

APPLICATION FOR RESERVED MATTERS

LPA OUTLINE PLANNING APPLICATION

REF: LU/47/11

DESIGN AND ACCESS STATEMENT

In support of Bovis Homes Ltd
Reserved Matters Planning Application
for
117 dwellings
at
Toddington Lane, Littlehampton, West Sussex



March 2015

INTRODUCTION

This Design & Access Statement has been prepared to accompany a Reserved Matters Planning Application by Bovis Homes Ltd for the Toddington Lane, Littlehampton site. The application is pursuant to the approved outline planning permission LU/47/11. This Design and Access Statement supplements the original D&A statement (John Thompson and Partners- Feb 11) that accompanied the outline application. The application proposes a development of 117 dwellings comprising of both private and affordable housing, and associated infrastructure on a site area of approximately 2.679 hectares (28 acres). This gives a density of 43 dwellings per hectare.

SITE CONTEXT & LOCATION

Littlehampton is situated on the coastal plain below the South Downs in Sussex, adjacent to the River Arun. Its location beside an inland river as well as the sea had a significant impact on the town's development. Littlehampton has always been a popular place to live and work with evidence of human activity going back to prehistoric days. In recent years it has started to revise its role as a tourist destination as well as being an attractive residential town with some light industry.

Figure 1.1 Site Location

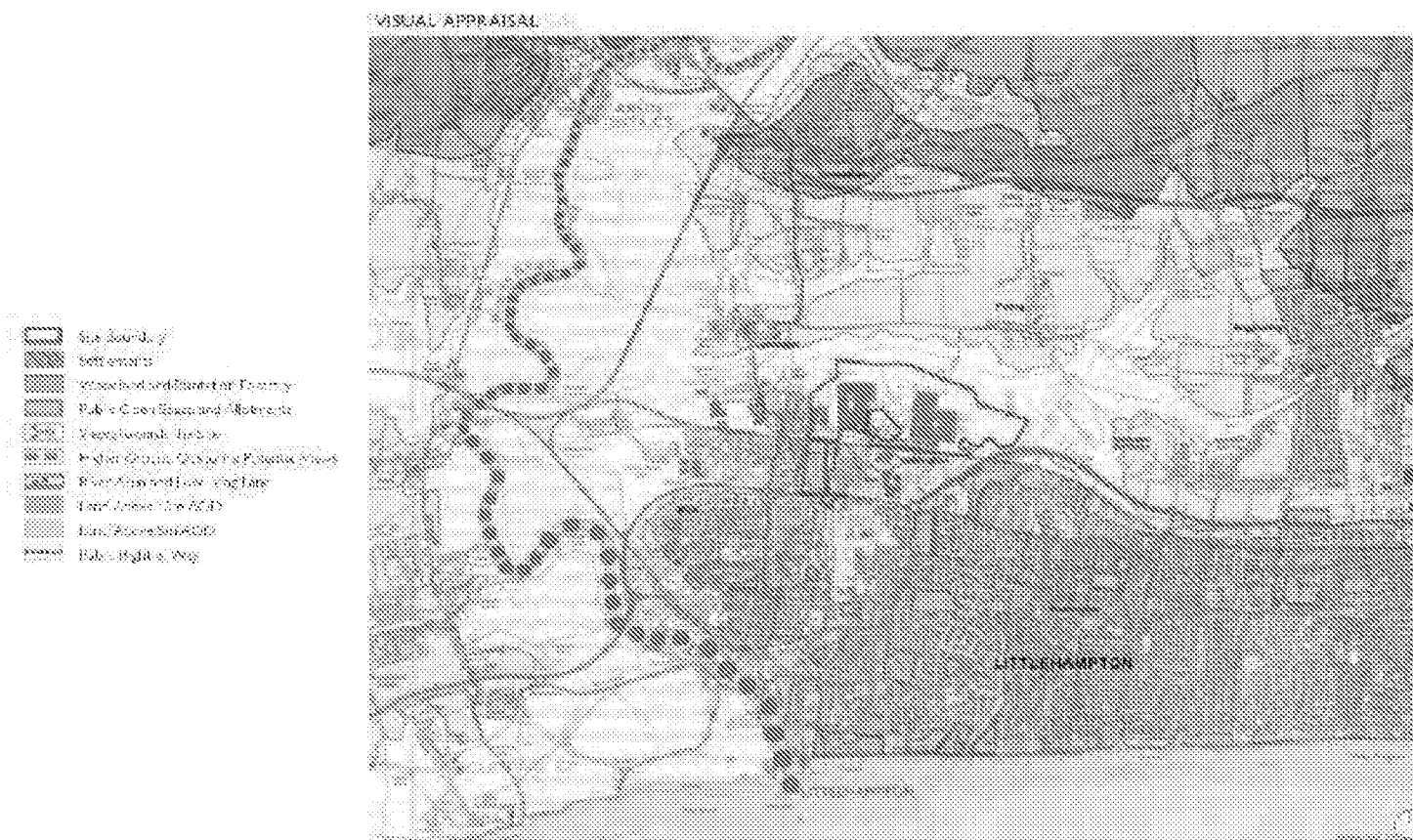
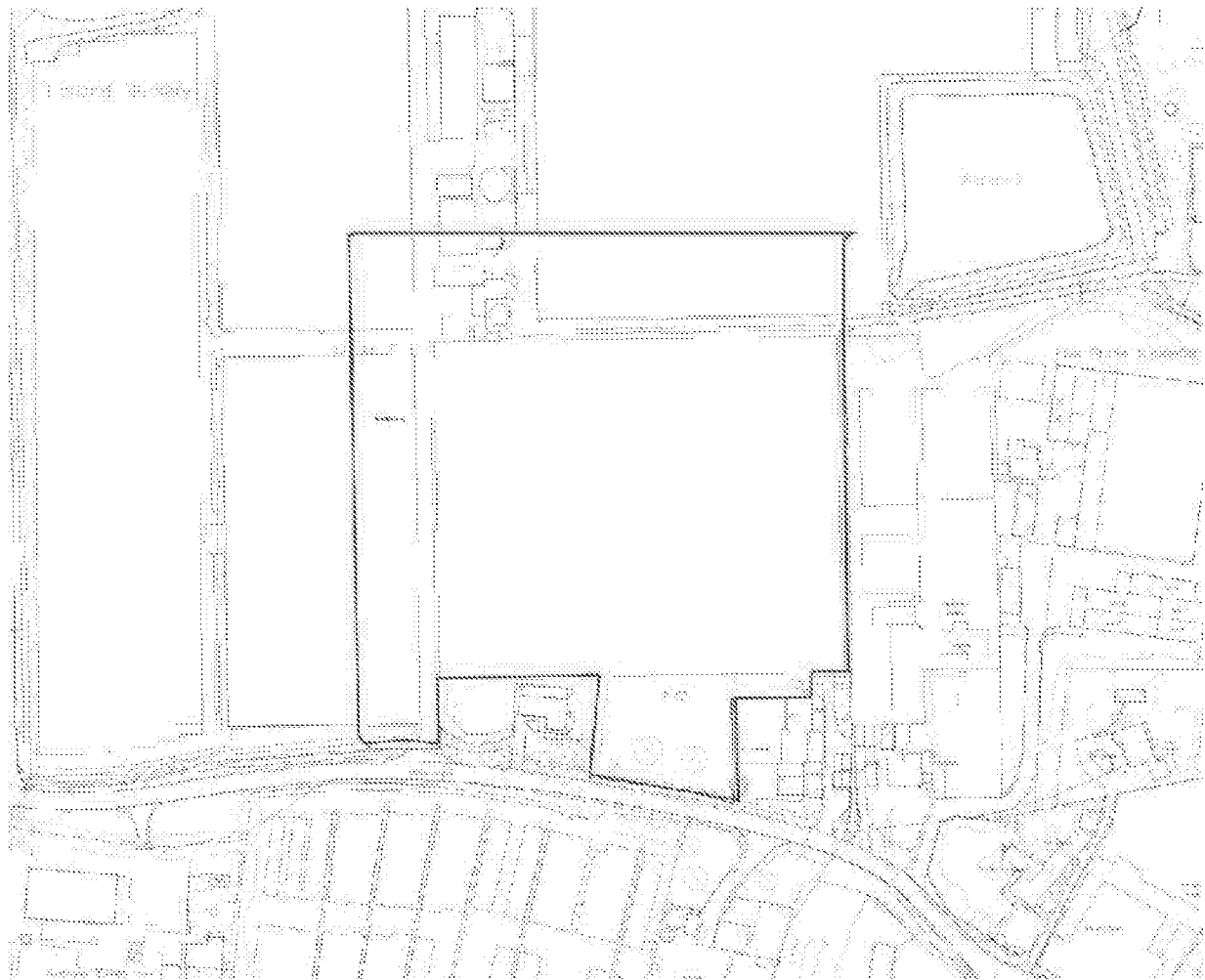


