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Proposed Scheme

3.1 The brief

Initial brief

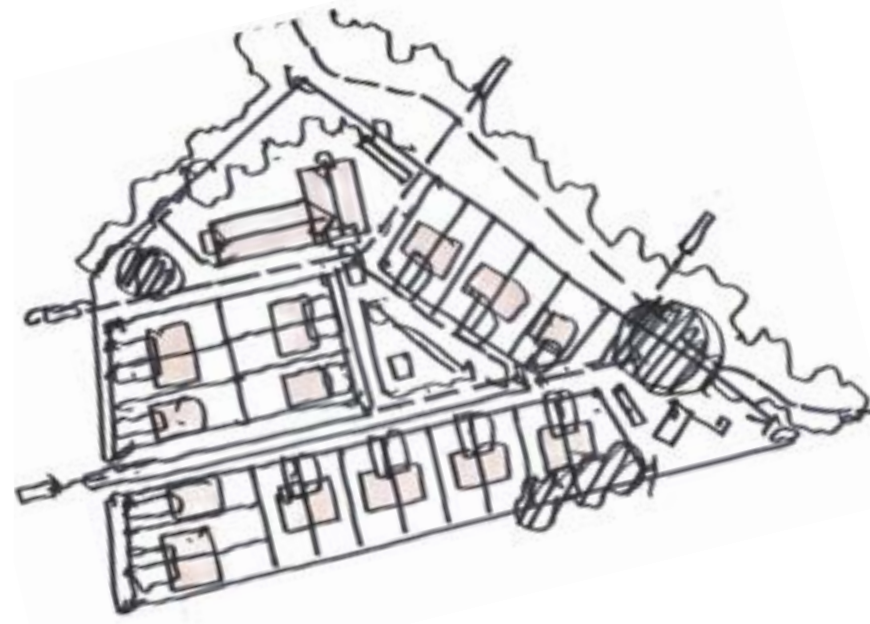
The site is allocated for housing in the North Bersted Neighbourhood Plan for a minimum of 20 dwellings. The initial brief proposed a combination of single dwelling houses and a small apartment building to achieve 25 units in total.

The initial target accommodation schedule included two-, three- and four-bedroom houses with one and two bedroom apartments; all a combination of private, affordable and shared ownership tenures.

Brief development

Studies were carried out locating the apartment block to the north-west corner of the site however site capacity exercises illustrated that an apartment block for this site was not viable. An all bungalow option was also considered but found to be unviable due to the site area and shape of the land available.

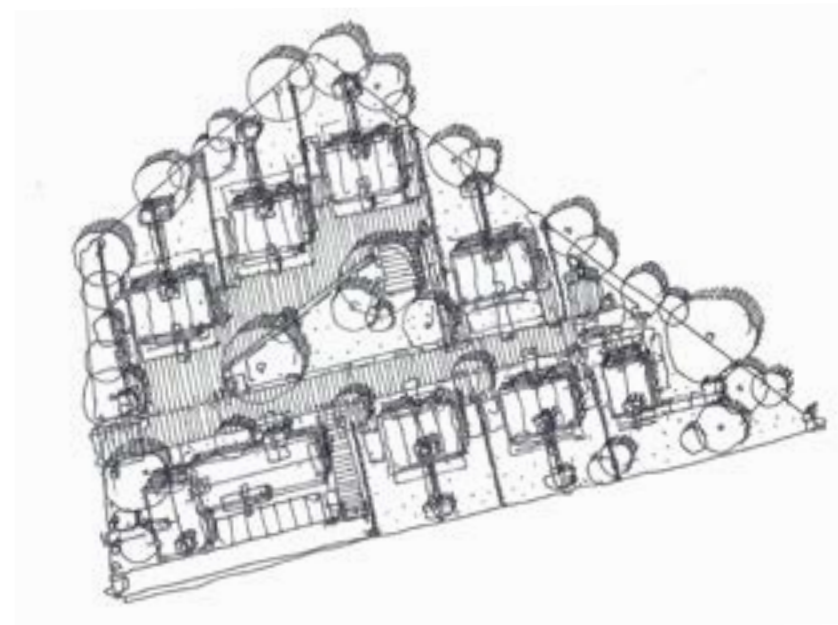
The brief evolved to include 20 detached or semi-detached single-family houses and associated private amenity with shared open green space accommodating a response to SUDs requirements and providing a biodiverse habitat for the enjoyment of all residents.



