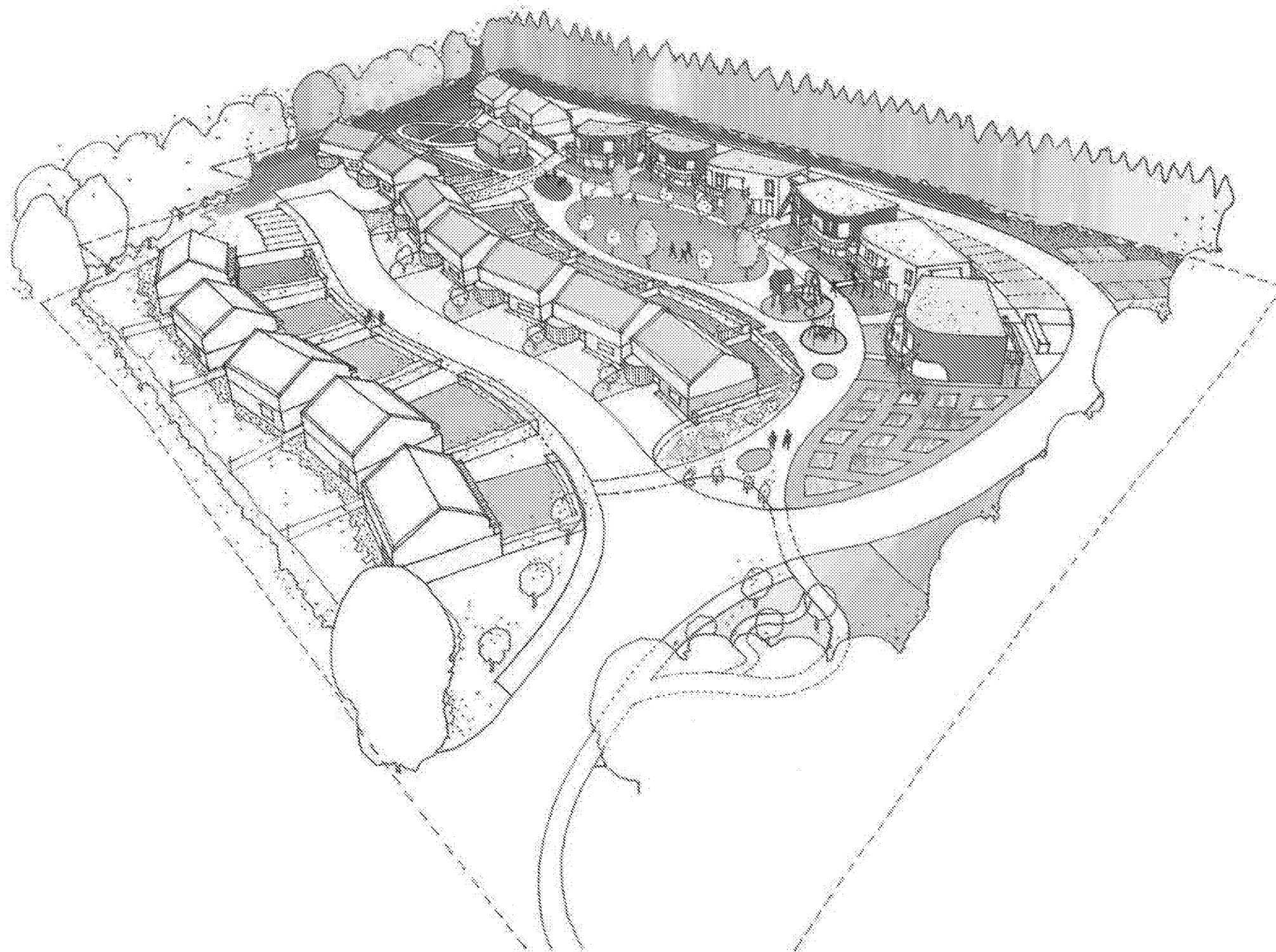




Land East of Lidsey Road

Design & Access Statement - April 2018

Client's Personal Statement

The land in Woodgate has been owned by our family since I was a child. Originally associated with the Willows Caravan Park it was retained by ourselves on the sale of the park in the 1980's. We always had the intention of developing the land when the time was right – and that time has now come.

As we have owned the land so long and have not previously gone for development it should be obvious that our motivation is not maximising our return. We have spent years looking at various options for an appropriate development that serves the new owners and the needs of the wider community. We were extremely disappointed at the refusal of the Parish Council to even engage in discussion on the use of the land bearing in mind it is identified in the HELAA as potential yield and was considered in the Parish Council's own neighbourhood plan as a potential site. This excluded us from getting valuable input from the Parish and working in partnership with them.

Much is made of the "Development Boundary", but as with everything in the real world, nothing is black and white. The land is surrounded by development – the Willows caravan park to the east, providing well over a hundred homes 50 weeks of the year is not considered "developed". Nor is the light industrial site to the south of the site. We consider this as infill, not an encroachment into green space. There are local services in close proximity, the Prince of Wales pub and the local shop and post office. Both would benefit from the additional clientele making them more viable and helping to ensure their future.

