

DESIGN ACCESS STATEMENT



70 WOODLANDS AVENUE, RUSTINGTON

July 2018 - Rev.01



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ARCHITECTURAL DESIGN

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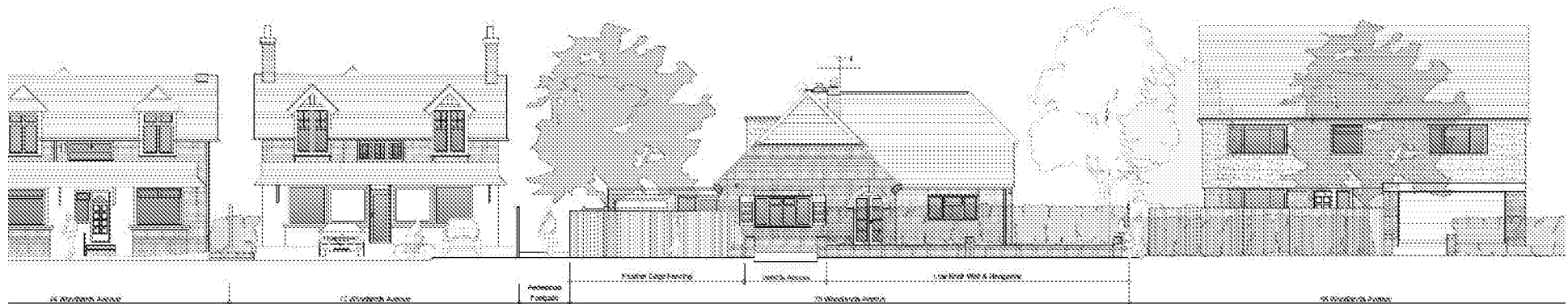
Introduction

This revised design and access statement for the addition of a penthouse unit the previously approved application (R/65/17/PL). This proposal should be read in conjunction with the following documents:

- Drawings:
 - BAQ 1000 Rev. 02 - Location Plan
 - BAQ 1001 Rev. 04 - Block Plans
 - BAQ 1002 Rev. 06 - Site Plans
 - BAQ 1003 Rev. 05 - Site Sections
 - BAQ 2000 Rev. 03 - Existing Plans
 - BAQ 2001 Rev. 03 - Existing Elevations
 - BAQ 2002 Rev. 04 - Proposed Plans
 - BAQ 2003 Rev. 04 - Proposed Elevations
- The revised planning statement provided by Lewis & Co Planning.
- Initial arboricultural survey, impact assessment and method statement provided by PJC Consultancy (previously submitted with R/65/17/PL).

70 WOODLANDS AVENUE, RUSTINGTON

Context

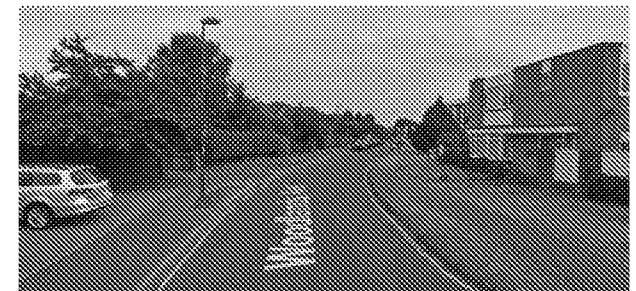


Existing Street Elevation

The site is located in Woodlands Avenue, Rustington. It can be accessed from 'The Street' (main high street) to the South and the site is approximately 100m walk from the village centre and main shopping parade. Over 80 shops and business are located on The Street, ranging from major retailers to specialist independent shops in a pedestrian-friendly environment. There is free parking facilities within the vicinity and also excellent public transport links within walking distance of the site. Frequent bus services operate to neighbouring towns and villages and Angmering railway station is approximately 1.2 miles away.

Woodlands Avenue is also ideally located for families as it offers a large public park with open grassed areas for various sports and recreations; and there is also a dedicated children's play area. The local beach and esplanade is approximately 0.8 miles away. Woodlands Avenue has a mixed use of public, private and commercial properties but is predominantly residential. The Avenue itself contains a variety of housing types with no dominant architectural style.

The site currently has planning permission for 6 x 2 bedroom apartment situated over two floors (R/65/17/PL).



Woodlands Avenue-North



Woodlands Avenue-South

Site Description

70 Woodlands Ave, sits between a row of converted Edwardian houses to the South, which are now commercial businesses (no.72 which sits directly south to the site is currently a veterinary clinic; with a physiotherapy/chiropractor clinic located at no. 74; a dental surgery located at 76, solicitors offices located at no. 78; and a children's nursery located at no. 80 Woodlands Ave). To the north of the site sits a modern detached two storey residential premise (no.68). Beyond No.68 to the North sits developments of flats and houses - Silverwood Court and Willow Court which are both substantial developments. Located on the opposite side of the road is Fittleworth Gardens, which is a large development of 2 storey flat roofed terraced houses (circa 1960's) and similarly styled blocks of 3 storey apartments.