Figure 1.2 - Site Location Plan – Site lies to the north of, and part adjoins, Toddington Lane



SITE ANALYSIS

The North Littlehampton site is 85 hectares overall. The area mainly comprises of glasshouses, warehouses access roads and other development. The overall site is aligned by the South Coast Mainline railway to the south, open fields and the village of Lyminster lies to the north, the northern part of the residential area of Wick lies to the west and open country and Rusington bypass and golf club to the east.

Bovis' parcel is located in the western end of the larger site. To the north lies the new Local Centre with further residential and hotel and offices, to the west lies an industrial zone comprising enterprise buildings, office and care home. Immediately to the south lies retained existing dwellings and Toddington Lane whilst to the west a further (future) residential development site. There are two public rights running near/through the larger site however neither of these intersect this application site.

DESIGN PRINCIPLES

Site Layout

Figure 1.3 indicates the illustrative masterplan developed for the whole site. A clear road structure and regular grid is established running through all areas. To the east of the site an irregular grid softens the edge of the masterplan.

Figure 1.3 Illustrative Masterplan

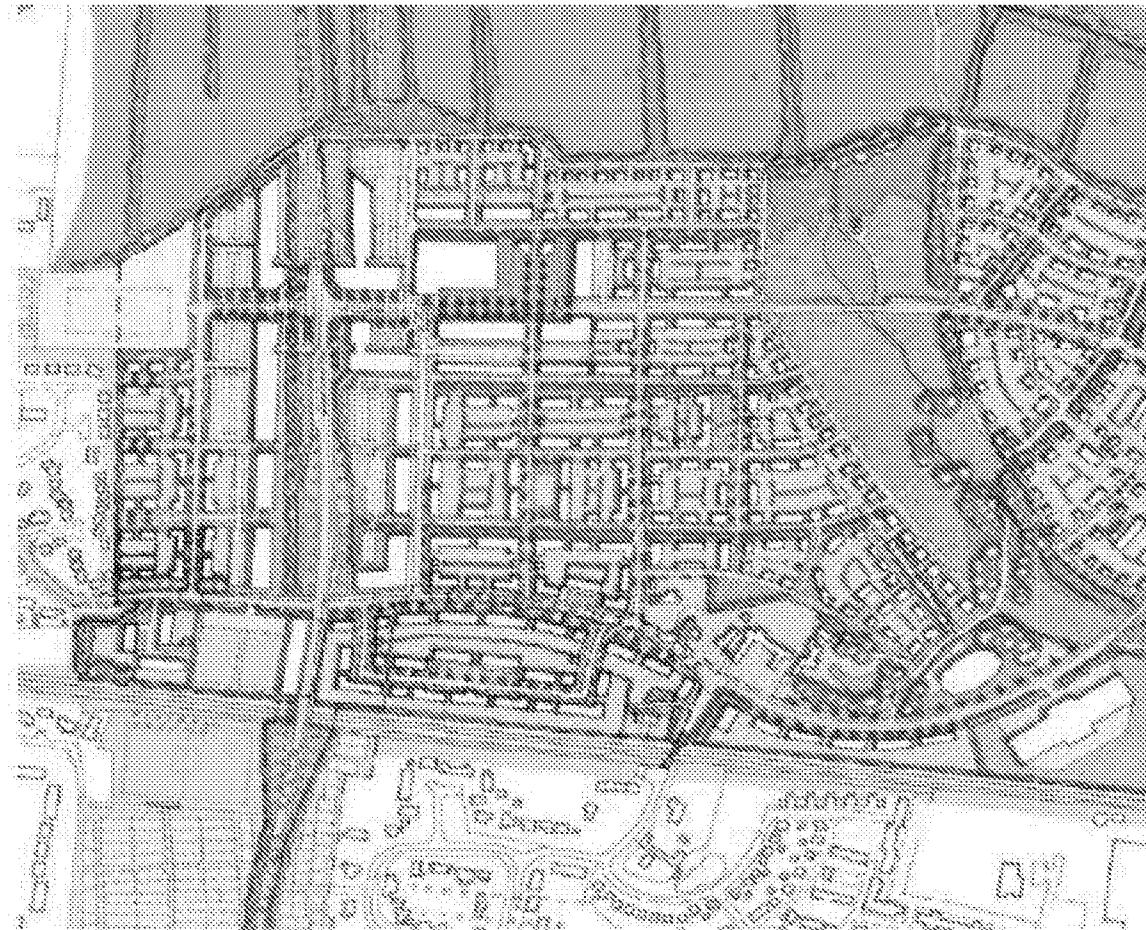
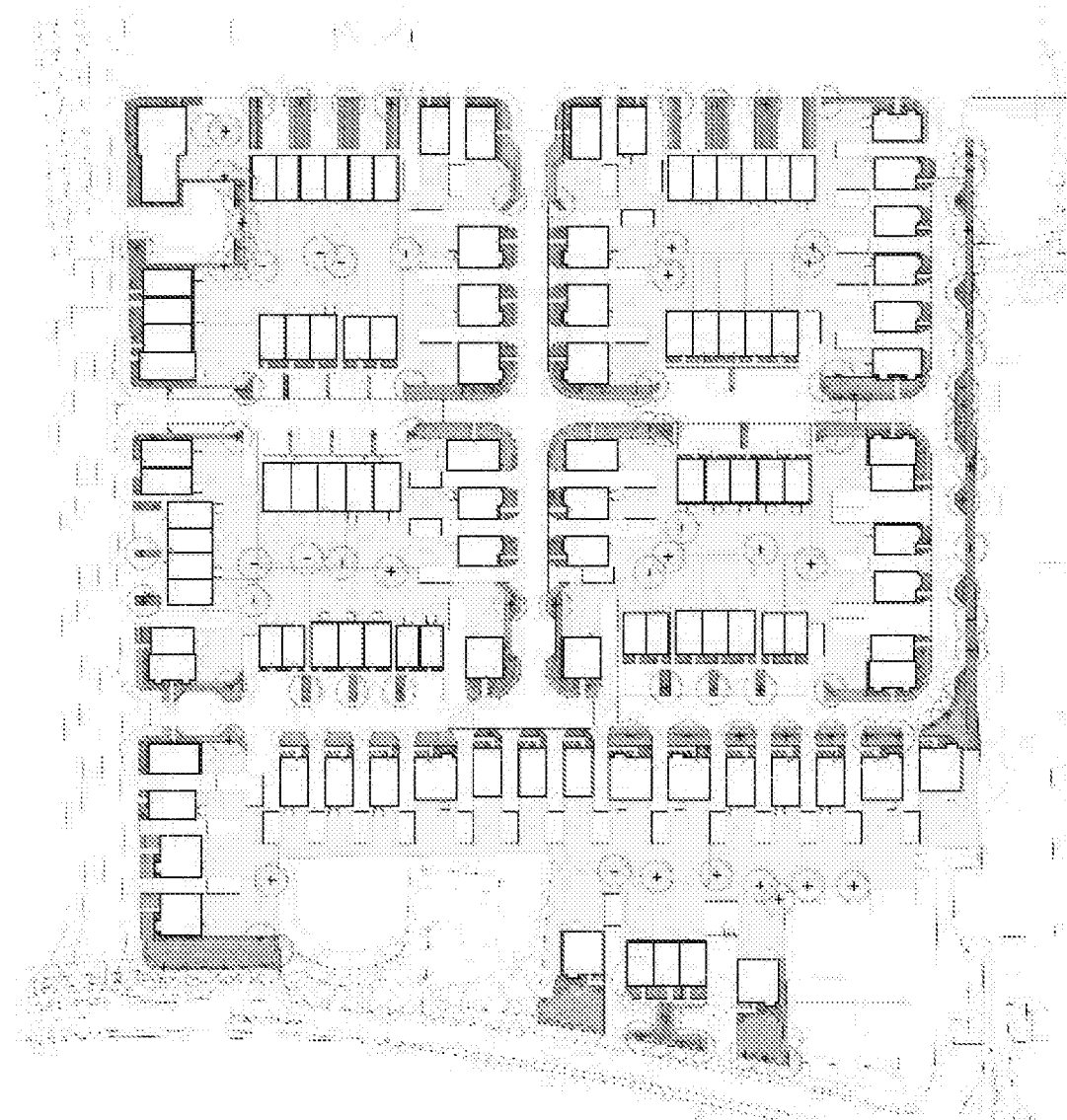


