

Design & Access Statement

Land off Sefter Road, Bognor Regis
20156

Rev	Amendments
-	First Issue

By	Date
JE	21/07/21



Land adjacent to Sefter School House
Sefter Road, Bognor Regis
Design and Access Statement

July 21
First Issue
JE

Outline Planning Permission has been granted on 1st October 2020 for 6no dwellings on the application site, ref: P/116/19/OUT, with the sole matter of Access being approved.

The remaining Reserved Matters relating to this application are:

- a) Layout
- b) Scale
- c) Appearance and
- d) Landscaping

This Design and Access Statement explains the design development that forms the application.

Use

The use of the land will become residential with 6no homes that are suitable for family living, with each home having a rear garden that overlooks the stream to the rear of the site. To the north a shared access will connect with the approved junction with Sefter Road.

To the eastern most corner, the land will be given to wildflower meadow planting and include log piles to enhance the biodiversity of the site away from the homes, near the stream

Along the northern boundary with Sefter School House, the boundary will be enforced with a new hedgerow and trees planted linking with the large Sycamore just outside the site. This will form the backdrop to a communal soft landscaped area that includes the refuse store, located to allow simple collection.

Amount

Originally identified in the Outline Application as 3 bedroom units, the 4no semi detached homes central to the site have considerable roof spaces due to orientation and geometry. To ensure optimum use, these voids will be used for a fourth bedroom.

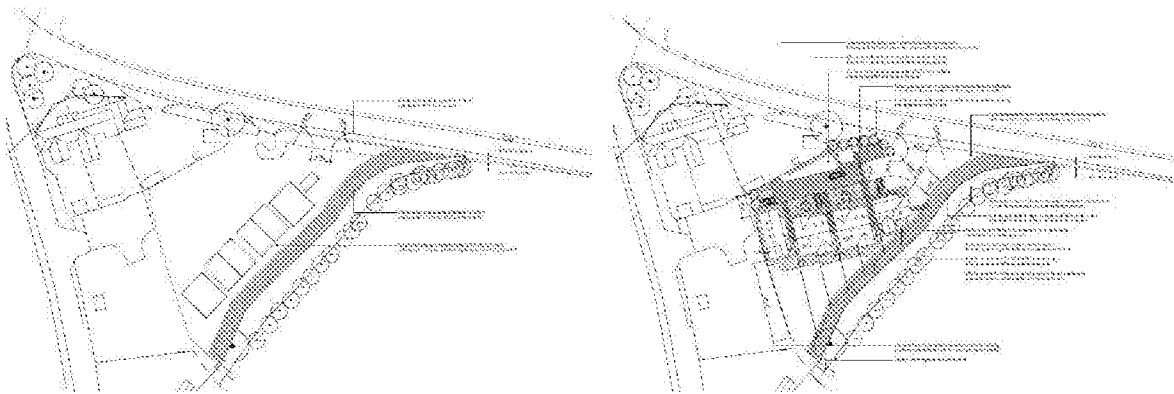
Therefore across the site, each home will contain 4no bedrooms sized to provide a good range of sleeping accommodation for families. Each home will have a pair of dedicated parking spaces with an electrical charging point, along with private rear garden that includes a shed for 2no cycle storage.

Across the site, 3no additional parking spaces are included for visitors and there are also 2no spaces for motorcycles.

Layout

Access onto the site has been designed and approved under the Outline Application to allow visibility splays of 2.4 x 94m to the west and 2.4 x 120m to the east as identified on the Block Plans. This Access point is retained, unchanged within this Reserved Matters Application.

Original design intent showed a line of buildings running parallel to the stream. However, this results in private rear gardens that are relatively constrained and therefore the line of buildings has been rotated so it is parallel and perpendicular to the western boundary and placed away from the northern boundary, to allow a shared space, whilst also connecting with existing hard standing area of Sefter School House.



Outline Application design intent (left) vs Reserved Matters Application (right) showing improved orientation and efficient site use by rotating the building group

Within the site a turning area is located for refuse vehicles, which can then collect directly from the relocated refuse store before leaving the site. However, the turning area also provides direct access to the stream for maintenance where the reorientated homes rear gardens are terminated with an open post and rail fence. This then ensures each unit still has a sense of being within the open site, looking over the stream through the tree screen to the south/east.