The experts we engaged concluded that housing was the best use of land for the site, but we didn't want to build the typical "estate" that are appearing all around the region. We wanted something people would appreciate living in, that is fit for the modern world and that we could be proud of as a legacy.

To that end, we instructed the Architects to look at a community-oriented solution using the latest technology and ideas. Having young children it was vital that we developed more than houses, rather a home environment fit for bringing up a family, as well as providing a welcoming environment for all elements of the community, irrespective of age or means.

We are extremely pleased with the proposed development which provides modern, environmentally friendly homes in a setting that allows children (and adults) the possibility to play and socialise in a pleasant, secure, traffic-free environment.

I personally work from home with my team being scattered around the world. This brings enormous benefits and is becoming an increasingly acceptable way of working with employers but it can be socially isolating and there are frequently moments when I miss the opportunity for a chat and the possibility to interact with other people face-to-face. This is why the workhub is so important to the scheme, allowing people to work from home but remain "connected" with the community. This, along with the communal facilities including allotments, orchard, play area and pond all contribute to an environment fit for modern living – but the "good" modern living, not the high-stress version that too many people are subjected too. All these facilities on-site along with the local pub and shop all help to reduce the need to travel further afield for leisure or work.

Stewart Johnson

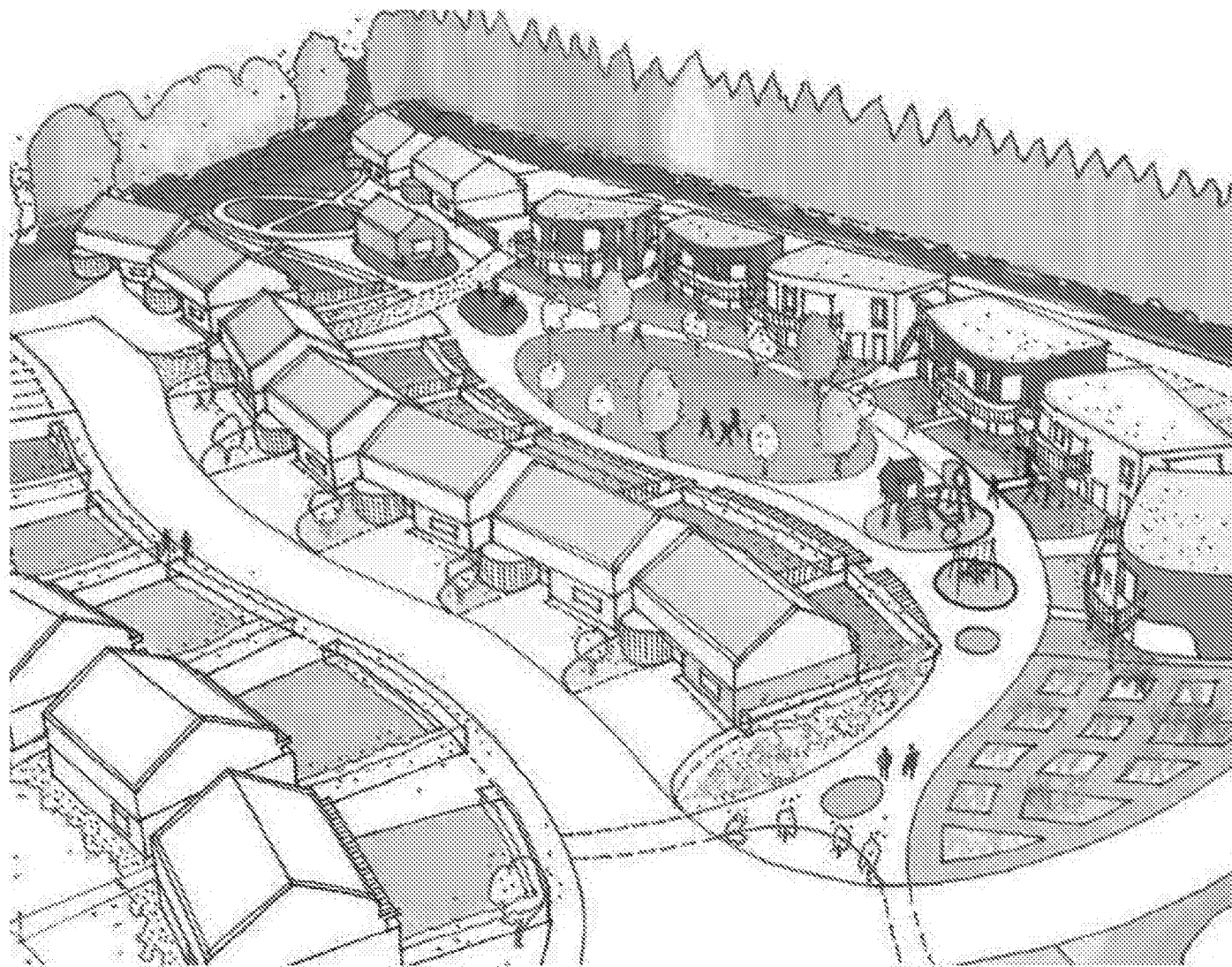
And on behalf of Tim Johnson

April 2018



Land East of Lidsey Road

An overview of our proposals



Our client's contacted us with a vision to transform this under-utilised land, seeking ideas for new development which would create a positive, sustainable and lasting legacy for the site. This was their brief to us as architects.