Figure 1.4 indicates Bovis proposed layout responding to the illustrative masterplan. The key principles established in the masterplan are reflected in the proposed detail layout.

Figure 1.4 Proposed Site Layout



This structure creates clear parcelisation with dwellings backing onto each other in the central parcels and dwellings along the southern boundary again backing onto existing dwellings. A clear 'backs backing onto backs' (ensuring privacy) and 'fronts backing onto fronts' structure (ensuring activity/overlooking of public realm) is created with good permeability. To the east, west and northern boundaries of the site the structure allows frontage to overlook key routes and spaces. To the east the main vehicular access into the site, the local centre to the north and to the west low density residential areas. To reduce the formality of the grid structure a shared surface with varying widths is provided through the development. The reduced requirements for hardstanding as a result of shared surface allows considerable landscaping through the development.

To complement the overall masterplan to the north/north west of the site 3 storey dwellings complement the higher buildings of the local centre. As the scheme moves south the dwellings along the southern boundary are slightly more traditional in form and their 2 storey height complements, without being overbearing, the existing dwellings that are retained. The building line and detached massing existing along Toddington Lane to the south is reflected in the massing of the new dwelling provided along Toddington lane.

Site Parking

Arun District Council maximum parking standards indicate:

1-3 Bed Unit	2 per dwelling	x 82 units =	164
4 Bed Unit	3 per dwelling	x 35 units =	105
	.2 visitor per dwelling	x 117 units =	24
		TOTAL	288

The parking provision over the whole site is:

Allocated/Drive spaces	203
Garage Spaces	53
Un-allocated Spaces (.2 x 90 units)	20
Total	276

The above ignores any on street parking which with 6m wide shared surface gives significant on street capacity to meet additional visitor requirement.

The maximum number of parking spaces permitted is 288 therefore at 276 we are within that maximum but not to an extent that could result in insufficient parking provision.

Waste, Recycling and Cycle Storage

Figure 1.5 indicates the refuse collection strategy for the site. For individual dwellings 4 paving slabs for wheelie bins and other collection receptacles would be provided to the rear of dwellings with a defined route to kerbside collection point. For flats a communal bin store within easy reach of flat units and easy reach of adopted road is also provided. Cycle storage is in a defined cycle store for the flats (1 per 2B dwelling) whilst for houses a rear shed is provided with capacity for 2 cycles. A shed detail drawing is included in the application pack.

