

# Design & Access Statement

Land off Sefter Road, Bognor Regis  
20156

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| Rev | Amendments               |
|-----|--------------------------|
| -   | First Issue              |
| A   | Updated for resubmission |

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| By | Date     |
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| JE | 21/07/21 |
| JE | 20/10/21 |

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

October 21  
Revision A  
JE

Outline Planning Permission has been granted on 1<sup>st</sup> 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

A Reserved Matters Application ref P/111/21/RES was refused on 1<sup>st</sup> October with reason being:

*By reference to the closeness of houses to each other, their internal size, their heights, proposed materials and the external garden depths, the proposal does not achieve a high standard of design quality, will adversely affect the character/appearance of this semi-rural location and represents an overdevelopment of the site*

The scheme has now been redeveloped to respond directly to these comments and 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 and directly connects with the stream to the rear of the site.

To the north a shared communal 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

Due to depth of homes, the refused scheme, sought to use the roof void for an additional bedroom to the semi detached homes. However, in the resubmission scheme, this has been removed, thus reducing the size of homes to accord with comments made.

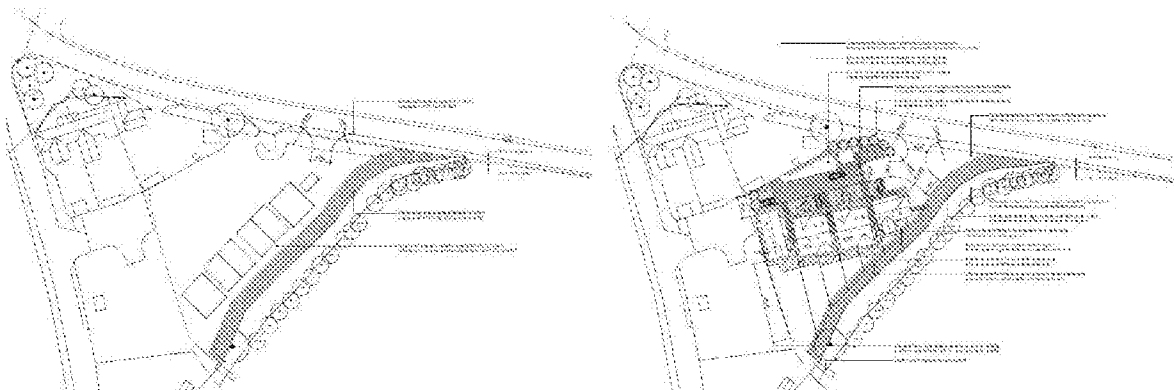
Each home will have a pair of dedicated parking spaces immediately adjacent, with an electrical charging point, along with private rear garden that includes a shed for 2no cycle storage. The larger, detached homes have an additional dedicated parking space.

Although only 1 visitor space is required to accord with requirements, across the site, 2no additional parking spaces are included for visitors and there are also 2no spaces for motorcycles; all within the shared communal access area.

## 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 refused Reserved Matters Application (right) showing improved orientation and efficient site use by rotating the building group

To the rear private gardens a low level post and rail fence was placed to ensure no infringement to the stream maintenance zone, which in conjunction with the deep footprint of the dwellings

created private garden depths that were considered unsuitable. In the revised scheme the buildings have been relocated further north, which along with greater spacing between forms results in acceptable private garden depths.

Furthermore, the 3m wide maintenance zone will be open to the private gardens with a suitable legal easement written into deeds, to ensure occupants have the benefit of the stream, with zones denoted by post and rail returns and removable chain link dividers.

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 a field gate provides enhanced security to the 3m zone yet maintains the overall rural feel of the site ownership.



Revised resubmission of Reserved Matters Application showing improved spacing between smaller units and deeper garden depths, including reorientated plot 1 to give additional width and privacy

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 some rooms facing east but with a unique orientation that limits 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 two storey, with simple pitched roof forms to suit but to enhance the separation between masses the semi detached plots will utilise a hipped roof volume to one side to make the gable roof form dominant. 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. In addition the eaves line has been lowered to ensure the overall street elevation is significantly reduced in height from the refused scheme.



Street elevation of new redeveloped scheme with refused Reserved Matters Application [dashed blue line] overlaid showing significant reduction in height and spacing between dwellings

## 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 to the rear continue in this theme with a monopitch hipped 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 the rear, where contemporary fenestration is used, including higher window heights to the feature vaulted ceiling principle bedrooms, render will become the prominent material ensuring the development has a light welcoming aesthetic.

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 return is located, with removable chain link beyond which maximises views out whilst also ensuring 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.

Garden House Design produced an Outline Landscape Plan ref: GHD3522 for the original Reserved Matters application which identified the various species across the site and the bio diversity measures to be implemented. This design is included as part of this resubmission but alas cannot be updated to suit at time of submission due to maternity leave. However, the principles and locations of plant beds are similar and will be implemented accordingly.

## 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

Furthermore, in direct response to the reasons for refusal:

- *Closeness of houses to each other*
  - Spacing has been increased from 2.1m to 3m
- *Internal size*
  - All units have been reduced in size as noted on schedule on dwg P004
- *Heights*
  - All units have been reduced in height with semi detached masses significantly lowered
- *Proposed materials*
  - Weatherboarding has been removed with variations in brickwork and render providing interest
- *External garden depths*
  - All units now have suitable garden depths, whether to the maintenance zone or beyond, to the stream, as noted on dwg P004