

Design & Access Statement.

69 Broadmark Lane
Rustington
West Sussex
BN16 2HL

Application for;

Proposed demolition of existing bungalow and erection 6 x self contained
apartments.

Roberts & Wrigley Associates.



Fig 1.Site view at 69 Broadmark Lane

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Fig 2. Front elevation at 69 Broadmark Lane

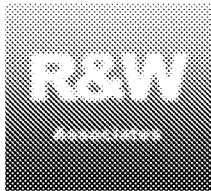
Context

This Design and Access statement accompanies a full planning application submitted to Arun District Council on behalf of Mr Leach.

This application seeks to redevelop 69 Broadmark Lane into 6 new build apartments using modern architectural design and building materials.

The application takes into consideration the previously approved application in 2008 (R/150/08) with some minor alterations to the apartment layouts to make better use of both the internal and external space.

Broadmark Lane runs in a North South orientation between Rustington village centre and the sea. The site is situated approximately half way along Broadmark Lane on the Eastern side. The sea is approximately ½ mile away to the south.



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The proposal is considered to be in line with local planning policy and makes best use of previously developed land in a sustainable location within the built up area of Rustington. Further the site is not subject to any special development constraints.

The proposal will provide high quality dwellings units which will add to and make a useful contribution to the existing housing stock.

The design of the redevelopment is modern and based on New England style. The design features are indicative of the proposed local area and it is considered that the proposed development is well designed and proportioned and will result in an enhancement to the appearance of the street scene.

Use

The existing building has been developed by the previous owner to provide 4 small self-contained units and 5 HMO's. We have recently acquired the property and recognise that the current condition and layout of the property would require a significant amount of investment to make best use of the existing floorplan and modernise throughout.

The new dwelling would be in C3 residential use.

Amount

The application seeks to demolish the existing building and replace it with a modern and aesthetically pleasing property that has the external appearance of a single family dwelling to fit in with the surrounding area, whilst providing 6 good sized dwellings using the latest building materials and technologies.

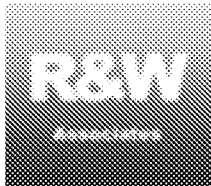
The scheme will provide the following

- 5 x 2 bedroom apartments
- 1 x 3 bedroom penthouse with roof terrace

Layout.

All units are designed around a spacious central open plan kitchen, dining and living area. There are a minimum of 2 bathrooms in each unit with the penthouse having 3 bathrooms. Every unit has an En-suite bathroom to the master bedroom. Windows have been arranged to face predominately West and East to minimize overlooking issues with the neighbours and appropriate use of velux windows to ensure the units are as bright and airy as possible.

Communal hallways have been kept to a minimum to maximise the use of space and reduce the communal running costs.



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Scale

The site is 830 m2 in size. It is rectangular in nature being 46 metres long by 18 metres wide.

The site is predominantly flat.

To the North of the property are a number of large detached units. The immediate northern neighbour (67 Broadmark Lane) is a substantial, tall 2.5 storey, 11 metre high property. In contrast immediately to the South is Ravenscroft, which consists of a row of six 7.2 metre high properties with extended ground floor entrance halls to the front elevation.

Further South towards the Sea are a number of large apartment schemes. To the rear of the site are predominantly bungalows. Immediately opposite the proposed development there are three 1920's detached house.

We feel that ensuring the proposed development is no higher than the existing building and no higher than 67 Broadmark Lane are important scale considerations.

We have also taken into consideration the concerns from neighbours during the original application process in 2008.

To a large extent the proposed footprint matches the current building and rear external garaging.

Given the rather unusual stepped building line between 65 and 67 Broadmark Lane there is a strong argument to support stepping the proposed development a little further forward in-line with the previously approved application in 2008.

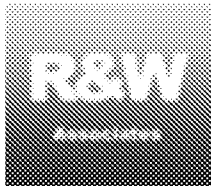
This small step forward in the building line does not impact light to the adjacent neighbours and helps to provide a gradual step in the street scene, whilst maximising the sites development potential.

