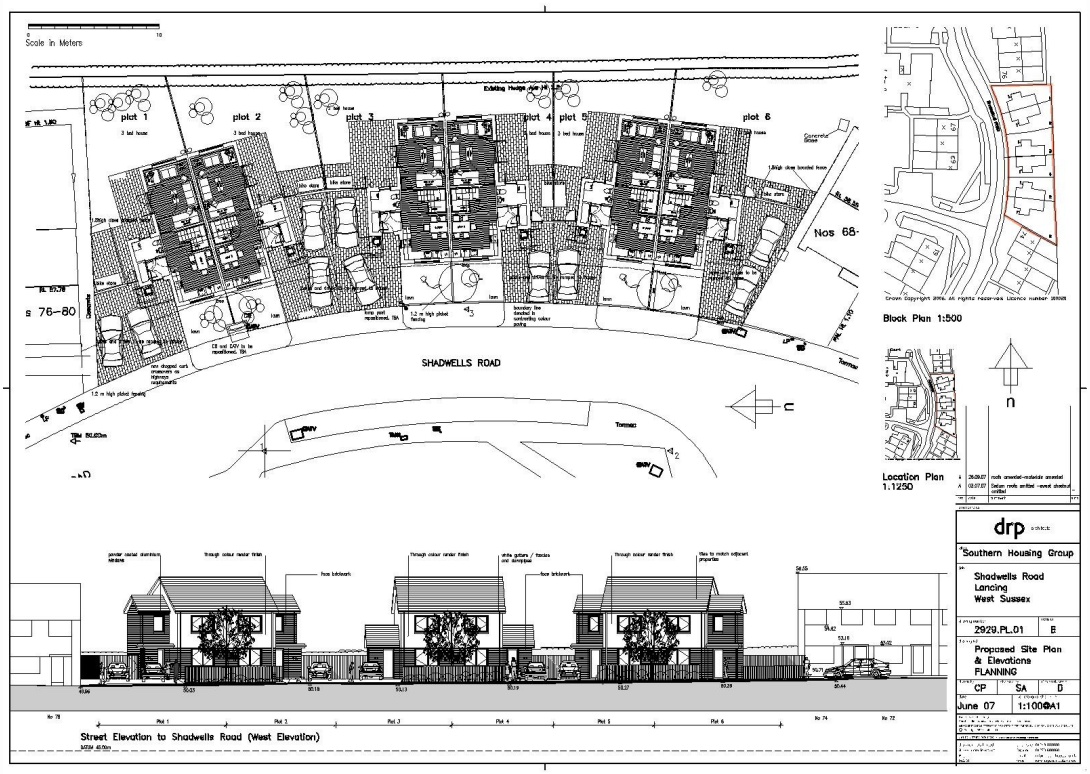
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Proposed site plan and elevations

DESIGN AND ACCESS STATEMENT FOR SHADWELLS ROAD, LANCING

DRP ARCHITECTS OCT 07 REV.B

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Design and Access Statement for Shadwells Road, Lancing

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1. Introduction

This application relates to the construction of six new build, 2 & 3 bed two storey dwellings. This statement should be read in conjunction with the submitted drawings

The existing site is a vacant area of land between established terraces of houses. Southern Housing Group will be responsible for developing this site.



View of site looking south

2. Context

The rectangular site is located on Shadwells Road which is off the busy Grinstead Lane. The site is boarded to the north and south by 2 storey terraced housing, to the east by open land and to the west by the road. Primary vehicular and pedestrian access is via Shadwell Road. The surrounding 2 storey houses principally comprise of white boarding, brick and render walls with pitched tiled roofs. The site has a good public transport service with buses servicing Shadwells Road.

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View of site looking north

3. Brief

The brief was to design a residential redevelopment of six 2/3 bed dwellings for the site that would encompass modern architecture using the latest sustainable building methods (code for Sustainable Homes-level 3) whilst giving reference to the surrounding dwellings. The overlooking of neighbouring properties both into and from the site has been considered and has influenced the design of the dwellings. The latest housing standards dictated by the Housing Corporation and Building Regulations are to be incorporated, and car parking provisions should be provided.

4. Design statement

The proposal is for six new semi detached two storey houses, maximising the potential of the site and yet in keeping with the adjacent properties which are also semi detached and terraced. In terms of the 'architectural style', the new buildings are contemporary in design incorporating the latest sustainable building products whilst referring to the palette of materials on the adjacent buildings. The main body of the building will be brick up to first floor and render above. The side extension will be fair face brick.
The ground floors of both the 2 and 3 bedroom houses are identical. The third bedroom on the first floor is built over the entrance lobby and WC.

