and mass of the adjacent and opposite properties, as well as the surrounding character of Surrey Street.

The eaves and ridge heights are determined by neighbouring properties, which are a mixture of three and two stories in height.

The proposed development will use local vernacular materials to match existing buildings on the high street including white sash effect windows, red stock brickwork with yellow mortar, false slate roof tiles and reconstituted York stone parapet capping.

The use of vernacular materials will form a governing factor in the rationalisation of the appearance of the proposed dwellings, particularly with reference to the traditional neighbouring properties. Complimentary materials will also be considered to enhance the scheme.

Smaller features such as window and door sizes, porch canopies and detailing will be wholly residential in scale.

The proposed materials are as follows:

Walls Red stock brick with yellow mortar

Roof False slate tiles
Reconstituted York stone capping

Windows White sash effect windows

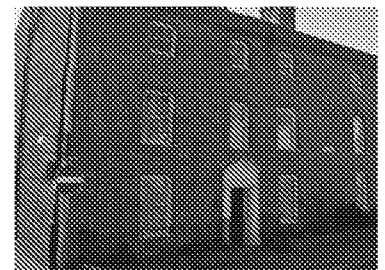
Doors Stained hardwood front door

Rainwater goods Black uPVC half round gutters/downpipes

Shop Front White painted timber

The proposed dwellings will be designed to fit in well with the surrounding buildings on the high street by implementing a complementary pallet of materials and similar design features.

Please refer to submitted drawings and material schedule which shows indicative plans, elevations and streetscenes.



Figures: Examples of materials and features found locally

DESIGN AND ACCESS STATEMENT

10.0 LANDSCAPE STATEMENT



There is currently no landscaping to the site.

The proposal will continue the immediate context in both building position and use.

The scheme incorporates a shared surface courtyard providing parking amenities.

The external landscaping has been designed as easily maintainable and accessible for all users.

All hard landscaping will be of firm ground, with no loose gravel which has the potential to make access difficult for wheelchair and cane users.

Careful consideration has been paid to orientation of the proposed building so that the development ensures a soft visual imprint on the landscape, and the proposed scheme provides an appropriate use for the underused site.

Each resident will have access to a shared communal courtyard. This not only increases the privacy but the security of dwellings.

Existing boundary treatments will remain the same as existing. All rear access paths and gates will be secure and designed to meet Secure by Design criteria.

11.0 SUSTAINABILITY OF THE LOCATION



Access principles are based upon an inclusive design approach which seeks to reduce the disabling aspect of environments on all users, including those with disabilities.

The site is located in Littlehampton which lies between Bognor Regis and Worthing.

Several convenience stores and supermarkets are located on Littlehampton high street, a short walk from the site.

River Beach Primary School is located just 0.4 miles from the site, with The Littlehampton Academy located less than 1 mile away.

The site is within a well-established neighbourhood with excellent access to a broad range of amenities and services necessary to respond to key government criteria for well-being.