Through planning consultancy advice and planning engagement we have concluded that residential use will create the most positive legacy for the land and as designers we have then 'run' with this to create a new holistic, sustainable scheme for the site which is in line with our client's vision. This concept is for a new model of housing development where the private space of peoples' homes embraces low energy design and where public landscaped spaces provide opportunity for interaction, communal activity and ecological enhancement.

Our starting point, when laying out the site, has been the orientation of dwellings to maximise passive solar gains and to enable the implementation of truly low energy building techniques. As Architects we are currently developing 'Active House' dwellings and believe that many of these same principles could be applied here. The dwellings are positioned with private garden amenity space to the south so that large areas of glass can connect inside to out, benefitting the interior and allowing direct use of the sun's energy.

We then considered the cross section of a detached house and by increasing the height of the glazing on the south facade we allow a greater penetration of light into the heart of the plan and a more expansive view out.

For us the next consideration was to create a safe communal space in the heart of the proposal, pushing the car out to the edges of the site. The suggested undulating rows of houses and road layout provide this whilst also retaining sufficient density of development to sustain the viability of the project. We proposed an extensive landscaping scheme with new tree planting, a communal green, childrens play space, allotments, pond and orchard all further enhanced through the use of rain gardens which provide a sustainable rainwater drainage distribution to the site.

A workhub positioned adjacent the communal pond and gardens provides opportunity for working on site, yet out of the home. It is also creates opportunity for the hosting of communal events and is therefore a significant part of making the community aspirations of the proposal gel together. It is also key to capturing a holistic approach to sustainability.

An overview of our proposals... continued

We considered the idea of positioning apartments to the south of the site to act like the enclosing wall of an english garden. The apartments then create a consistent backdrop to planting and communal outdoor space in the foreground, which must certainly be the main focus of the development. These buildings would also soften the established evergreen tree screen to the light industrial site beyond and create an acoustic buffer to protect the communal gardens at the heart of the proposal.

The combination of apartments and houses on site creates the possibility of mixed dwelling sizes, tenures and perhaps even to suit different age groups. We have proposed smaller units in the apartments where balconies overlook the activity of the communal gardens. The gardens therefore create amenity for the more affordable accommodation and also visual interest for those observing from balcony decks which may suit less physically able occupants.

'Sustainability' is key to our proposed scheme which links the design of fabric, form and orientation of the new residences to the new diverse communal gardens and habitats encouraging a sustainable community feel within the site. This is a place where residents are surrounded by shared open spaces for walking, getting close to nature and growing their own food thereby encouraging the creation and maintaining of their own healthy environments.

We have considered the local building context and landscape setting to assess the opportunities of the site. Our mindset has been to match the building 'grain' of the adjacent settlements in respect of the spacing of buildings and individual massing, whilst also optimising development density to make a viable solution. This is of course a fine balancing act where additional numbers of houses make possible extra investment into enhanced communal landscape features, which are so important to the holistic concept of our proposal.



Land East of Lidsey Road

The Proposals: Overview

Site Setting & Character

The proposed site is located just South of the village of Woodgate which is a rural, residential area bounded by agricultural land between Arundel and Chichester. The proposed site sits within the villages of Barnham, Eastergate and Westergate which are located within Arun District between the A27 and the South Coast. All three villages are located close together with Westergate situated off the A29 and although they are separate settlements, together they provide a good range of shops, services and facilities with a mainline rail station at Barnham.

The site itself is situated between a fairly compact residential development which centres around Woodgate Close and Woodgate Road to the north, a large caravan park called 'The Willows' to the West, a light industrial site to the South and a mix of residential and light industrial units to the East. Lidsey Road runs along the Eastern side of the site which is a fairly wide A road with a pedestrian walkway to one side. To the north there is a vehicular access road to the Willows Caravan Park which is well signposted off the main road. The proposed site has an existing vehicular entrance situated at the North-West corner.

The residential developments and estates to the North and East of the site range in size from large bungalows to two storey residential properties. They vary in age from 1950/60's bungalows to some larger new build two storey properties. They are largely constructed of red brick with/without a render finish and tiled roofs. The light industrial buildings vary in shape and size and have a variety of finishes which include brick, timber board cladding, corrugated metal cladding, corrugated metal roofs and tiled roofs.

The site is screened around the perimeter by a mix of treelines and hedges of varying height and spread which provide a natural buffer to the site perimeter from neighbouring properties. The light industrial site to the South has an existing tall treeline running the length of the boundary with the proposed site which we will be retaining as part of the proposed scheme because it's a natural buffer to noise and acts as an effective visual screen. All of the trees which surround the immediate site boundary are picked up in the accompanying Arboricultural and Landscape reports.

The site doesn't sit within an existing water course or flood risk zone but there is an existing water course to the west of the site which run past the caravan park. There is also a stream which runs outside the Eastern side of the site, on the site boundary, and as a result of all these factors hydrology and water management systems form a key part of the proposed scheme including the introduction of an ecology pond. Accompanying analysis and reports forming part of this submission have been produced by a drainage specialist.



Existing site has a significant amount of tree screening to the perimeter.



