



**Design & Access Statement
Including Flood Risk & Surface Water Drainage Statements**

Proposed development to construct 2no. new flats on top of

**Roseland
The Causeway
Arundel
West Sussex
BN18 9JL**

1.0 Existing Site: The proposed development site at Roseland, The Causeway, is located to the west of Arundel Train Station.

The overall site is approximately 300m² (0.03ha) and currently comprises of a 3 storey building comprising of 5no. flats which were approved under planning application ref: LY/25/17/PL and subsequent Discharge of Condition Applications, ref: LY/13/18/DOC and LY/22/18/DOC.

The existing building comprises of timber framed super structure finished externally with brickwork cladding to all elevations and fibre cement roofing slates.

The buildings massing has been broken up via the use of a stepped plan form and varying roof ridge levels.

The development site is in an established built up area with local amenities close at hand, with Arundel Train Station located less than a 30 second walk from the main entrance, less than 5 minute walk to the nearest bus stops and a 10-15 minute into Arundel town centre and easy vehicular access on the A27.

In terms of site designations, the Arun District Local Plan (2003) confirms that the site lies outside of any defined built-up area boundary, and consequently is within an area that is designated as countryside.

The site is located within the Arundel and Littlehampton Strategic Gap. Further, the site is identified as being within an area designated as affecting the 'Setting of Arundel'.

The site does not lie within any Conservation Area.



Image courtesy of Google Maps - 2020

2.0 Amount of Development: The proposed development is the construction of 02no. new flats, involving the removal of the flat within the roofspace, construction of 02no. new flats at second floor level and re-construction of the flat within the roof space.

The existing building provides 294m² of gross internal floor space comprising of both flat accommodation and communal circulation space.

The proposed addition of the 02no. new flats provides a further 113m² of accommodation and communal circulation space.

The proposed flats match the layout of the existing first floor flats to economise the structural solution as well as the existing service and drainage runs.

The re-built flat within the roof space is to benefit from the addition of 02no. dormers on the northern and western elevations to improve the levels of natural light within the flat and provide views towards Arundel and the Downs.

3.0 Layout: The proposed scheme design has been heavily influenced by the existing layout of the vertical circulation routes, service risers as well as the structural design of the existing superstructure.

The existing stairwell has been extended to the fourth floor to minimise disruption to the existing vertical circulation through the building and to the current occupiers. The service risers have also been continued vertically so as to minimise disruption.

In regards to the fire strategy for the building, the existing smoke shaft has been extended and new Automatic Opening Vents (AOV's) are to be installed on the re-constructed roof.

The layouts of the flats have been designed to minimise the impact on the existing structure in terms of construction methodology and by continuing the party walls up from the first floor allowed a continuity of sound and fire protection throughout.

