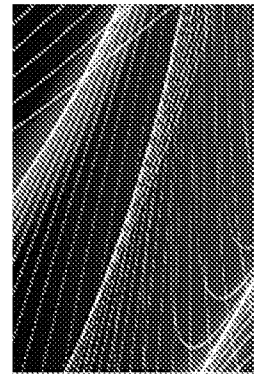


Design & Access Statement



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In support of outline planning application
at 2-4 Broadmark Lane & 18 Vernon Close
in Rustington.
AJ/ 0978

This **Design & Access Statement** accompanies an outline planning application for the residential development at 2 - 4 Broadmark Lane and 18 Vernon Close in Rustington and should be read in conjunction with the main Planning Document, March 2011 by Morgan Carn Partnership.

1.0 USE

1.1 This application is for the proposed demolition of three existing bungalows and the construction of a two and three storey residential apartment block in Rustington village centre.

1.2 The redevelopment of the site provides an opportunity to create a landmark building at the entrance to the village centre, signalling the importance of the location in terms of public routes and facilities.

1.3 We maintain that the current proposal addresses the reasons for refusal of the previous scheme for 14 apartments, application no. R/213/10 and the pre-application comments received from the council in February 2011.

The revised scheme presents significantly reduced scale and massing of the building along Vernon Close by removing a 7m wide section of the development and reducing the height to 2 storeys. The three storey corner tower has been also replaced by a 2 storey element. This allows the proposal to correspond more sensitively with the scale of Vernon Close and minimise the impact on the neighbouring properties.

The footprint of the building has been considerably reduced and the whole development moved back by 1.5m.

We firmly believe that due to the generous separation distance of minimum 23m and the planting along the site boundaries, the proposed development would have no adverse impact on neighbouring properties.

The contextual design enhances the character of the area and the high quality scheme for 11 residential apartments makes efficient use of such a highly sustainable site.



Figure 1: Application Site.

1.4 This Design & Access Statement includes the following:

- Bin Storage and Collection Statement,
- Lighting Assessment.

1.5 The other documents, which are submitted in support of the planning application, and should be read in conjunction with this planning statement are as follows:

- Planning Statement,
- Transport Note,
- Biodiversity Survey & Report,
- Arboricultural Report,
- Land Contamination Assessment,
- Statement of Community Involvement.

2.0 DESIGN APPROACH

2.1 By providing contextual design, sensitive to the area, the project aims to deliver a high quality development, which will enhance the appearance of Rustington village centre and provide a gateway into the shopping area.

2.2 The proposed redevelopment of the site creates an opportunity to make more efficient use of the land by providing a high quality, attractive residential development, which is sustainable, adaptable and fully accessible for all users.

3.0 APPLICATION SITE & CONTEXT

3.1 The application site is located along Broadmark Lane, the main vehicular route through Rustington.

3.2 Situated to the west of Broadmark Lane, between Vernon Close (to the south) and rear access road of The Street (to the north). The site extends to 0.155 ha site and is rectangular in shape.

The existing ground levels of the site are situated at level 6.4 AOD, which is outside of the flood zone (preliminary consultation with the Environmental Agency).

3.3 The proposed development site covers three detached residential properties, comprising three bungalows with associated outbuildings and garages.

With the exception of the trees located on the northern boundary of number 2 Broadmark Lane the gardens contain trees of minimal amenity value.

The trees contained on the northern boundary of the proposed development site contribute to the local amenity and provide an established and effective screen.

Please refer to Tree Survey for details.

3.4 The buildings to the north, east and west of the site are predominantly 3 storey in height and to the south along Vernon Close are 1 to 2 storey in height.

3.5 The site lies in a highly sustainable location, adjacent to the village centre shops, public bus transport and approximately 1.2 miles from Angmering train station, which links Rustington with Southampton, Brighton and London.

4.0 AMOUNT

4.1 The proposed development provides 11 residential apartments, comprising a mix of 1 no. 1 bedroom and 10 no. 2 bedroom apartments, with associated car parking and bicycle storage.

4.2 The site is located in a sustainable location, with good public transport accessibility, links to pedestrian and cycle networks and close proximity to a range of local services and facilities. This suggests that a higher density of development is appropriate for the site.

5.0 SCALE

5.1 The scale and massing of the proposed scheme relates to the existing surrounding buildings and the context of the village centre which is predominantly 2^{1/2} – 3 storey. The proposed three storey building creates a strong building frontage along Broadmark Lane, responding to the character and scale of The Street and Broadmark Parade.

The proposed two storey south elevation corresponds with the character of Vernon Close and minimises the impact on the neighbouring properties.

The building has been situated on the site in a way that maintains a minimum distance of 23m from neighbouring properties along Vernon Close and minimum of 34m along Broadmark Lane.

5.2 The application site comprises three existing bungalows with associated outbuildings and garages, with a total footprint of over 350 sq m.

The footprint of the proposed building is marginally larger extending to 401 sq m, this represents less than 26% site coverage.

5.3 The proposed car port, refuse and bicycle storage situated along west boundary are single storey, and therefore will have no impact on the neighbouring properties.

6.0 LAYOUT

6.1 The layout has been carefully devised to make efficient use of the site, incorporating an intensity of development, which is appropriate to the locality, the needs of the community, and at the same time safeguards the residential amenities of the neighbouring dwellings.