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The first floor rear windows face west over the vacant land (to avoid overlooking of adjacent houses) with any side windows being glazed with white glass to give light and privacy. The bathrooms and stairs are lit and ventilated by roof lights.

The external spaces comprise lawned front gardens which are 3m in depth with adjacent hard standing for cars. The rear gardens are to be lawned with patio areas outside the French windows off the living rooms.

The construction and implementation of the building is to achieve Code for Sustainable Homes Level 3.



Proposed plans for 3 bedroom houses

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5. Proposal

5a. Garden spaces

The front gardens will provide an access path together with 2 parking spaces per 3 bedroom dwelling and 1 parking space per 2 bedroom dwelling. Within the porch area will be covered bin, and recycling storage and meter positions. The side and rear gardens will accommodate cycle parking. The rear gardens are to be separated by 1.8m close boarded fencing giving additional privacy.

5b. Internal spaces

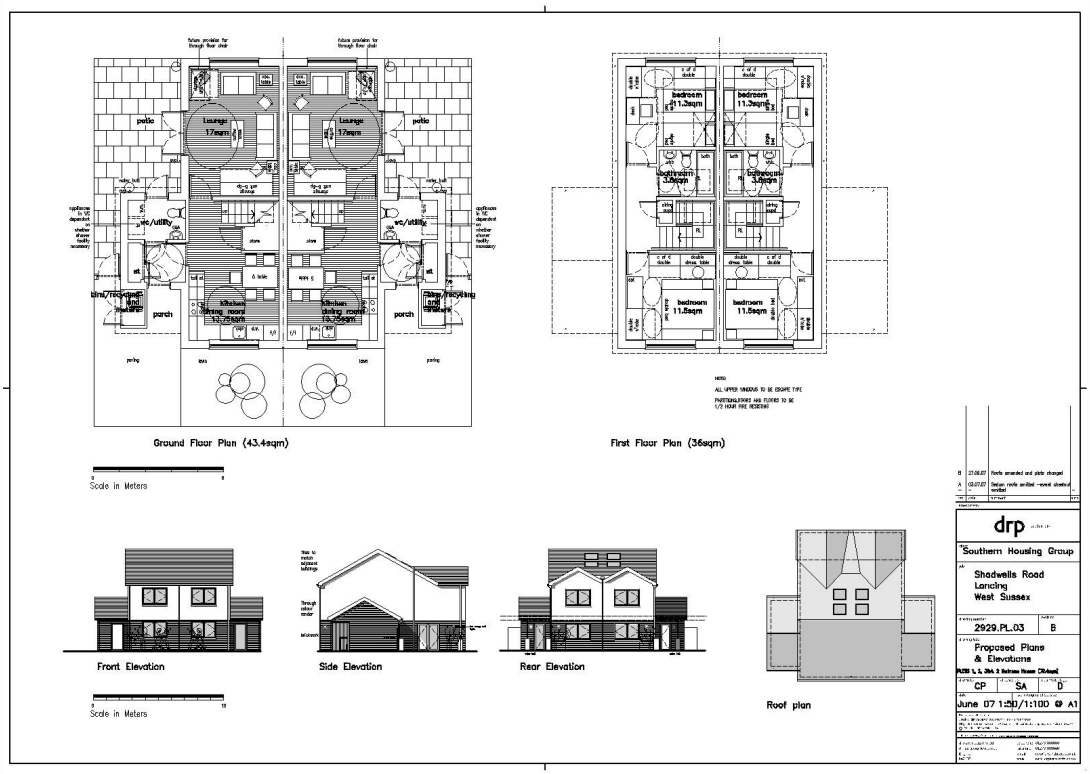
The internal layout reflects modern day living with the kitchen being the heart of the home. A well lit porch leads into a spacious lobby with a fully accessible WC off with future provision for showering if required. In the 2 bedroom houses this area can incorporate a utility section. There are full height storage cupboards in the lobby.
From the lobby one enters directly into the kitchen/dining room which has the sitting room leading off. The staircase to the first floor bedrooms leads from the kitchen dining room.
The sitting room is spacious with French doors leading onto a patio.
Access to the site will be level.
All entrances will be illuminated and have level access thresholds to front and courtyard doors.