Google Maps - Aerial View

Planning History

Detailed information on previous applications made on 70 Woodlands Avenue can be found in the planning statement provided by Lewis & Co. planning consultants in the previous planning application (R/65/17/PL). However, in brief, previous planning applications linked to this site are as follows:

R/65/17/PL

Planning application R/65/17/PL was approved on 25th August 2017. This was for the demolition of the existing bungalow and the erection of a two-storey apartment building (6no two-bedroom apartments)

R/266/05

Planning application R/266/05 was an outline application for the demolition of the existing bungalow and the erection of a two storey 9x2B flats. This was refused planning in January 2006.

R/52/06

Planning application R/52/06 was an outline application that looked to address the concerns and comments of the previous scheme. This application was for the demolition of the existing bungalow and erection of 6x2B flats. Although there was insufficient information supporting the application, the Councils Planning Officers recommended this application for approval but the application was refused by the Councils Development Control Committee.

Planning Policy

Planning policy and previous local authority comments have helped to influence the design from the outset. The proposed design has referred to The Development Plan in the West Sussex County Structure Plan LOC1, LOC2, CH1 & DEV1 and the relevant policies in the Arun District Local Plan GEN2, GEN3, GEN7, GEN8 & GEN12 and National Planning Policy. Please see the planning statement for further information.

Use

Planning permission has already been granted to replace the existing property with 6 x 2 bedroom apartments which will be situated over two floors. Adding an additional 2 bedroom penthouse would represent a sound use of the roof space and a sustainable use of the site within the current locality. The location of this site, situated within 5 minutes of a public park and well-established village would allow the occupants to make easy use of the local shops and community facilities.

Amount

This proposal is to add a penthouse apartment to the exiting approved scheme. The size of the site is approximately 0.12 hectares (1200 square metres) with planning permission to add 6 x 2 bedroom apartments which equates to 50 dwellings per hectare. Adding the penthouse would increase this to 58 dwellings per hectare which would be an efficient use of the existing space for housing.

70 WOODLANDS AVENUE, RUSTINGTON

Layout

The penthouse has been designed to make efficient use of the space in the roof. It includes accommodation consisting of two bedrooms and a good size open plan kitchen/lounge/dining room. During the design phase we were mindful of making changes to the street elevation of the current approved scheme. An additional small gable-dormer has been incorporated on the East roof elevation and also a small window to the principle gable wall (east elevation). Both additions to the principle elevation are sympathetic and in-keeping with the surrounding properties.

The proposed development meets waste storage requirements providing the required refuse of 140 litres of general refuse and 140 litres recycling per unit. This equates to 1960 litres which has been provided within a communal bin store. A provision of 7 secured cycle parking spaces have been included within the cycle store.

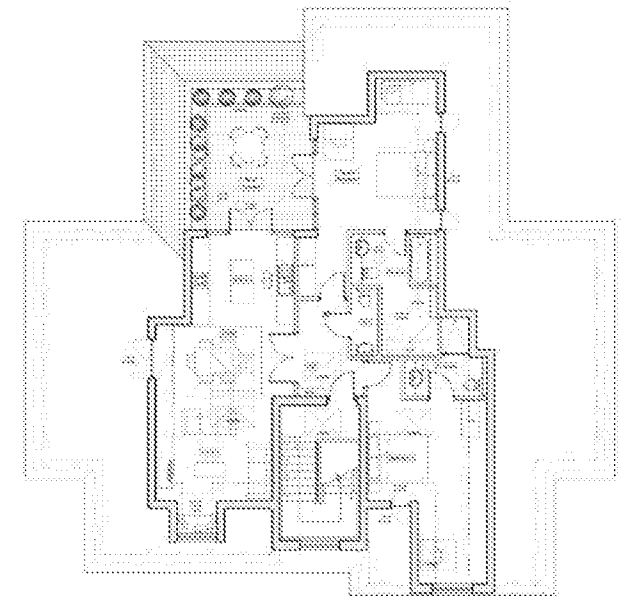


New Dormer

Scale

The proposed penthouse includes a 2 x Bedroom apartment with external terrace set within the roof structure.

The proposed building remains a 2 storey property and no changes have been made to the ridge and eaves heights from the approved scheme.



Penthouse Floor Plan

Landscaping

The hard and soft landscaping elements will utilise high quality materials and decorative features to match the quality of the proposed building. This will help to enhance the building and link the external and internal spaces. Fully accessible footpaths to rear gated amenity space allow abled and disabled residents and guests to move around the building freely. A full external landscaping design will be submitted by a professional landscape designer, this will confirm all the materials and also the new and extensive feature planting on the site. All trees and existing planting that is to be retained will be protected during the build process in accordance with BS5837:2012.