6.2 The L - shape of the proposed building creates a strong street frontage along Broadmark Lane and Vernon Close and marks its presence in town-scape terms, by functioning as the gateway to the village centre.

The continuation of the existing building lines along Broadmark Lane and Vernon Close allows private gardens to be provided to all ground floor apartments. These green site boundaries relate to the domestic front garden character of the area.

6.3 The 11 residential apartments are situated over 3 floors. The main entrance is located to the east side of the building and is accessed off Broadmark Lane, the secondary access is from the car parking area.

6.4 The 11 car parking spaces and secure bicycle storage are provided for the residents. These are situated to the rear (north-west) of the development with the access from Vernon Close.

6.5 All the apartments are design according to Lifetime Homes standards and have private amenity space in the form of a balcony or garden.

7.0 LANDSCAPING

7.1 The proposed development will incorporate a high level of landscaping along Broadmark Lane and Vernon Close.

The existing 2 mature trees and hedges along northern boundary are to be retained and will be protected during building works.

New planting is proposed along the west boundary and within the car park area.

Additional soft landscaping, in the form of green walls, are proposed along the north elevation to minimize the visual impact on neighbouring buildings.

7.2 The arboricultural consultant R. W. Green Limited has undertaken a tree report for the proposed development. Please refer to that report for the details.

8.0 APPEARANCE

8.1 The proposed building creates a landmark at the entrance to the Village Centre, signalling the importance of the location in terms of public routes and facilities.

8.2 The design of the building integrates with the surrounding context by using the highest quality materials and architectural detailing to create visual interest with appropriate levels of landscaping.

8.3 The architectural approach for the scheme is complemented by clean and crisply detailed elements including off-white render, red brick, glass balconies and overhanging slate roofs. All windows and doors are to be in light-grey powder coated aluminium.

9.0 ACCESS

9.1 The site has a superb setting within Rustington village centre and all its associated amenities.

9.2 The application site has easy access to public transport along Broadmark Lane and is within a 1.2 miles radius from Angmering train station, which links Rustington with Southampton, Brighton and London.

9.3 The 11 car parking spaces are provided, situated to the rear (north-west) of the development with the access from Vernon Close.

Cycle storage for 12 bikes is provided in secure storage situated next to the car parking area.

9.4 The scheme has been designed to comply with **Part M** of the Building Regulations, **DDA** requirements set out in **B.S 8300.2001** and **Lifetime Homes Standards**.

The development is designed in a manner so as not to discriminate against disabled persons and can be adapted in the future where necessary.

10.0 SUSTAINABILITY

10.1 The scheme has been designed to comply with **Approved Document L1A** 2006 Edition of the Building Regulations, **Part M** of the Building Regulations, **DDA** requirements set out in **B.S. 8300.2001** and **Lifetime Homes Standards**.

10.2 The fabric and design of this scheme have been designed to reduce greenhouse gas emissions, resulting in a reduced impact on the environment. The aim of exceeding minimum requirements will result in lower running costs and an improved living environment. It is the intention that the development as a whole achieves a minimum **3* COSH** rating.

10.3 The fabric of the building will achieve increased target efficiency to the specifications set out in Part L. This will be achieved using air-tight construction, increased insulation, suitable orientation and high specification fenestration.

All light fittings will be low-energy, while external lighting will have solar-power packs to supply motion and daylight sensors.

10.4 Materials, structure and finishes, will be sourced from the BRE Green Guide to Specification, for all 5 components: Roof, Internal and External Walls, Upper Floor and Windows and Doors. These will be supplied from local suppliers, where available, and will be responsibly sourced.

The insulating materials specified will avoid the use of GWP. NOx emissions will be restricted to recommended levels.

All hard surfacing, i.e. driveway and paving will be SUDs, allowing for the absorption of run-off into the ground.

10.5 Low-flush and low-flow appliances will be provided to reduce potable water use.

Proposed rainwater harvesting in the form of water butts will be incorporated into the landscaping design to provide external water supply for green areas.

10.6 All apartments comply with the Lifetime Homes requirements on Access to the Dwelling, general standards of accessibility and potential future adaptability.

The possible home offices can be located in any living room or a secondary bedroom, and suitable facilities (telephone points and minimum three double power sockets).

11.0 BIN STORAGE & COLLECTION STATEMENT

11.1 A storage area for refuse and recycling waste has been located to the rear of the building and accessed from the vehicular entrance to the site, which will be managed as part of the Local Authority Collection Scheme.

11.2 Each apartment would be provided with equivalent of 240 litres of residual waste storage/bins and the same amount of storage space/bins for recyclable materials.

11.3 All waste containers are accessible to disabled people, particularly wheelchair users and sited on a hard, level surface.

12.0 LIGHTING ASSESMENT

12.1 The exterior lighting provision within the proposed development would be designed around the car parking area and all the entrances to the building, and will be primarily for the safety and security of the users.

12.2 The proposed external lighting will have solar-power packs to supply motion and daylight sensors.

12.3 During construction, some temporary lighting will be required to enable the safe continuation of works in the early morning and late afternoons of the winter months. All luminaires, including those required for night-time security will be designed to minimise any obtrusive light.

13.0 CONCLUSION

13.1 The proposed scheme provides a high quality residential development within Rustington village centre, which we believe to be an appropriate area for higher density development due to its proximity to services and facilities.