Road along northern edge of the site leading to Willows caravan park.



Site Setting & Character... continued



Existing entrance to the proposed site off the A29



View taken on Lidsey road looking North



Light industrial units to the South of the site



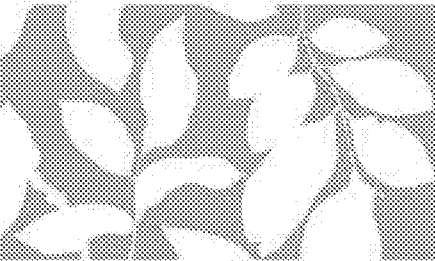
Lidsey road



Houses on opposite side of Lidsey road to the site



Light industrial units on opposite side of Lidsey Road to the site



The Proposals: the landscape features

The site proposal, as mentioned before, seeks to retain the majority of the existing tree and shrub screens that surround the site. We propose to enhance this natural screening and manage it for the future benefit of the residents. We have, as a result, kept the scheme of residential dwellings away from the extremities of the site, thereby avoiding root protection zones. The result is a natural green buffer surrounding the site.

The vehicular and pedestrian access at the north-east of the site is an existing entry point. This is being widened as a proposal, thereby separating vehicular and pedestrian access and making this a safer, more pedestrian friendly approach into the site. Though there has to be vehicular access within the site, we have sought to keep vehicular circulation to the perimeter extremities of the site with only an occasional emergency vehicle access route bisecting the site. Vehicles access to the individual dwellings is from the rear or side, keeping central pedestrianised zones clear of cars with lots of walkway routes through and views out from the houses and apartments, focusing around the centralised green space.

The main focus of the site layout is the shared, open pedestrianised space. This provides the whole residential development with a child friendly centre with a myriad of walkways intercepted by an open communal green, children's activity areas, BBQ area, a shared Work Hub, an ecology park and allotments. Surrounding these areas are newly planted areas of mature trees, an orchard, a woodland walk and a series of raingardens which coordinate with the new drainage scheme. These can be seen in detail in the landscape proposals which accompany this application.

The changes in planting, textures, trees and shrubs will provide a multitude of habitats for surrounding wildlife and provide year-round interest and colour.

As a result of the potentially high water-table in this site the rain gardens serve to attenuate rainwater run-off from the new residences and in turn will run into a substantial attenuation basin becoming part of an ecology park.



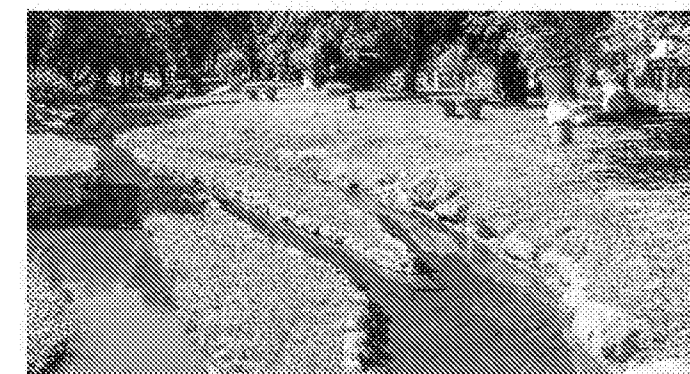
Allotments



Orchards



Childrens Play Area



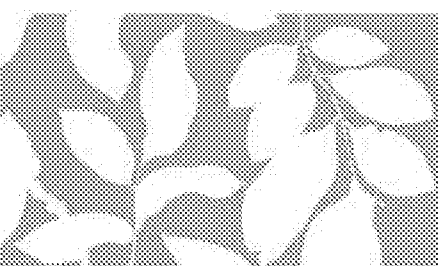
Ecology Park



Open communal green



Raingardens



The Proposals: design of the residential units

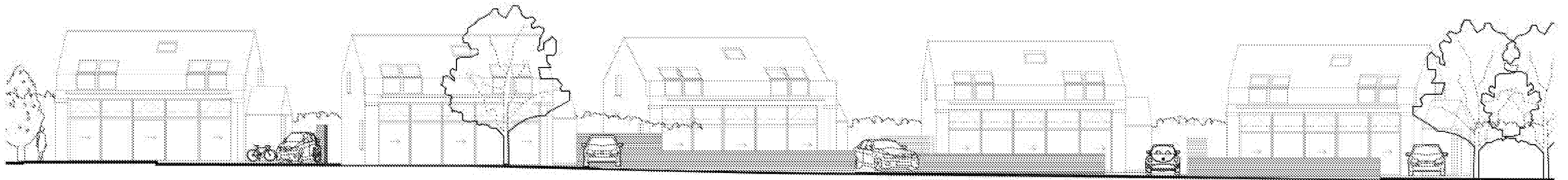
The houses and apartments comprise a mixture of 3 & 4 bed houses and 1, 2 & 3 bed apartments the mix of which is as follows:

Affordable Housing:

2x 3 bed apartment
6x 2 bed apartment
2x 1 bed apartment

Market Housing:

14 detached houses plus
2 x 1 bed apartment
2 x 2 bed apartment
2 x 3 bed apartment



