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DESIGN AND ACCESS STATEMENT



for

Proposed Residential Development, at Land to east of 17 Mulberry Gardens, Worthing

Drawing No. 639/P04

Prepared by

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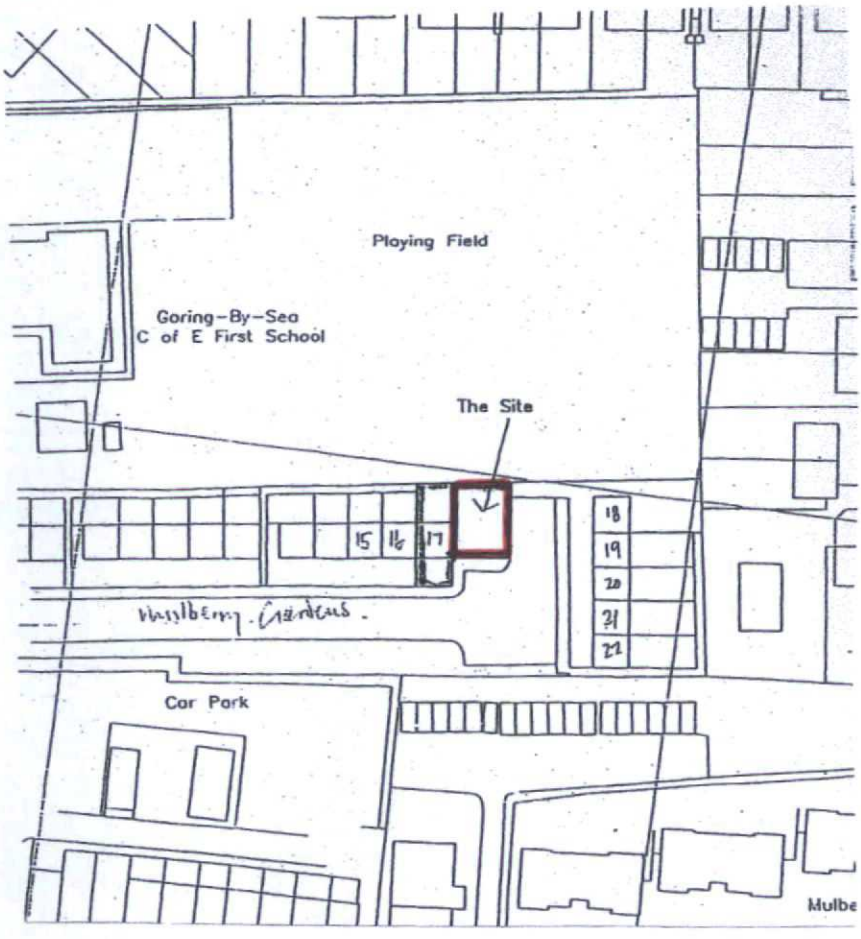
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Proposed Residential Development at land to east of 17 Mulberry Gardens, Worthing

1.0 Site and Surroundings

1.1 The site is located to the east of 17 Mulberry Gardens, Worthing. The site currently consists of amenity space for the use to No.17 Mulberry Gardens. The site is currently soft landscaped. Mulberry Gardens consists of a row of three storey terrace town houses with integral garages. The three storey terraces are flat roofed.



Location Plan – Scale 1:1250

2.0 Design Principles

2.1 Objectives

The objectives that were aspired to in the preparation of the design were:

- The need to maintain the character of the area in which the site is set and the identity of the neighbourhood.
- The need to integrate the scheme into the street scene.
- The need to provide a self contained residential unit for private sale.
- To create a development which enhances the character and appearance of this site and the surrounding area.

2.2 Building and site use

2.2.1 The development will be for a three bedroom residential unit which will be provided for private sale.

2.2.2. Being located off Mulberry Gardens the development is in a highly sustainable location with the shops, post office and places of employment all within 200 metres of the site.

2.2.3 To cater for the ever changing needs of residents the units have been designed with an internal layout which gives flexibility of space with rooms that can be planned for the needs and lifestyle of their occupants.

2.3 Amount

2.3.1 The Application seeks approval for a three bedroom dwelling arranged over three floors with 2 No. car parking spaces to the side, accessed off Mulberry Gardens. The area of the site is 115 sq.m.

