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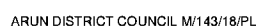
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This Design & Access statements is in support of a Full Planning Application to be submitted to Arun District Council.

The proposal is for the erection of a detached 4 bedroom property spread over two floors at the site of 66 Ancton Way, Bognor Regis, PO22 6JP.

This statement also demonstrates how the design of the scheme complies with the relevant planning policies at national and regional level.

Reference should be made to the submission drawings for details of the proposal, ref:

PP-294

01 Block/Site Plans

02 Block/Site Plan

03 3D Visual

04 3D Visuals

05 Proposed Floor Plans

06 Proposed Elevations

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The application site extends to an area of approximately 340m²

The site is situated on Ancton Way where there is a mix of one and two storey residential dwellings with a variety of architectural styles. The road makes up part of the coastal village of Elmer in the Arun district of West Sussex.

The site is located within Flood Zone 3 as defined by the Environmental Agency Flood Map and is therefore in an area with high flood risk. In accordance with the National Planning Policy Framework (NPPF) a flood risk assessment must be carried out and submitted to the Arun District Council.

The site does not appear to be of listed status or fall within a conservation area but is opposite the beach.

It should be noted that the client has stated that the existing building was in a poor state of repair and built from non-standard construction techniques and has since been demolished leaving a clear, level site (see image below)



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There is no relevant planning history for this property.

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The applicant will be seeking for full planning permission to construct a new two storey 4 bedroom property.

The policies contained within the National Planning Policy Framework published 27th March 2012 will apply. The proposal has also been considered with particular regard to the Arun District Council's current Local Plan and all relevant Supplementary Planning Guidance, Planning Documents and material considerations.

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The proposed dwelling will be for residential use.

The property's design is in accordance with the locality which comprise of many different building styles and adopted techniques.

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The proposed dwelling takes into account the nationally described space standards and comprises of:

- ∟ Ground floor ~ GIA: 83.50m2
- ∟ First Floor ~ GIA: 83.50m2
- ∟ Ground Floor - GEA: 96m2
- ∟ First Floor ~ GEA: 96m2

The height is proposed as:

- ∟ 7.40m from ground to ridge

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The proposal has been designed with consideration to the policies as set out in the Arun District Council's Local Plan and will include for;

- ∟ An efficient use of the land
- ∟ A house that is sustainable and efficient for the clients.
- ∟ Integrate well with the diversity of the current street scene.
- ∟ Material/construction techniques that are considered to be efficient and sustainable as set out in the latest building regulation standards.
- ∟ Minimal impact to the immediate neighbourhood.
- ∟ Overlooking has been eradicated with the use of small/narrow high level windows to the side elevations ensuring that adequate levels of privacy are maintained.
- ∟ Doors and windows will be designed and constructed to meet the current regulations in terms of security.
- ∟ The property offers its occupants enough amenity space to meet the Emerging Local Plan Policy.

The property has been designed using modern and traditional techniques and allows for;

- 2 A rectangular shaped design made up of brick/block work with render and timber wood cladding
- 2 Blue slate tiled pitch roof with gable ends to the front and rear elevations
- 2 Dark grey aluminium doors and windows
- 2 First floor allows for 4 adequately sized bedrooms complete with one ensuite (master bedroom) and one bathroom
- 2 Ground floor allows for a garage, lounge area and open planned kitchen/dining space with views to the garden via the bi-folding doorway

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Externally the site will allow for;

- 2 Front garden with permeable paving and provisions for off road parking along with the integrated garage on the main house
- 2 Rear garden with a mix of vegetation and paved areas

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The design of the building incorporates a ramp to a level platform at the main entrance door (side of property) with a level threshold to gain access to the ground floor of the property in accordance with Part M of the Building Regulations.

The dwelling incorporates an integral garage with additional off-road parking to the front of the property.

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The proposed site is located within Flood Zone 3 as defined by the Environmental Agency Flood Map and is therefore considered at a high risk of flooding from the sea or rivers. In accordance with National Planning Policy Framework (NPPF) a Flood Risk Assessment (FRA) has been carried out and submitted to the planning team as part of this application.

The following flood resilient measures have been identified within the FRA and will be adopted to minimise the damage and to enable quick recovery and clean up after a flooding event:

- 2 Water, electricity and gas meters will be located above predicted flood level.
- 2 Non-return valves will be used in the drainage system to prevent back-flow of diluted sewage in situations where there is an identified risk of the foul sewer surcharging.
- 2 All service entries will be sealed (e.g. with expanding foam or similar closed cell material).
- 2 Closed cell insulation will be used for pipes which are below the predicted flood level.
- 2 Boiler units and ancillary devices will be installed above predicted flood level and preferably on the first floor of two-storey properties.

- 2 Underfloor heating will be avoided on ground floors and controls such as thermostats will be placed above flood level.
- 2 Wiring for telephone, TV , Internet and other services will be protected by suitable insulation to minimise damage.
- 2 Building materials that are effective for a :water exclusion strategy~ will be used which include: engineering bricks, cement-based materials including water retaining concrete and dense stone.
- 2 Building materials that are suitable for a :water entry strategy~ will be used which include: facing bricks, concrete blocks, sacrificial or easily removable external finishes or internal linings.

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- 2 The proposal has been considered with regards to the National and Local plan policies.
- 2 The existing garden spaces are more than adequate in size to house the proposed designs.
- 2 The proposals would be appropriate in terms of design and appearance in relation to the surrounding area and will maintain, reinforce and enhance the character and quality of the area.
- 2 The proposal would not result in the loss of significant buildings, related spaces, trees, shrubs, hedges, or other features important to the character of the built up area or landscape.
- 2 Regarding local policy considerations, the proposal is:
 - o Well designed, sited and detailed in relation to neighbouring properties and to the surrounding area;
 - o It would not result in significant noise disturbance or loss of privacy, outlook, daylight/sunlight or amenity to neighbouring properties;
 - o It takes account of the existing space and the character of the area and,
 - o It uses sympathetic materials.
- 2 The site is in an area that favours regeneration and development in accordance with the principles of the NPPF
- 2 A secure cycle storage is provided in a convenient and secure garden shed to encourage use

In summary the specific environmental / sustainability features of the development will include the following:

- 2 Low levels of heat loss through the fabric of the building as a result of high insulation levels and airtightness performance
- 2 All glazing will 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 the solution/energy strategy)
- 2 Low energy heating and hot water systems to be used

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- 2 Low energy lighting installations internally and externally throughout with appropriate controls.
- 2 All insulation materials will be low polluting. Other materials to be chosen and sourced in line with best practice guidance. Use of durable materials of low environmental impact and long life, sourced responsibly
- 2 To meet planning policy the predicted water consumption levels are not to exceed 105L per person per day. In order to achieve this these will also utilise low water sanitary fittings, as well as low water use domestic appliances
- 2 Reduction / attenuation of surface water runoff to hard surfaces to reduce surcharging of municipal sewer systems. Provision of rain water butts for the garden
- 2 The ecological value of the site will be improved post development as a result of new planting.
- 2 The scheme fully complies with Part M of the Building Regulations for visitable dwellings and includes Lifetime Homes principles where possible
- 2 The scheme is based upon Secured by Design principles. Detailed liaison would be held post planning permission
- 2 Flood resilient measures as per the FRA report will be reviewed and adhered to in order to reduce the damage and clean up time following any flood that may occur.