Land East of Lidsey Road

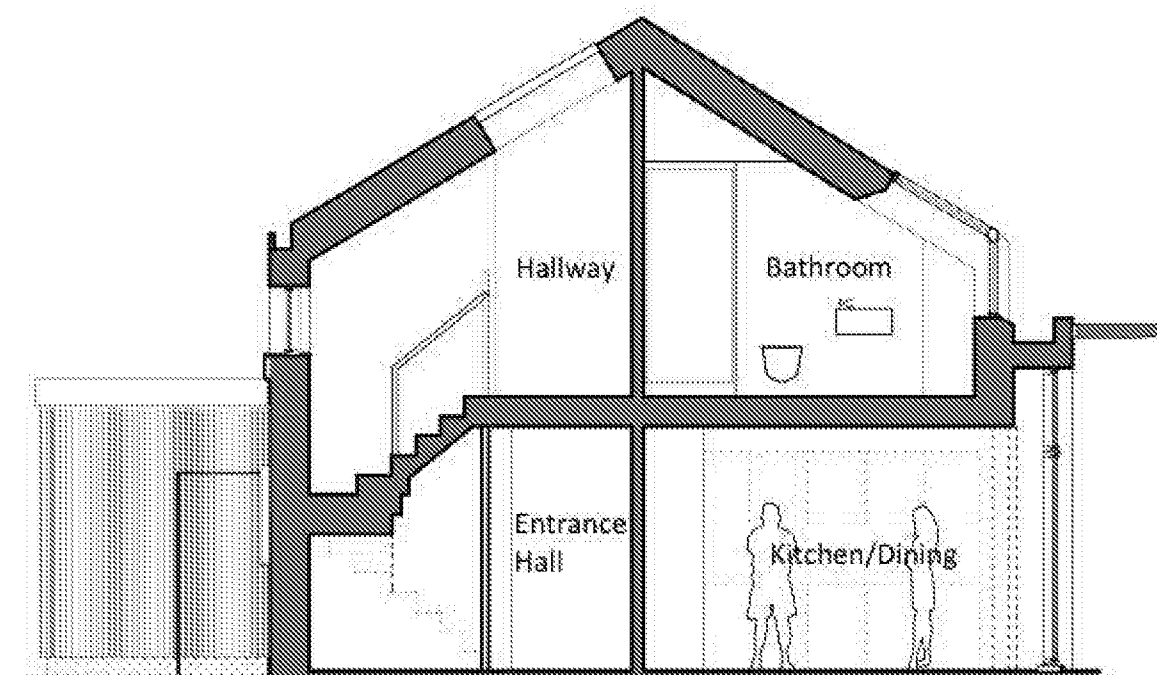
The Proposals: design of residential units

The Proposals: Detached houses

The houses are oriented generally on a North-South access and although two storey in section, the roof void is fully exploited to keep the overall height of the houses down. The south façade opens up to maximise passive solar gain in all of the house types which lends itself to the active house principle of getting light in to the depth of the living spaces for passive solar heat gain. The section steps out to accommodate high angle solar shading at the same time as providing tall windows to the ground floor living spaces, bringing the outside in.

The glazed south facade opens directly out on to the private garden spaces which means that the main living spaces can be used to maximum effect. The main entrance to the houses is to the rear or side of the house depending on the house type. The north facade has a more solid, sheltered and secluded feel with curved walls and small punched windows. This then leads to the main entrance hall which has a top lit feature stair and a utility/ground floor washroom area. The large light filled kitchen/dining area then opens up off the entrance hall which in turn opens up to the southerly aspect gardens.

The 3 bed houses are in two rows of 5 with rear or side access while the 4 bed houses surround and overlook the Ecology park with rear access. The 3 bed houses to the north of the site have their north façade facing the Willows Caravan Park access road to avoid overlooking, because only the ground floor have windows on this façade. The slightly taller 4 bed houses are at the south-west (furthest corner) of the site towards the caravan park. All of the houses have good sized private gardens.



Land East of Lidsey Road

The Proposals: Detached Houses

The Proposals: Apartments

These comprise a range of apartment sizes and are split in to affordable and market apartments. There are 16 apartments in total, 10 of which are affordable apartments comprising a range of 1, 2 & 3 beds. They all have views and balconies which look out over the communal green. They have direct access to the shared amenity gardens, allotments, cycle storage and parking.

The apartments are designed to provide a more diverse range of accommodation and property type because different groups of people prefer to live in apartments for reasons of affordability and also for ease of upkeep and maintenance. Here the apartment dwellers still get the advantage of being able to use outside space and shared facilities while at the same time feeling part of a larger community.

As previously mentioned, the apartments are specifically positioned on the site to act as an acoustic buffer to the light industrial site to the south. Their slightly flatter, darker appearance is a deliberate backdrop to the multitude of planting in the form of rain gardens and tree lined communal green which sits in front of the apartments.

Behind the apartments sits the much taller tree lined border with the industrial site which again provides a good contrast of greenery against the darker cladding. The curves of the façade are accentuated through the undulating line of the cladding. Balconies provide shadows and interest and protection for the entrance doors and staircases.