Figure 1.5 Refuse Collection Strategy



Design of Buildings and Materials



Figure 1.6 Examples of key streetscene

Form and materials

Figure 1.6 illustrates an example of a key streetscenes through the site. In keeping with the Development Framework document a simple contemporary design was sought for the local centre through use of materials and elevation detailing. Unit types to be a mix of terrace, semi-detached and the occasional detached. Gable fronted dwellings were encouraged. Flat profiled roof tiles with a range of brick tones and flat porch canopies were all in keeping with the aspired aesthetic. White upvc windows with simple subdivision maximising glass area are provided. The use of rectilinear and square forms – as opposed to more fluid traditional forms and materials, were sought.

Continuity and enclosure of space

The outline illustrative scheme proposed a very clear structure of continuous public fronts of buildings overlooking public routes and spaces with private rear areas predominantly backed onto new or existing private rear areas- this has been carried through in the detail scheme design. Strategic planting re-enforces the building line with regular trees used to re-inforce and enliven the street scene where possible. Corner locations were designed to ensure good overlooking dual aspect frontages used to provide a broad overlooking spectrum.

Sustainability

As per the S106 the whole development will be built to Code Level 3. In addition a 10% carbon reduction through renewables or low energy is required. The carbon reduction will be via the fabric first approach thereby obtaining the saving in perpetuity and minimising future maintenance.

DESIGN AND ACCESS STATEMENT - KEY CRITERIA

LAYOUT

Figure 1.4– indicates the final proposed layout for the site considering both the site constraints, opportunities and detail requirements in response as outline in the outline consent design and access statement. Key dwelling frontages align the main site routes. Key junctions and routes are defined with gables and mid block dwellings are set back to emphasise a place to pause and distinguish from road junctures. Primary routes through the site are well fronted and overlooked by new dwellings.

APPEARANCE

A similar contemporary aesthetic exists for the whole site. The buildings themselves have a simple form, massing and materials and the scale (which varies across the site) is in keeping with surrounding dwellings.

MATERIALS

In accordance with the aspirations of the Local Centre Character area (Development Framework Document) a flat profile interlocking tile of contemporary appearance is proposed for the roofs (Mockbond Mini Stonewold- Brown and Grey). In keeping with surrounding developments and the coastal theme cream white eternit weatherboard is proposed for clad units with areas of brick either red or cream depending on location. Timber close boarded fencing to be used for rear boundaries with 600mm knee rail to front areas.

MIX

The design incorporates a total of 117 dwellings. The development will provide a mix of house types and sizes catering for a wide range of household requirements, both Open Market and Affordable. The dwelling types range from 2 bedroom apartments through to 4 bedroom houses as summarised on the site layout.

AFFORDABLE

The total provision of affordable across the site is 24 dwellings (20%). This comprises a total of 8 shared ownership (5 x 3 bed house and 3 x 2 bed house) and 16 affordable for rent (6 x 2 bed apartment, 4 x 2 bed house, 5 x 3 bed house, and 1 x 4 bed house). All units meet HQI standards with 10% of affordable (units 93-95) satisfying the LTH criteria.

SCALE

In articulating the scheme regard has been taken to the nature of the spaces that might exist or maybe created through the development and such, the scale and character of the buildings are designed to compliment these features. The site consists of predominantly 2 storey dwellings and 3 storey apartment buildings and town houses used to the north and west of the site to complement the adjoining developments. Frontage to the east and south of the site is generally 2 storey to complement existing dwellings to the south and the character sought to the north.

SECURITY

‘Secured by Design’ principles have generally been incorporated into the layout, so that public routes and parking areas are well-overlooked. Secure by Design Certification Part 2 is being sought for the Affordable Housing.

LANDSCAPING

Figure 1.6 indicates the proposed landscape strategy for the site. To complement the extents of hard shared surfacing significant extents of shrubs, herbaceous planting and hedge planting have been provided. Tree planting along shared surface areas to the south introduces informality and grouping of trees at the end of terrace (in the middle of the site) defines/encloses distinct places in front of the terrace.

CONCLUSION

Through analysis of the local area and the site itself, taking in to account its surroundings, topography, style and character, the design of the proposed layout has developed. The design is sympathetic and relates well to its surroundings. The design uses good urban design principles to provide a safe and pleasant environment in which to live. The use of good simple architectural detailing and quality materials will provide an attractive, well designed place to live.