2.4 Layout

2.4.1 The proposal has been, for the most part, sited directly the land to the east of No.17 mulberry Gardens.

2.4.2 The layout has been developed having regard to the spatial relationship and the proximity of the adjacent properties and amenities.

2.4.3 The proposed residential unit has been designed to comply with part M of the Building Regulations providing easy access and use of the building. Level thresholds have been provided at the main entrance, circulation areas both horizontal and vertical have been given due consideration and fully embrace the requirements of the building regulations

for the benefit of the end users.

2.4.4 The shape of the site and the location of the adjoining properties dictate the layout of the site and the positioning of the built form. This when combined with the wider context of buildings strong influence manifest them to guide to the format of the proposed building

2.4.5 The site is extremely sustainable as there are shops, post office, employment opportunities and transport links all with in 200m of the site allowing the orientation of the building to be guided by the sounding development as all the facilities are readily accessible from the building.

2.5 Scale

2.5.1 The properties in Mulberry Lane are three storeys in height and arranged in a terrace formation.

2.5.2 In creating environmental structure it has been necessary to look at all aspects of the site and the three dimensional location in which it is set. The built form and rhythm of the wider area will need to be reflected here presenting a strong street frontage that will make a statement in the street scene with its design whilst matching the materials with the surrounding buildings.

2.5.3 The relationship of the scheme to existing properties and the wider area has been an influencing factor at all stages of the design. The elevations present a similar scale of built form as the existing buildings.

2.6 Appearance

2.6.1 The appearance of Mulberry Lane is systematic with the 1970,s. The proposed scheme will regenerate this corner site as a residential development making best use of this site.

2.6.2 The dwellings are principally face brickwork with PVCu shiplap boarding to match the adjacent properties. The flat roof covering will be in keeping also with the adjoining property. P.V.C.u windows in a style to match the adjoining properties in colour white. The development uses a palette of materials that are in keeping with this area.

2.6.3 The use of good design is encouraged at all levels within the planning policy framework.

2.6.4 This is emphasised in PPS1, which requires local planning authorities to carefully consider the design implications of development proposals and within their planning policies. It states in paragraph 33 :

'Good design ensures attractive usable, durable and adaptable places and is a key element in achieving sustainable development. Good design is indivisible from good planning.'

PPS1 seeks to ensure that new developments:

- ◊ are sustainable, durable and adaptable (including taking account of natural hazards such as flooding) and make efficient and prudent use of resources;
- ◊ optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
- ◊ respond to their local context and create or reinforce local distinctiveness;
- ◊ create safe and accessible environments where crime and disorder or fear of crime does not undermine quality of life or community cohesion;
- ◊ address the needs of all in society and are accessible, usable and easy to understand by them; and
- ◊ are visually attractive as a result of good architecture and appropriate landscaping. '(Para 36)

2.7 Continuity and Enclosure

2.7.1 The scale of the proposed building relates directly to the scale, mass and established building line which provides continuity in the street scene.

"Development either contributes to making the urban fabric coherent or undermines it. Urban design is often a matter of adopting good manners, recognising that every building is part of a greater whole. Too many places have been blighted by development which, even if its design has merits seen in isolation, ignores its local urban structure and creates bits of left over space that contribute nothing to the living village, town or city." (By Design Page 21)

2.8 Landscaping

Landscaping matters are not sought to be determined within this Application and are reserved for later submission. However no trees will be lost as a result of this development. New soft landscaping will be provided as part of any future landscaping proposals.

3.0 Access

3.1 The development proposes to utilise the existing access from Mulberry Gardens.The proposal seeks to add additional vehicle access point for off road parking along Mulberry Gardens. Pedestrian access is also provided off Mulberry Gardens.

3.2 Provision has been made for a cycle store to the rear garden.

3.3 The closest railway station to the site is Goring By Sea, located approximately ½ mile to west of the site. This station provides a service between London Victoria, Gatwick and Brighton. This service has a frequency of two trains per hour during the morning and evening peaks and also throughout the rest of the day.

3.4 During daytime hours there are a number of buses in both directions pass the site nearby on Goring Road.

3.5 The site is located in close proximity to Goring Road, which has local amenities such as convenience stores, fast food outlets, public houses, hairdressers etc.

3.6 There are several schools in the vicinity of the site, both primary and secondary.

3.7 Therefore the site location is one that would accord with current Central Government guidance with regard to residential developments and can be considered highly sustainable.

ADCS Ltd

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