Land East of Lidsey Road

The Proposals: Apartments

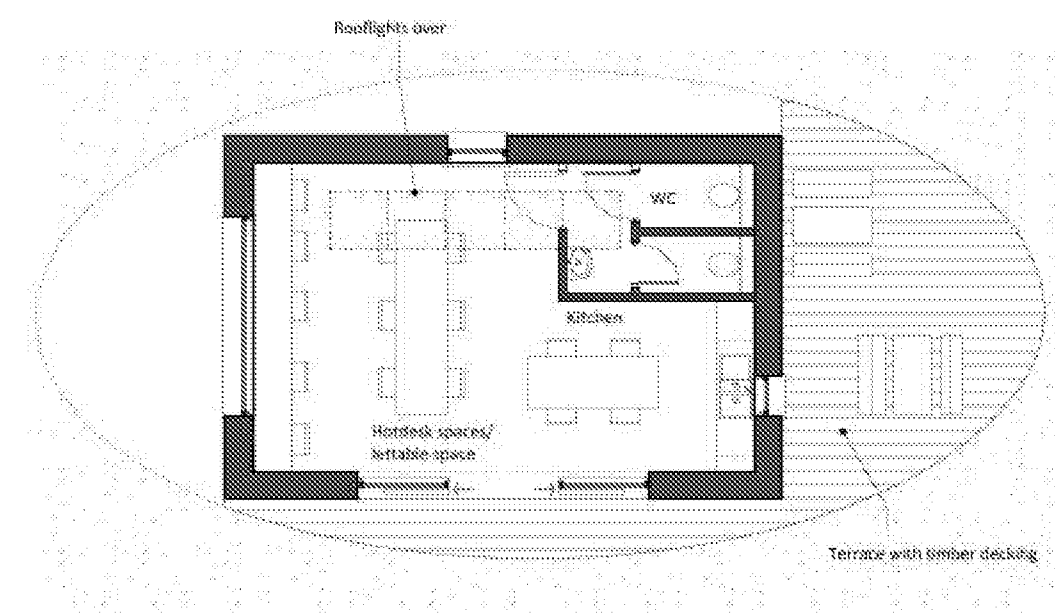
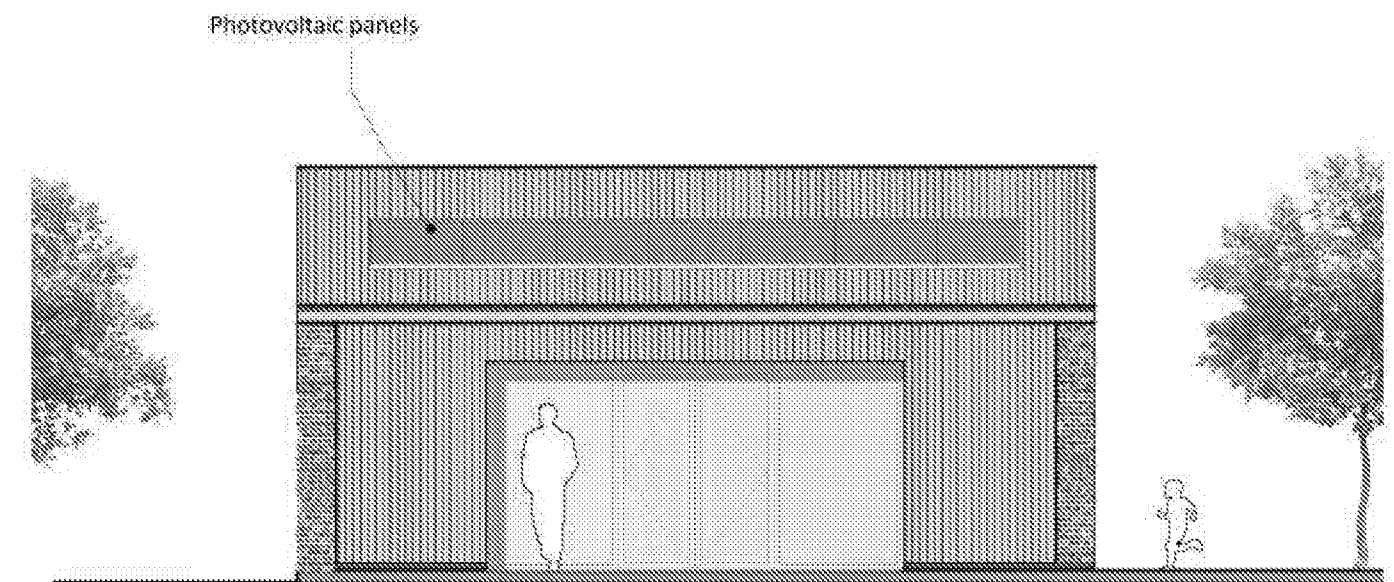
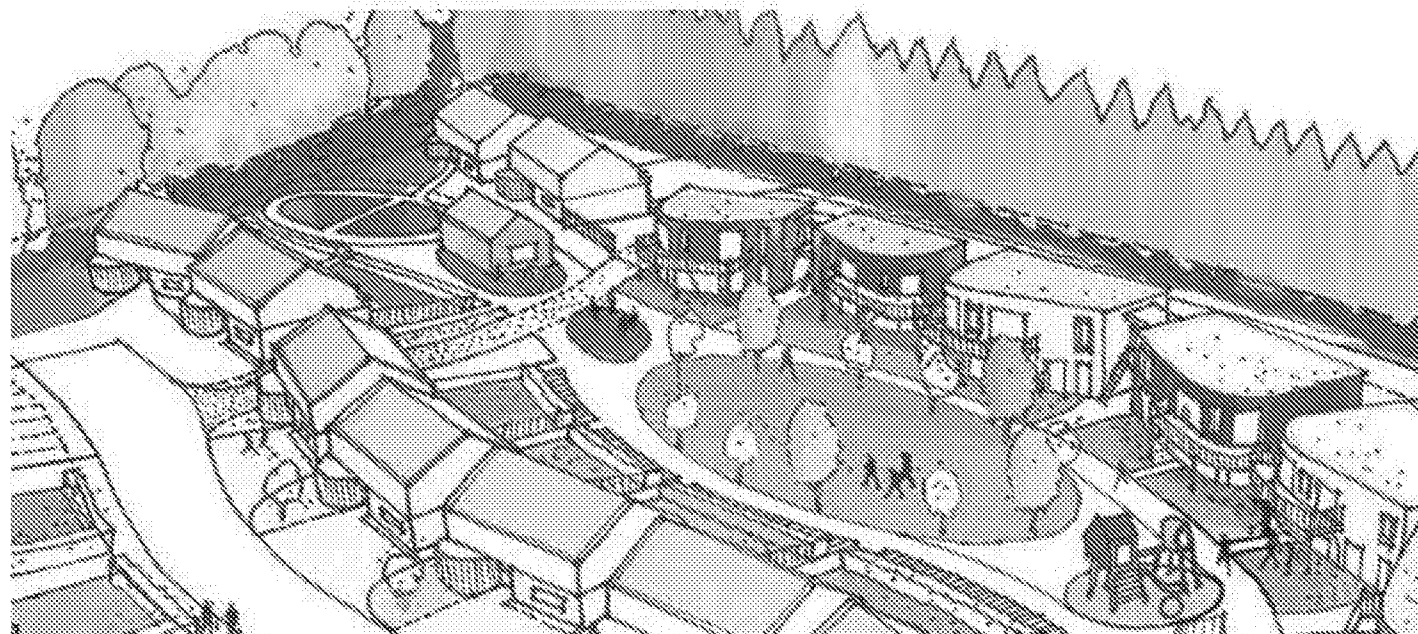
The Proposals: The Work Hub

