

# DESIGN AND ACCESS STATEMENT



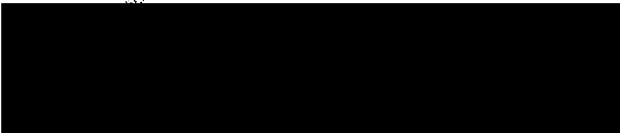
For

**Proposed Residential Development  
at  
126 Arundel Road, Littlehampton**

# Drawing No. 1210/P025

## Prepared

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# **126 Arundel Road, Littlehampton, West Sussex**

## **1.0 Site and Surroundings**

- 1.1 The site, which is located in Littlehampton is 0.045 ha in area and is situated along Arundel Road. The site consists of two storey four bedroom detached house with a single storey side & rear extensions with private amenity space to the rear of the property with an existing vehicular access to the western boundary off Arundel Road. This property currently is divided into 3 self-contained apartments. A previous planning application approved Ref. No. LU/238/89 increased the number of self-contained apartments to a total of five.
- 1.2 The properties in Arundel Road are mainly residential comprising a mixed character with mixed semi-detached and detached properties of bungalows and two storeys set in medium and large plots set back from the highway with gardens to front and rear within an urban environment.
- 1.3 The properties along Arundel Road are mainly of brick construction, with pitched tiled roofs and bay windows.
- 1.4 This site is close to a parade of shops located along Wick Street. Being located along Arundel Road the property is in a highly sustainable location with the shops, post office and places of employment all within 200 metres of the site.

## **2.0 Design Principles**

### **2.1 Objectives**

The objectives that were aspired to in the preparation of the design were:

- The need to maintain the character of the area in which the site is set and the identity of the neighbourhood.
- The need to integrate the scheme into the street scene.
- To enhance the existing built form

To produce a development which in keeping with the residential buildings in the immediate area

## **2.2 Building and site use**

- 2.2.1 The development will be for residential units which will be provided for private rent.
- 2.2.2 To cater for the ever changing needs of residents the units have been designed with an internal layout which gives flexibility of space with rooms that can be planned for the needs and lifestyle of their occupants.

## **2.3 Amount**

- 2.3.1 The Application seeks to extend the existing roof space to accommodate an additional studio apartment at second floor level. The site area is 0.045 ha.

## **2.4 Layout**

- 2.4.1 The proposed residential units have been designed to comply with part M of the Building Regulations providing easy access and use of the buildings. Circulation areas both horizontal and vertical have been given due consideration and fully embrace the requirements of the building regulations for the benefit of the end users.
- 2.4.2 The site is extremely sustainable as there are shops, post office, employment opportunities and transport links all within 200m of the site allowing the orientation of the building to be guided by the surrounding development as all the facilities are readily accessible from the building.

## **2.5 Planning**

- 2.5.1 National Planning guidance relating to new housing is: Housing which, amongst other matters, requires Local Planning Authorities to consider favourably new housing on previously developed sites situated within built up areas. The planning application site fulfils this criteria, being located within the built up area of Littlehampton. In these circumstances it is submitted that there is a presumption in favour of residential development in accordance with Government guidance.
- 2.5.2 There is also a requirement to use land effectively and efficiently. This site provides an ideal opportunity to provide 1 No. new dwelling without harm to the established character of the area.

## **2.6 Scale**

- 2.6.1 The properties in Arundel Road when combined form a visual terrace that has a fine grain. Not only should the built character of the area be considered when assessing a site but also it's setting in the surrounding area.
- 2.6.2 In creating environmental structure it has been necessary to look at all aspects of the site and the three dimensional location in which it is set. The built form and rhythm of the

wider area will need to be reflected here presenting a strong street frontage that will make a statement in the street scene with its design whilst matching the materials with the existing buildings.

## **2.7 Appearance**

- 2.7.1 The appearance of Arundel Road is established and has materialised over a long period of time. The proposed scheme will regenerate this site as a residential development making best use of this site.
- 2.7.2 The use of good design is encouraged at all levels within the planning policy framework.
- 2.7.3 The proposed material types are shown on the elevations to give an indication of how the building could look. The use of tile hanging to the elevations will complement the existing brick facade buildings. PVCu side casement windows will be more in keeping with the local street scene in Arundel Road. Plain roof tiles to the pitch roofs will also be in keeping with the surrounding area. An additional velux roof light has been incorporated to provide additional daylight without overlooking the adjacent property.
- 2.7.4 There are no long views into or out of the site although the arrangement of the building will provide enclosure to the development. The proposed development will be visible in the street scene, when set in context with the existing area it will blend with the adjacent buildings.

## **2.8 Continuity and Enclosure**

- 2.8.1 The site at ground level will not be altered to the frontage.
- 2.8.2 The scale of the proposed building relates directly to the scale, mass and established building line which provides continuity in the street scene.

## **2.9 Landscaping**

No new landscaping is proposed as part of this new development however the front hardstanding area will be increased to accommodate 4 No. car parking spaces, a new bin store and new cycle store.

## **3.0 Access**

- 3.1 The development has no through routes or pedestrian links. It will be self-contained but its location will facilitate access to the local shops and amenities. The pedestrian access to the site utilises existing points of access in Arundel Road.
- 3.2 The existing vehicular access in Arundel Road is to be retained for existing car parking and enhanced car parking on site for a total of 4 No. spaces. The front parking area is

sufficient in size to manoeuvre vehicles in a forward motion onto Arundel Road. A 2 metre x 2 metre pedestrian visibility splay has been added to the site layout.

- 3.3 During daytime hours there are a number of buses in both directions pass the site nearby on the Arundel Road.
- 3.4 A bin store to the frontage will be enlarged to provide 8 No. 240 litre wheelie bins which can easily be accessed for collection from Arundel Road.
- 3.5 The site is located in close proximity to Wick Street parade of shops, which has the local amenities one would expect from such a parade, such as convenience stores, public houses, hairdressers etc.
- 3.6 There are several schools in the vicinity of the site, both primary and secondary.
- 3.7 Therefore the site location is one that would accord with current Central Government guidance with regard to residential developments and can be considered highly sustainable.

**ADCS Ltd**  
**March 2018**