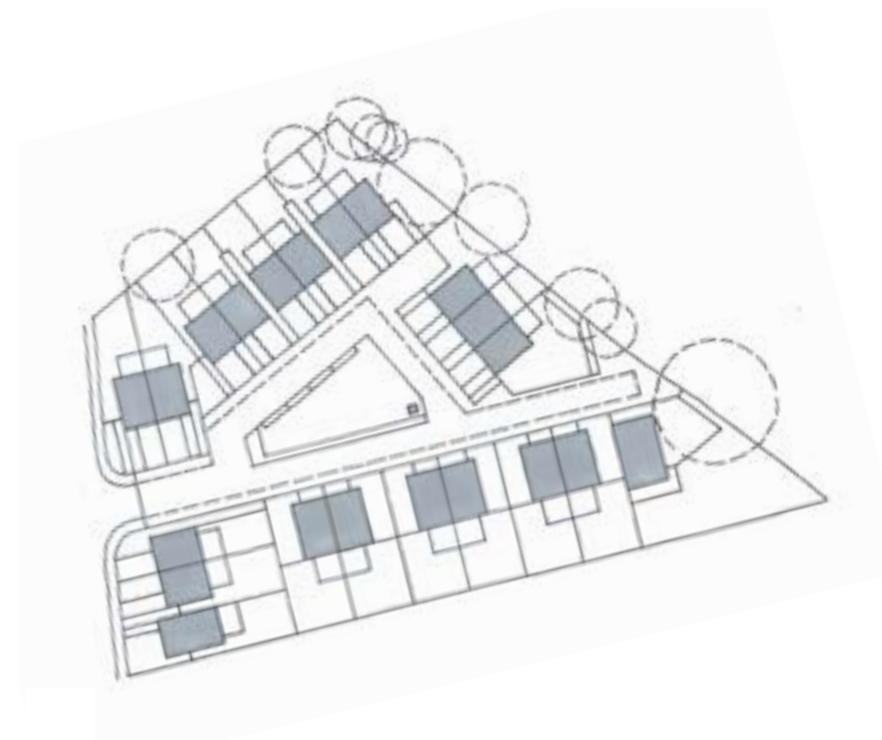
Double entry option with apartment to the north



Single entry option with apartment to the north-west



Single entry option with apartment to the south



Option omitting apartments with houses only



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3.2 Design strategy and principles

Site geometry

The irregular geometry of the site poses challenges to developing a coherent layout.

Each boundary's characteristics are outlined below:

- The north and south edges have obligations to existing properties with mature rear gardens backing on to the site.
- The east boundary addresses the Aldingbourne Rife – which, although currently neglected, has a number of mature trees which act as a green backdrop to access from the west boundary.
- Romney Broadwalk to the west provides the only available site access point with existing houses on the opposite side of the street.



Pocket site within an existing community



Obligation to north and south boundaries



East green boundary with mature trees



Communal green with equal access - green heart



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Design strategy and principles

Layout response

Green heart

The first design principle was to locate a shared open green space in the heart of the site as both a welcoming foreground and a focus for residential units – turning into the site the first view will be of this new landscape with the green east boundary beyond.

Fronts and backs

By aligning new back gardens with the existing back gardens north and south, the concept of a green heart is reinforced with new front doors gathered around and orientated toward the communal garden.

Street frontage

The only exception to this is the south-west corner dwelling which has an obligation to the streetscape and address neighbours to the west, an existing green space and large mature tree on Romney Broadwalk.