As mentioned in the design overview, there are a large number of shared outdoor facilities and experiences for the residents but there is also a 'Work Hub'. The idea for this building is to provide a space where residents are encouraged to 'work from home' but, rather than being confined to the home, there is a purpose made area outside the home which can be used as a hotdesk space but also to potentially have a meeting and see your neighbours.

Working from home is ever more popular and should be encouraged to reduce car journeys. There are not a great variety of work opportunities reachable within the local area without the need to use a car, so this is a way of reducing car use (and associated pollution) wherever possible. This adds to the holistic sustainability of the scheme and the idea of encouraging a community infrastructure which can enhance residents' lives and wellbeing.

The Work Hub could also be a space which can be hired out for community function and events reaching out to the wider community as a whole because it has a basic kitchen and WC facility to help service small community events.

The Work Hub has a similar palette to the Apartments with darker cladding and a brick base as it sits against the backdrop of the Ecology park and the tall trees of the site perimeter. Large picture windows open out to look over the central communal green so that you can work while watching your children if required. As it's a shared communal space photovoltaics are proposed to aid the running costs of the facility.



Land East of Lidsey Road

The Proposals: Shared Amenities

The Proposals: Materials

Houses

The detached houses use a mixture of reclaimed bricks in two colours, a mixture of red bricks as is the local brick colour of choice. Brickwork is selected for ground level as this is the most hardwearing finish. Above we have used aggregate renders and aluminium profiled cladding to the roof and the bike/storage area housing. The windows are to be thermally broken composite or aluminium high performance windows, some of which are framed in projecting aluminium framed boxes.

Apartments

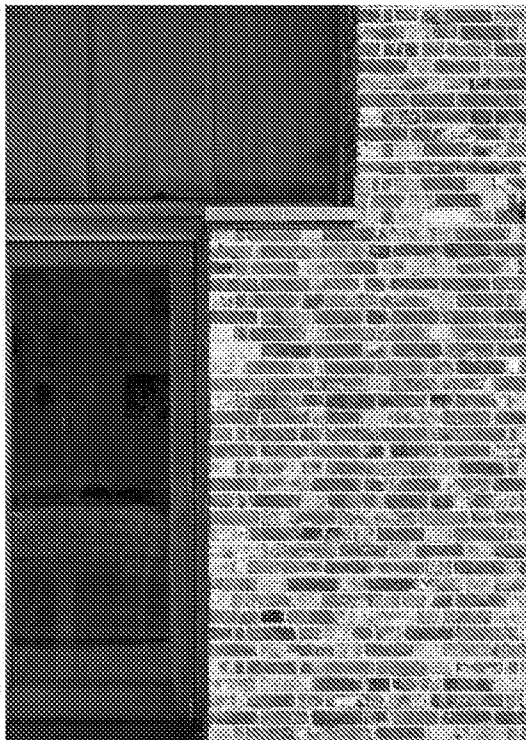
Darker aluminium profiled cladding to compliment the coloured greenery of the tree and rain garden foreground is used to create curves and shapes across the brickwork base. The windows are distinct framed apertures, some of which are projecting. The windows are thermally broken composite or aluminium framed with some aluminium coloured panel inserts and the balconies are powder coated to compliment the window and coloured aluminium panels used.