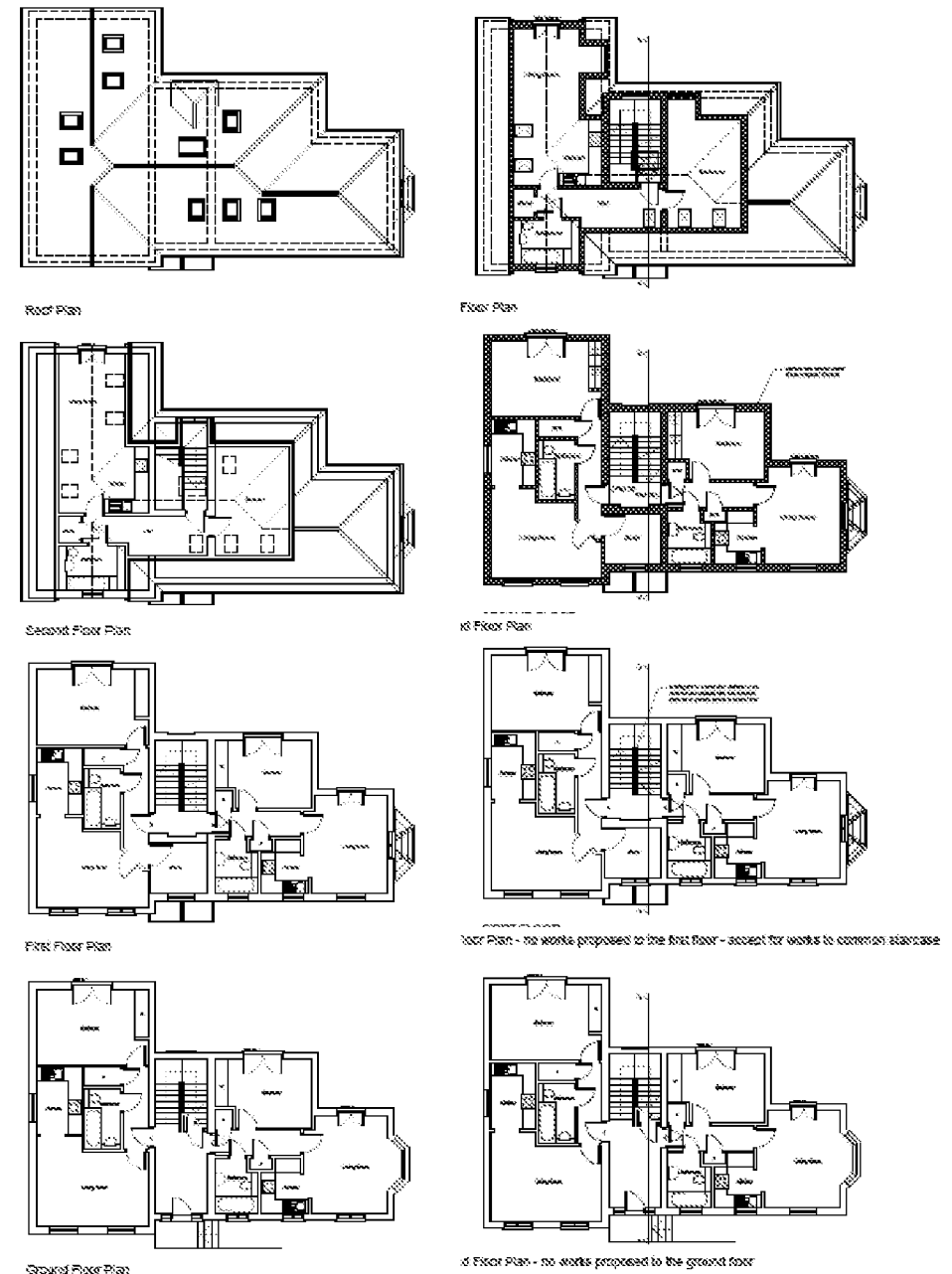


Image above: existing plans

Image above: proposed plans

- 4.0 Scale:** The proposals have been designed within the constraints set by the existing structure, in plan form and massing, with the same floor to floor dimension used to maintain the external massing and scale, with the fenestration designed to match the existing to help maintain the scale of the proposals.

The design of the roofscape has been retained so as not alter the scale and massing of the pitched roofs, with the proposed dormers so the north and west designed as simple flat roof dormers to reduce their visual mass and due to their location do not alter the massing of the elevations from the public views from the train station forecourt.

- 5.0 Landscaping:** As the site has previously been developed there is limited opportunity to provide additional landscaping features, therefore the existing planting at low level is to be retained, with no additional landscaping proposed.

- 6.0 Appearance:** As described above the scheme proposes the addition of 02no. flats at second floor level and re-construction of the roof space, with the new materials used to be as previously approved for the project, and scheduled out with the submitted Materials Schedule.

The fenestration has been designed to complement the existing fenestration patterns, with the verticality of the window styles continued within the proposed additional floor in order to retain the proportions of the windows and the overall elevation.

The re-constructed roof is to be finished with the same fibre cement roof slates with the new flat roof dormers to the rear of the building finished with vertical lead sheet with welted joints and wood cored rolled flat roof.

- 7.0 Access:** As described above the proposals are to be constructed upon the top floors of the existing building and the existing staircase is to be extended with a new flight of stairs which have been designed as a common staircase in order to comply with Approved Document M - Means of Access. Internally the apartments have also been design to comply with the Approved Document.

As the existing building is to remain un-altered the existing horizontal and vertically access is to be retained.



Image above: proposed elevations

8.0 Flood Risk Assessment: The site lies within the Environment Agencies Flood Zone 3 and is categorised as 'high flood probability'. As stated within the previously submitted report, the site benefits from flood defences which remove the site from the current zone.

The detailed Flood Risk Assessment made a number of recommendations which have been adhered to, mainly the lifting the ground floor level above a set datum and a flood barriers to the ground floor doors & windows.

The proposed additional flats do not compromise the established flood defences and due to their elevation are not considered to be at risk of flooding.

9.0 Surface Water Drainage Statement: The proposed works do not cause any additional surface water load into the constructed drainage system as the roof form has not altered, nor is there an increase in the area of hard standing or impermeable surfaces as part of the proposed works.