Views with focus on the green and trees



Fronts and backs



Active frontages and front doors



Community focus



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3.3 Proposed site layout



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3.4 View of communal green



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3.5 Uses

Summary of accommodation

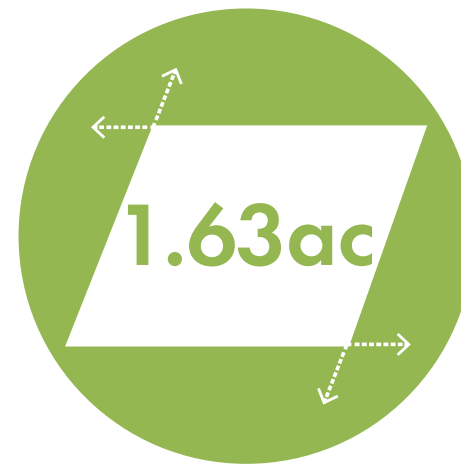
The overall site area is 0.66 hectares/ 1.63 acres with twenty proposed new houses; a density of 30.3 dwellings per hectare.

The proposed units are a mix of two and three-bedroom family houses, with one larger four-bedroom house and a three-bed bungalow.

The units will be built to be tenure blind and offer private houses together with affordable rent and intermediate affordable homes.

Each house has on-plot parking with an electric vehicle charging point provision.

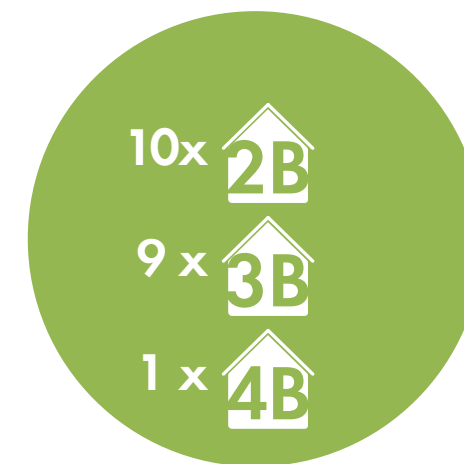
All houses are to be built, at a minimum, to be compliant with Nationally Described Space Standards (NDSS), this means internal space (including storage provision) will comfortably meet the needs of residents.



Development site area



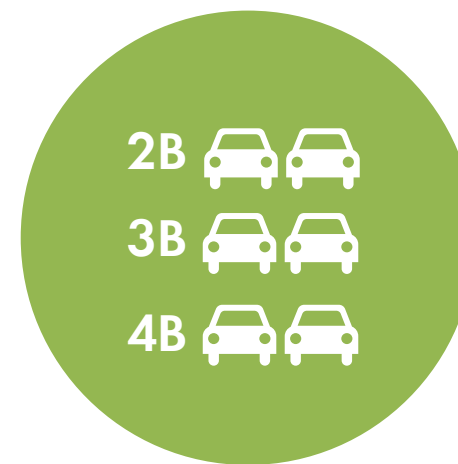
Number of dwellings



Dwelling mix



Affordable mix



Car parking
40 spaces (+ 2 visitor)