Work Hub

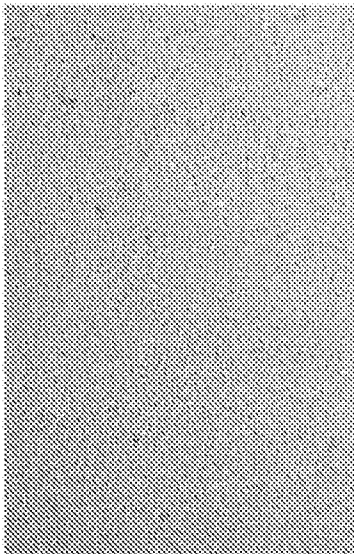
This reflects the same palette as the apartments.



Thermal mass and light filled spaces



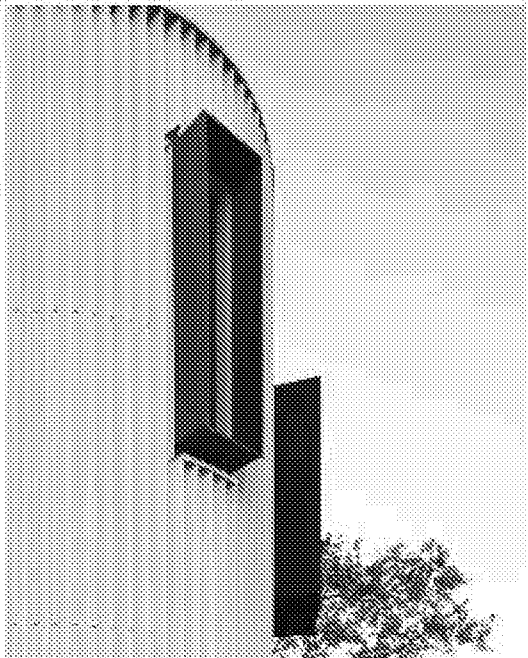
Two tones of red and dark bricks



Lime render



Tall south facing windows



Curved profiled aluminium cladding & projecting windows



Servicing

All new servicing infrastructure will be required to suit the proposals and there is a specific drainage report which accompanies this submission.

Sustainability

To ensure compliance with regulatory standards the proposals will include the following listed features. In principle our approach is always 'fabric first' which in this case would require high levels of insulation, high thermal mass to balance out the solar gains from the south facing glazing and air tight construction combined. Our practice is well versed in specifying products and detailing to achieve high standards in building performance.

- High performance double or ideally triple glazed composite windows and doors with aluminium composite insulated panels where required for visual features.
- High fabric thermal mass to balance out seasonal and daily temperature fluctuations.
- Air tight joint taping and membranes to ensure a low air permeability rating.
- We will seek to specify responsibly sourced products with low embodied energy in their manufacture.
- We will seek to reduce waste to landfill in the build process through integration of modular components and recyclable products.

Otherwise the proposal makes good use of an under used site to deliver the council's housing targets. This is a sustainable use of a land asset which achieves a community focused development which is designed to be a self sustaining and which also reaches out to the wider community as a whole.

Accessibility

The building will be designed to comply with Building Regulations Part M as a minimum standard.

Transport & Parking

Car parking and cycle parking provision complies with the West Sussex County Council requirements for the minimum allowed per number of residential units for this site.

Trees & Landscaping

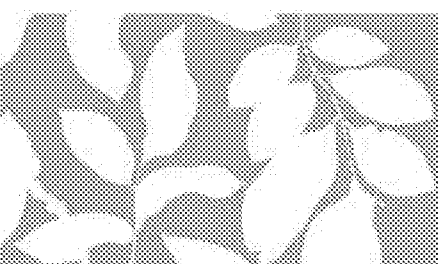
Please see the accompanying report from Lizard the Landscape Consultants.

Biodiversity

The proposals retain most of the existing trees and shrubbery that exists around the perimeter and the new scheme will be introducing a range of new habitats that don't exist at the moment such as the raingardens, the wooded area, the ecology park, orchards and the allotments. Please see the accompanying report from Lizard highlighting which outlines planting strategies for enhancing the perimeter tree buffer zones as well as the different planting strategies for all the new habitat areas.

Waste Minimisation

Please refer to the supplemental 'waste management statement'.



In Conclusion

This new residential development model we have proposed seeks to enhance a site which has lain underused for a long time. We propose to retain and enhance all the natural features that exist on the site at the moment and create a new housing model where the houses embrace the best in low energy sustainable design while enhancing and focusing on their natural surroundings.

A variety of dwelling sizes and options are proposed to suit a range of affordability brackets and needs in order to ensure as varied a community as possible will be attracted to settle in the development. Through the carefully designed public landscaped spaces the opportunity for community activity and ecological enhancement has been maximised to enhance the quality of life for the residents and encourage interaction.