Great care and attention will be made when designing the proposed external works to help encourage natural habitats to form and develop. All plant, bush/shrub and tree species will be confirmed. Please see the Arboricultural Survey, Impact Assessment & Method Statement by PJC consultancy.

Appearance

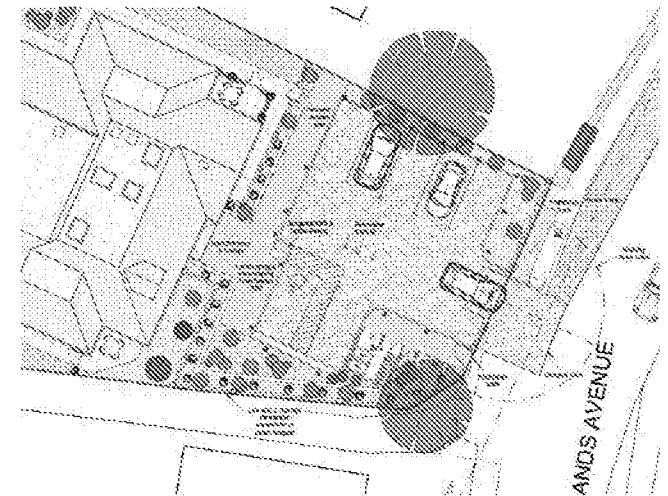
There is a mix of various styles and ages of buildings on the road and as with the previous scheme the predominant architectural style at this end of the road is the commercial Edwardian properties to the south of the site. Therefore, we have sought to use the existing palette of materials from the immediate context to help minimise its impact and also improve and enhance the street scene.

The building has been designed to appear as a large two storey detached dwelling property. Sitting sympathetically in its surroundings it incorporates pitched hipped roofs and flat roof bay windows. We have also incorporated aspects from the neighbouring Edwardian properties in our design by creating windows and dormers that are similar in size. We have also adopted the render line shown on the front of these commercial properties. Detailing has been chosen to compliment the neighbouring properties. The importance of the material choices and layout are of utmost importance to the success of the design. Use of high quality roof tiles, red/brown facing brickwork to the ground floor and off white render to the first floor accommodation. All fascia and soffits will be fibre cement. This is to reduce on-going maintenance issues due to their inaccessibility.

Vehicular and transport Links

There are two points of access to the site, all of which face Woodlands Avenue. The main vehicle entrance gates are to be electronic allowing residents secure access. There is a secondary access point adjacent to the vehicle gates to allow for pedestrian access and also for bin refuse collection. All access points have level thresholds to aid ambulant and disabled visitors and residents.

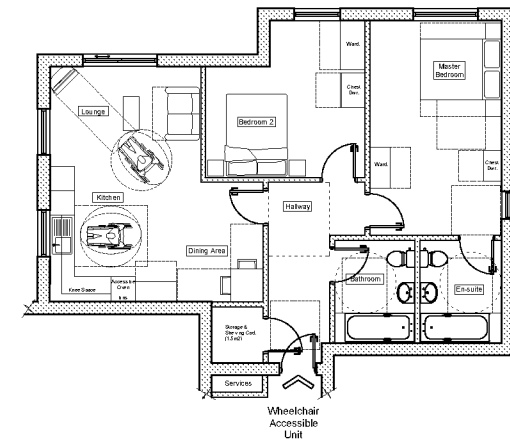
Vehicular access onto the proposed site has been laid out in such a way to maintain the existing layout but also minimises any on street parking as each apartment is allocated its own parking space. As shown on the site plan, visibility and safety accessing and entering the site can be achieved with ease. There are excellent sight lines up and down the road in both directions. The main gate is set back from the pavement and 2m visibility splays have been allowed to monitor for any pedestrians in front of the main gate. There are numerous bus stops at the end of the road (approximately 100m) and Angmering train station is approximately 1.2 miles away.



Visibility Splays

Inclusive Access

The building has also been designed to allow for full disabled access and is to meet all relevant building regulations and is part M compliant. The building will have level thresholds throughout and this also allows external space to be accessed easily. The staircase has been designed with a low rise to allow ambulant disabled or the elderly ease of access. Generous communal and private entrance lobbies allow ease of access to disabled residents and visitors. The internal doors to all habitable rooms are a minimum 750mm clear, allowing for optimum use of space and ease of access. All external hardscaping will be fully accessible with level walkways and will allow wheelchair users to fully enjoy the amenity space.



Indicative Accessible Layout

Conclusion

The proposed development seeks to make more effective and efficient use of the existing site with the addition of a 2 bedroom penthouse apartment. This apartment is similar in size to the 6 other apartments which have already been approved. The penthouse will be in keeping with the approved scheme and the local vicinity.