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Thelton House Apartments Crossbush Lane Crossbush Arundel West Sussex

**Planning Application for Alterations to Dwellings under Construction together
with Associated Works**

Design and Access Statement

This Design and Access Statement should be read in conjunction with a Full Planning Application for amendments to an approved planning consent reference: LY/2/10/ and subsequent non material change LY/17/11/NMA, works for which have commenced and are currently in progress.

The works relate to an extension to the west of Thelton House Apartments to provide an improved access to the four existing one bedroom apartments and two new three bedroom houses.

Physical Context

The existing building comprises a two storey brick built, part rendered, structure with a varied roof line of hips and gables, finished in plain tiles.

In the past two wings have been added to the main body of the building on the western side.

Thelton House Apartments are joined with Thelton House to the east, and may originally have formed two substantial houses prior to conversion into apartments.

The building has been somewhat altered during its life; mainly to the south and west elevations, however the original north elevation appears to remain unaltered and is attractive in appearance.

Adjacent buildings to the site are all residential in use, forming part of an established group of dwellings.

The application site is generally level open ground forming a common landscaped area between the existing apartments, Crossbush Lane, and adjacent field.

The site lies within a mature residential area, with level access to local facilities and bus routes. Main bus stops are located approximately 450 metres from the property on the A27 and a local link within 150m. Arundel railway station is approximately 0.6 miles to the north west.

Social and Economic Context

The existing apartment building has been used for some years as letting accommodation, but is now in need of complete refurbishment.

The proposals approved under LY/2/10/ and subsequent non material change LY/17/11/NMA will provide an improved internal access to the existing apartments, replacing the substandard external staircase, and two additional semi-detached two bedroom houses. This application seeks to incorporate minor alterations to the houses including:

A balcony to the west overlooking adjacent fields

A balcony to the south overlooking adjacent stables (measures to screen views overlooking adjacent properties has been incorporated)

A first floor extension to the rear first floor bedroom to provide an en-suite shower

Rear dormer windows

A second floor gable window

Minor alterations to window/door openings

Local Consultation

Very limited local consultation has been carried out with residents of Thelton House Apartments only.

Evaluation

The existing building is capable of a further lease of life and contributing useful residential accommodation. The amendments proposed under this application relate to the new houses only and incorporate improvements to the occupant's living environment.

Design Principals

In extending the building care has been taken to ensure that the new elements relate successfully to the original. The form of the proposed scheme has been carefully arrived at to ensure these principals are maintained. The scale of the features of the existing building have been respected and maintained to ensure an acceptable relationship to human scale.

In extending the building the language of the materials and features in the original construction has been used with particular attention given to detailing.

Consideration has been paid to the provision of adequate lighting sympathetic to the buildings and their surroundings whilst still providing adequate illumination levels for safety of access.

Private amenity space has been provided for the two new houses and the two existing ground floor apartments. In addition communal amenity space has been provided to the south for the two first floor apartments to allow adequate open space for recreational and clothes drying purposes.

Public access to the buildings has been designed to accord with the principals of 'Safer Places, The planning System and Crime Prevention' .

Access Principals

Highway access to the site was approved under planning approval reference LY/2/10/, included as a condition and subsequently discharged. No changes to the approved layout are proposed.

Pedestrian access is via Crossbush Lane comprising one footpath for the apartments and a further access for the houses. Both routes will facilitate disabled access.

Public transport bus routes exist at the western end of Crossbush Lane with a rail link at Arundel Station as previously discussed.

Secure cycle storage was approved under planning approval reference LY/2/10/, included as a condition and subsequently discharged. No changes to the approved layout are proposed.

Due to the sites good location in relation to public transport and ease of cycle access; it is considered that this site is easily sustainable.

Access for emergency vehicles accord with the guidelines recommended by the WSCC Fire Services Department.

Design Proposals

As previously suggested the existing west elevation has been extended and altered over the years and is of poor quality. In fact it could be argued that the only elevation of any quality is that of the north, facing the street.

The new internal access for the apartments together with the new houses are located and attached to the west elevation, improving the visual appearance of this face of the building: orientated east/west, therefore fronting Crossbush Lane and contributing to the street scene.

The careful use of materials and varied roof line, similar to those of the existing structure, facilitates the scheme to be extended whilst retaining the form of the

original building. All detailing of the new building will be carried out to reflect that of the existing.

Landscaping is an important element of the scheme; both hard and soft. The hard landscaping will be laid out and detailed so as to clearly express the common access routes, with secondary areas expressed in different materials. A schedule of planting and proposed hard landscaping materials will be prepared prior to development, together with proposals for maintenance.

Access Proposals

Access to the building and within the building is designed in accordance with the guidance contained in Approved Document M of the building regulations and BS 8300.

As mentioned elsewhere within this report access to the buildings accords with the recommendations of WSCC Fire Services Department.

Conclusion

The alterations proposed are minor in nature and relate to works currently under construction approved under consent reference LY/2/10/ approved on 14/04/2010 and subsequent non material change LY/17/11/NMA.

The proposed scheme has taken account of all relevant environmental and access considerations and would provide dwellings fully compliant with current design standards.

This statement has been prepared following guidance contained in DCLG 01/2006 and CABE (2006) Design and Access Statements.

This statement should be read in conjunction with all other drawings and supporting documents prepared for this planning application:

Drawing DA 10 025 2.21A (the scheme approved under consent reference LY/2/10/ and subsequent non material change LY/17/11/NMA)

Drawing DA 10 025 2.22 (The revisions as proposed)

Drawing DA 10 025 2.11C (Site, Block and Location Plans)

DA 09 Bin Storage and Collection Statement

DA 09 Landscaping Statement

DA 09 Lighting Assessment