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Proposed plans for 2 bedroom houses

6. Sustainability

6a. BRE – Code for Sustainable Homes

Detailed design of the units will be submitted to a BRE licensed assessor as part of the BRE- Code for Sustainable Homes. We will forward the appropriate documentation as appropriate. The scheme embraces:

- Energy: 'A' rated white goods and low energy lighting.
- Transport: access to public transport and local amenities, cycle provision etc
- Pollution: avoiding CFC's/HCFC's and limiting NOx emissions.
- Materials: timber for fabric and finishes from sustainably managed sources, recyclable materials (materials environmental impact and heat loss etc.).
- Water: low consumption and the use of aerated taps.

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- Health and well-being: day-lighting orientation, sound insulation, private outdoor space.

6b. General Design

- From inception of the project, the design team has examined various forms of building construction which could be employed for this project due to the constraints of the site, surrounding buildings and access into the development.

- Windows and doors have been considered and designed to ensure as much repetition throughout the site and are sized to take advantage of as much natural light as possible where appropriate.

- External doors and windows will be thermally efficient double glazed soft wood with a durable powder coated aluminium external finish.

- Whilst a final construction technique is some way from being finalised, studies carried have enabled the design team to address the proposals to suit various forms of construction in terms of integrating, for example, prefabrication in the aim of providing as sustainable a solution as is possible.

- The roof design allows for future installation of photovoltaic cells and a solar water heater as the technology becomes more affordable and reliable.

6c. Transport Issues and Cycling

There will be covered and secure storage for bikes to the side gardens of each property.

The site is served by a good public transport service with 2 bus routes serving Shadwells Road.

6d. Ventilation

All dwellings will be fitted with a ventilation system to serve kitchens, bathrooms and WC's combined. Direct ventilation and daylight has been achieved wherever possible through openable windows to achieve healthy living spaces.

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6e. Lighting

All internal spaces have windows and or roof lights to avoid the use of electrical lighting in daylight hours. Additionally the roof lights allow natural ventilation of the bathrooms. Low energy light fittings and illuminates will be fitted in each dwelling.

6f. PVCu

PVCu is an undesirable building material in terms of the manufacturing process and disposal. PVCu will not be specified for windows and doors and below ground drainage.

6g. Bin storage and Recycling

A recycling area has been incorporated into the development's bin stores and will be used to deposit paper, card, glass, fabrics and textiles, tin, plastics and garden waste. This reduces the environmental impact on existing landfill sites.
Residents of the new dwellings will be required to move bins to the roadside boundary on refuse collection days.

6h. General garden spaces

The scheme will incorporate the provision of new trees and landscaping. None currently exist on site. This would take place towards completion of the scheme and a landscape drawing will be provided for approval in due course.

6i. Prefabrication

We are currently looking into the possibility of prefabrication for some parts of the development in order to reduce on-site construction time as well as a reduction in defects and site wastage. The scale and massing of the proposals allow for the superstructure to be formed with prefabricated timber panels, this may additionally result in a 'lighter' loading on the foundation, reducing the volume of concrete required.

7. Access

The site is located within an established residential area in Shadwells Roads, Lancing. There is good vehicular and pedestrian access is via Shadwells Road and bus routes run along Shadwells Road and the adjacent Grinstead Lane. The scheme will provide 10 parking spaces and secure cycle storage. Access for the fire brigade is unimpeded.

There will be level paths to the front doors and thresholds will be level throughout the building.

8. Waste Management

There will be no demolished materials on site. Excavated materials will be reused on site where possible to form landscaping.

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A site and soil survey has been commissioned and reports from Ashdown Site Investigations show that no land contaminates were identified.

Purchased materials used are to be sustainable, second hand or recycled as much as possible. New materials are to be locally sourced if possible.
There are to be recycling facilities available during construction to include compost bins, and temporary storage of packaging until reclaimed.

Any materials that cannot be recycled on site are to be collected by salvage contractors.

Materials and form of construction will be informed by Codes for Sustainable Housing preassessment.

Rainwater should be collected for the washing of tools and lorry wheels during the construction period.

Domestic recycling and composting facilities will be provided for the end users.

9. Security

The design of the buildings has been evolved to provide a safe and secure environment.

PAS 24 doors will be used.

Containment fencing 1800mm high provide added security between the rear gardens
Pickett fencing to the front gardens will provide a visual boundary. Planting will provide additional security.

A full application will be submitted to 'Secured by design' as required by the Southern Housing Group.

10. Procurement

The project is to be funded by Southern Housing Group.

11. Conclusion

The buildings will provide six modern homes of great sensitivity, integration, balance and vibrancy, reflected in the materials, textures and colours as well as the usage of the inner and outer spaces.

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