We have maintained the previously approved building gap measurements with the proposed development. These are as follows.

Distances between buildings (at first floor level)		
63 to 65 Broadmark	2.3 Metres	
65 to 67 Broadmark	3.5 Metres	
67 to 69 (current)	7.2 Metres	
69 to Ravenscroft (current)	7.2 Metres	
67 to 69 Broadmark (proposed)	6.9 Metres	
69 to Ravenscroft (proposed)	6.6 Metres	

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As can be seen from the above table the gaps between buildings for the proposed development and its immediate neighbours are being maintained at well over 6 metres. This is significantly larger than some of the building gaps between 63 to 65 and 65 to 67 Broadmark Lane as shown on the table.

The internal spaces to be of an appropriate size to meet the requirements of all occupants and their changing needs. Arun District Council specific standards are to be identified for inclusion in this Policy D DM2 which should be adhered to in all new development.

Flat 1 - two bedroom unit is approximately 84 meters squared in floor area with 66 meters squared garden area at the front of the property.

Flat 2 - two bedroom unit is approximately 88 meters squared in floor area with 29 meters squared garden area at the rear of the property.

Flat 3 - one bedroom unit is approximately 64.8 meters squared in floor area with 54 meters squared garden area at the rear of the property.

Flat 4 - one bedroom unit is approximately 77 meters squared in floor area.

Flat 5 - one bedroom unit is approximately 63 meters squared in floor area with 2.6 meters squared balcony area at the rear of the property.

Flat 6 - one bedroom unit is approximately 107 meters squared in floor area with 28 meters squared balcony area at the rear of the property.

Landscaping

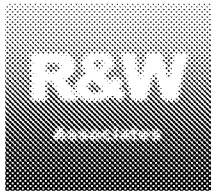
At present the parking at the front of the property is very exposed and not in keeping with the street scene. There is also insufficient parking for the existing residents, which means an overspill into neighbouring roads. We feel that returning a well-designed wall, soft landscaping and hedging to the proposed parking area will help to significantly soften the current impact of the site.

There are no trees removed under the proposed scheme, in fact removal of the existing double garage at the rear will provide an additional garden area to allow for further landscaping.

We propose to include planting areas to the Northern boundary between the proposed development and 67 Broadmark to add colour for residents returning to their properties along the external common access to the north of the development. We also propose retaining soft landscaping in the form of private gardens for all ground floor apartments to ensure they all have private amenity space. These areas for the apartments will be screened by waist height hedging, with the addition of a larger fence for the rear cottage to provide additional privacy for this detached dwelling. In addition we are proposing that the second floor apartment would have access to the screened roof terrace that would be hidden behind the slopes of the roof to avoid overlooking issues.

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We envisage extensive landscaping work to the site to make this an attractive feature of the development and compliment the design of the building.

To the back of the site we propose a cycle store, bin store, recycling store and general waste bins.

Appearance

The following features are all contained within the local palette of the area.

- Large Gables
- Tall slim windows
- Tall imposing buildings
- Multiple and random single storey extensions to side and front elevations
- Cladding, soffits and fascias
- Slate roof tiles, cladding and render elevations
- Enclosed front gardens

As can be seen from the elevations and style of the property we are proposing a modern New England style residence that has become increasingly popular in the local area including Rustington, East Preston, Ferring and Goring.

A prominent front access helps to identify this as a substantial “house” rather than a block of apartments.

Access

Access to the site is via the existing road network (Broadmark Lane)

The A259 is less than a mile to the North providing easy access to the trunk road and network.

Angmering and Littlehampton train station offer easy access to the rail network.

There are approximately 200 + bus and coach services per day that travel via Rustington.

The South Coast cycle route passes immediately outside the property.

Rustington shopping centre offers facilities such as banks, shops, pharmacy, dentists and doctors. The proposed scheme is within a short level walk or cycle ride to the South.