Space standards



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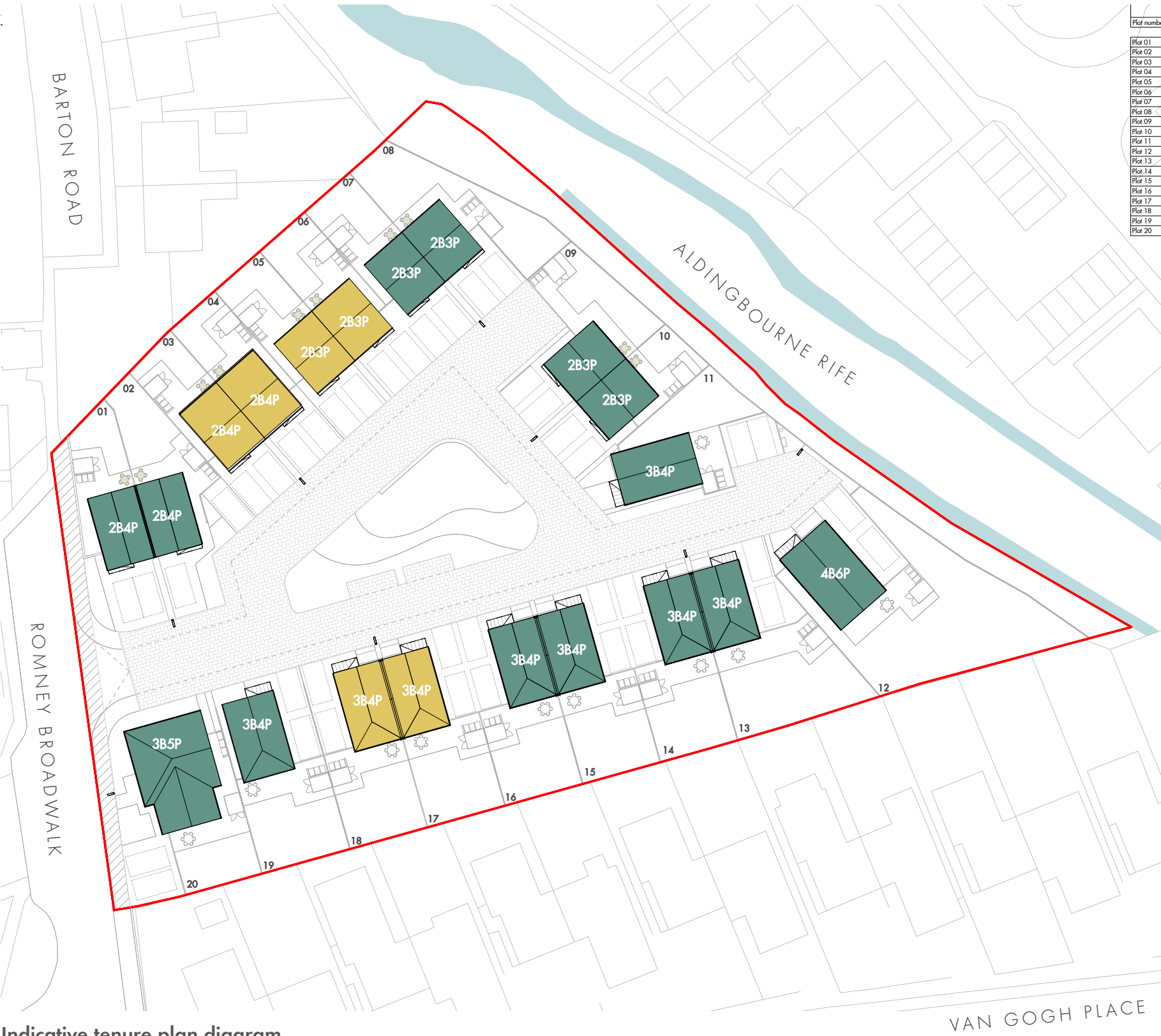
Mix and tenure

The proposed private residential mix provides a wide range of units that meets the needs of the local population and optimises the site allocation. To this end, the Proposed Development provides a Bersted-specific dwelling mix as required by the Bersted Neighbourhood Plan.

The Proposed Development targets the optimisation of the site and the proposals are considered appropriate for its location. The proposed housing mix is deemed necessary for optimising housing delivery on this brownfield site, especially when considering the site’s small size and complex shape, whilst not compromising on the high-quality design.

On the basis that the Proposed Development will deliver a good range of units considered suitable for this location, it is considered the mix of private housing proposed is acceptable and suitable for this specific location.

- Legend
- Private
 - Affordable
 - Site Boundary



Mix and tenure

The schedules below show an indicative unit mix sub-divided by tenure and compared to the policy targets.

The policy targets are as set out in the Updated Housing Needs Evidence (GL Hearn Document) dated September 2016.

The figures included in the first table below represent the mid-point as %, where this is

expressed as range within the guidance document.

The second schedule shows the same data, grouped into 1-2 bedroom and 3-4 bedroom ranges. This demonstrates that although there is some minor deviation from the policy targets at a detailed level, the overall mix is closely aligned with the policy when considered in these terms.