Furthermore, with the buildings broadly facing north south, the rear gardens have maximum benefit from sun path whilst to the front façade, buildings now obliquely face Sefter Road instead of directly looking at the cluster of existing buildings, to the north west. Upon approach from Sefter Road the group appear welcoming with a buffer zone directly to the north that contains a newly planted tree line that links with, and enhances the existing Sycamore tree, with a communal shared soft landscape space away from the turning area and junction with the carriage way.

Each home has been designed with the orientation at the forefront with kitchen/dining/family spaces all opening onto the private rear gardens via wide bi fold doors, with cosier living rooms facing the communal external space. However, due to the unique location of Plot 1, this unit has triple aspect with dual aspect kitchen/dining/family and a living room that faces east. This unique orientation also ensures limited nuisance from car headlights when entering the site.

Although the site is fairly remote, the front door and approach to the homes enforces a sense of neighbourhood with shared pathways, directly linking to dedicated parking spaces, with a communal refuse store, set within soft landscape space in the shared access area where road traffic is slowed by a raised pathway. Thus, defensible and safer spaces are created without physical barriers to maintain the overall rural feel of the location.

Scale

Key reference points for the development are the cluster of buildings to the north west, the sole building to the south west and the treeline along the stream outside of the application site.



Existing structures within vicinity of the site are two storey with pitched roofs

Using these as reference, the new homes will be perceived as two storey, with pitched roof to suit but as mentioned earlier the semi detached plots will utilise the roof volume for a fourth bedroom. Plots 1 and 6 act as 'bookends' containing the semi detached homes, reducing the perceived massing as a whole and directly relating to the massing of neighbouring structures

Appearance

It is clear that a traditional architectural style is required to successfully integrate the development into the surroundings and therefore homes are rectilinear in plan with pitched roof forms over. Ground floor projections and bays continue in this theme with a monopitch roof over.

Plot 1 is the prominent statement building for the site and for this home, fairface brickwork will be used with feature coursing over the fenestration to emulate and blend with the aesthetic of the public façade of Sefter School House. However, across the site, this public façade gradually fragments until reaching Plot 6, where a more contemporary rendered elevation is seen, more relevant to the private facade of Sefter School House.



Pitched roof, rectangular plan and gable ends feature in the architectural vernacular and will be emulated

To ensure a fresh contemporary appearance to the new homes, there will be areas of through colour weatherboarding to blend the fairface brickwork with the render. To the rear, where contemporary fenestration is used, render will become the prominent material reflected this architectural style.

Across the 'street scenes' the roofline is a constant reference between each home and therefore to unite the development as a whole, this will be in man made slate to also immediately place the homes into the neighbourhood.

Landscaping

Approach to the site is solely from Sefter Road and to make a physical connection with the highway, and ensure the rural feel of the site, there will only be soft landscaping between buildings and roadside boundary.

To the east of the junction, the area will be given to biodiversity enhancement, with a wildflower meadow that can incorporate log piles and with it's close proximity to the stream identifies a

natural place for this feature. Once established the height of the planting would be relatively low allowing the homes to provide a backdrop to the meadow; prior to the treeline to the other side of the stream forming a backdrop to the homes.



Approach to the site along Sefter Road is open and distinctly rural therefore no hard boundary will be used

To the west of the access, a large Sycamore tree is prominent and a new treeline will be planted as backdrop to the refuse store and visitor spaces, whilst not forming a physical barrier at ground level.

Naturally, the stream is a site specific feature and views across the stream and through the treeline are pleasant for the home owners. Therefore, although some defensible space is created with 1.8m high solid fences between plots, to the rear a simpler 0.9m high post and rail fence is located which maximises views out whilst also ensure wildlife can traverse the site and stream unhindered.



The treeline to the rear of the stream is a focus for the homes and backdrop for the building cluster



To reduce impact on the drainage systems, the shared access and parking bays will be in permeable hard surfacing, whereas the turning area will be tarmacadam to suit the intended use and also identify the various spaces.

Rear gardens will have a hard standing area for outside dining but then grass will flow towards and connect with the stream beyond. To the public façade, planted borders will be used to enhance the public realm and communal shared space.

Conclusion

Original design intent has been followed but enhanced using the design principles identified in the Arun District Design Guide (SPD) dated January 2021, using the site specific location and character to inform the design development. Key features being:

- Building orientation to deliver pleasant amenity space without detriment to privacy
- Low level boundary definition to reflect the rural feel
- Welcoming shared space with definition of zones created by the landscape
- Soft public façade with surveillance and simple clear accessibility
- Vernacular architectural design and massing with localised visual interest
- Electric charging points to each and every home and permeable drainage