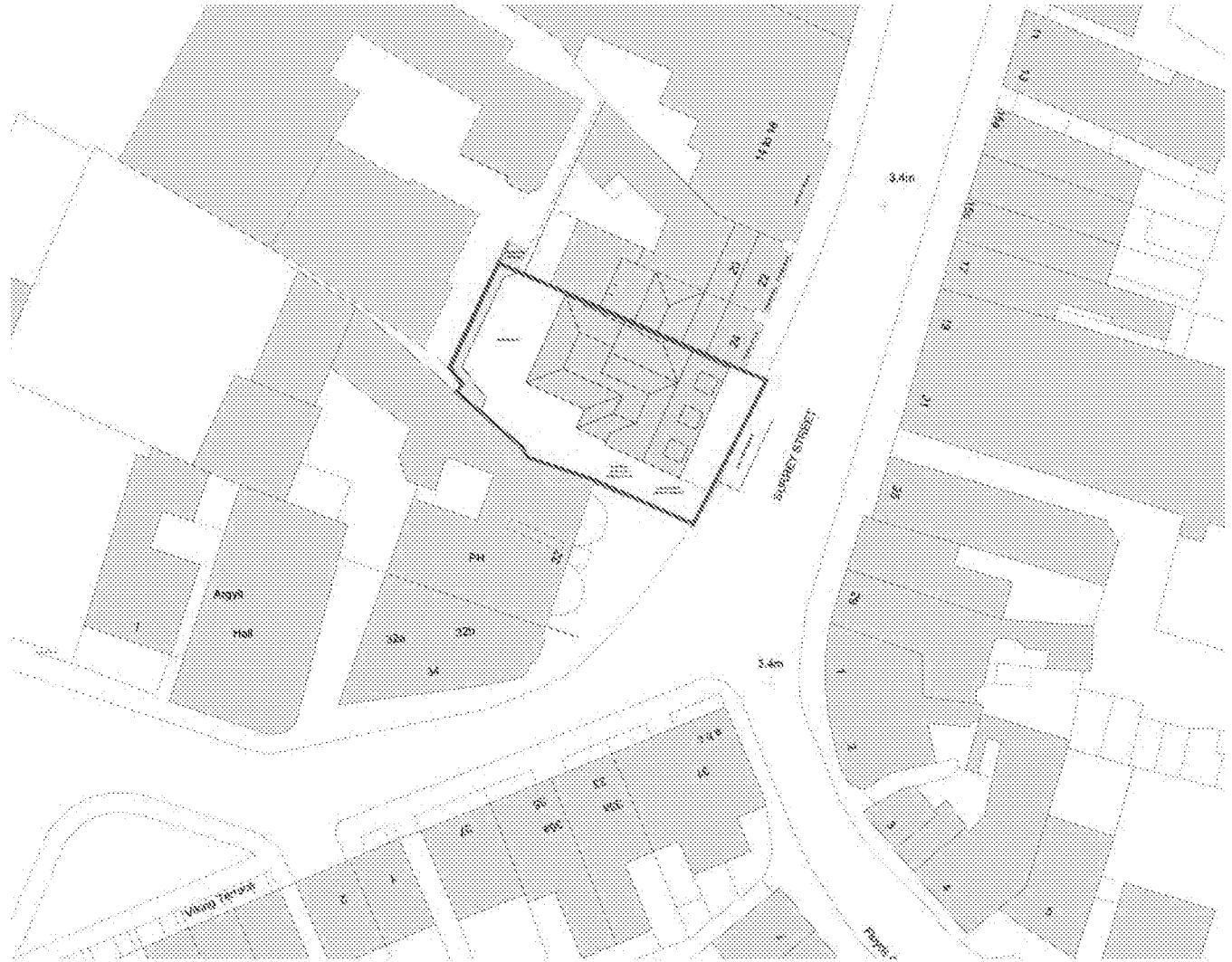


Figure: Proposed Site Layout

12.0 SUSTAINABILITY



A sustainable home is one that is built to meet the needs of people today, but with due consideration for the needs of future generations. The dwellings will be constructed to meet current building regulations.

It is understood from liaison with the Local Authority that by following this nationally recognised standard, the application will demonstrate compliance with its local policy.

Specific environmental / sustainability features of the development could include the following:

- Low levels of heat loss through the fabric of the building as a result of high insulation levels and air tightness performance.
- All glazing to have low heat loss and be designed where possible to maximise natural daylight and reduce summer solar gain (high performance windows would form part of solution/ energy strategy).
- Low energy heating and hot water systems.
- Low energy lighting installations internally and externally throughout with appropriate controls.

- Good access to public transport and amenities.
- Provision of secure and weather tight cycle storage.
- Insulation materials to be low polluting.
- Use of durable materials of low environmental impact and long life.
- Provision of communal general waste and recycling facilities.
- Reduction / attenuation of surface water runoff to hard surfaces to reduce surcharging of sewer systems.
- Encourage biodiversity throughout the site with new planting.
- Acoustic testing to confirm adequacy of sound insulation between units.
- Waste Management: The council operates a waste and recycling service from residential areas and the

development has been designed to accommodate refuse/recycling collection vehicles and adequate suitable storage spaces.

- Pollution Control: Usual practices will be recognised.
- An energy statement demonstration compliance with local authority requirements accompanies this application.

13.0 INCLUSIVE ACCESS



This proposal has been designed to meet part M of the Building Regulations. Finished floor levels have been set to enable level thresholds throughout with easily identifiable paths leading to entrances/ exits at a gradient of no greater than 1:20 in accordance with good practice and Part M of the Building Regulations.

All staircases are designed to Part M of the Building Regulations.

Typical unit layouts are shown on the figure adjacent. Please refer to submitted drawings which shows further unit layouts.

14.0 FLOOD RISK ASSESSMENT



The image adjacent, taken from the Gov.uk website, displays the application site which is located in Flood Zone 2.

A full Flood Risk Assessment (FRA) accompanies the application.



Figure: Flood risk map courtesy of gov.uk

15.0 CONNECTIVITY



As highlighted under section 10.0, the majority of amenities and facilities are located within close distance to the application site.

Littlehampton town centre is located a short walk from site.

Stagecoach provides a bus service which runs daily with a stop close to the site on Littlehampton High Street. This bus run every 30 hours (Monday—Friday) and provides links to Bognor Regis, Chichester, Portsmouth, Worthing and Brighton.

The site is less than 0.5 miles from Littlehampton Train Station, proving frequent services to Bognor Regis, Portsmouth & Southsea and London Victoria (via Worthing & Hove).

A cycle storage is provided within the scheme for the residents to store cycles.

Parking will be provided, with a total of 3no sheltered spaces. Each parking space measures minimum of 2.4m by 4.8m.

There are a number of taxi companies operating within the area, including Apollo Taxis, Littlehampton Taxis and A2B 24 hour taxis..

DESIGN AND ACCESS STATEMENT

16.0 APPLICATION SUBMISSION



The proposed scheme, which has been submitted for detailed planning permission has been carefully considered in relation to the surrounding context and the needs of the community.

The architectural team has worked in conjunction with Arun District Council, various consultants and advisors to create a new development which responds respectfully and appropriately to the surrounding context.

It is respectfully requested that Officers and Members of the District Council look favourably on this proposal and grant full planning permission.