	PROPOSAL - by no. of bedrooms					
	Private		Affordable		Total	%
2B	6	42.9%	4	66.7%	10	50%
3B	7	50.0%	2	33.3%	9	45%
4B	1	7.1%	0	0.0%	1	5%
TOTAL	14		6		20	
Tenure	70.0%		30.0%			

	PROPOSAL - GROUPED					
	Private		Affordable		Total	%
2B	6	42.9%	4	66.7%	10	50%
3B-4B	8	57.1%	2	33.3%	10	50%
TOTAL	14		6		20	
Tenure	70.0%		30.0%			



3.6 Scale and layout

Massing

The site is surrounded by existing one and two-storey houses on three sides; the more recently constructed block between Romney Broadwalk and Barton Road has a mono-pitch roof greater than two-storeys in height.

The proposed dwellings are all two storeys high, except for one bungalow situated at the south-west corner of the site facing Romney Broadwalk. The massing of the houses to the south of the Proposal respond to the single storey homes on Van Gogh Place; the two storey houses have hipped roofs, and the bungalow at the south-west boundary sits gable to gable with Number One Van Gogh Place.

All houses are set inboard of the boundary line with existing back gardens to the north and south. The proposed houses, being set out within the plot boundaries, do not overshadow neighbouring properties as indicated on the sun path/ shadow studies illustrated on the next page.

Legend

- Existing single storey residential
- Existing two storey residential



Building heights diagram



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Scale and layout

Overshadowing



March 21st | 9am | Equinox



March 21st | Mid day



March 21st | 3pm



June 21st | 9am | Summer Solstice



June 21st | Mid day



June 21st | 3pm



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Scale and layout

Layout

Separation distances

The Arun Design Guide includes guidance on a number of issues, including separation distances (e.g. back-to-back dimensions, back-to-boundary dimensions). The irregular shape of the site and the need to optimise housing delivery in this location in line with the Bersted Neighbourhood Plan allocation means that it is extremely challenging to achieve all of the separation distance guidelines and, importantly, still be able to provide the new green communal park in the centre of the Proposed Development.

The majority of the new homes do meet the guidance, with the only breaches arising as a result of the rear extensions to properties on Van Gogh Place and the comparatively short garden lengths to the south of the site (back-to-back). In these instances the proposed back garden dimension distances are achieved and the layout is purposely offset from the existing. The proposed layout is also compliant with the required 14m back/front to side separation distance as set out in the Design Guide.

Legend

- ➔ Back to back distance
- ➔ Plot width



Scale and layout

Composition

Form

The distribution of detached and semi detached houses has been carefully considered to create a sense of place and identity for new (and existing) residents as well as to maximise site efficiency.

Roof line

House pairings are gable or eaves fronted to bring variety to roof line articulation in keeping with some of the local vernacular.

Detached houses are specifically located at the entry to the site, and to focus views into the depth of the site. The four-bedroom house in the south-east corner of the site and its neighbour to the north (plot 11) are intentionally rotated to terminate views and bring focus to the green heart of the central communal garden. The roofline of the proposed bungalow unit relates both to the eaves line of the adjacent two-storey houses, and to the ridge of bungalows on Van Gogh Place.

Legend

- Eaves fronted
- Hipped fronted
- Gable fronted
- Hipped rear



Hierarchy Diagram



Approach view from Romney Broadwalk



View south-east showing hipped rear roofs



View east at site entrance

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3.7 Appearance

Material palette

The design of the houses has been influenced by study of the local 'vernacular' - including both the materials and language of traditional buildings, and the more recent residential buildings within the vicinity of the site.

This has informed the proposed material palette for the houses - which will be led by the use of two complementary types of red brick with a 'special' house type in grey - reflecting traditional flint use.

Particular consideration has been given to the articulation of difference within the grouping of houses - helping to create an appropriate degree of variety across the site, whilst also creating a harmonious whole.



Varied roof line and materiality

The orientation of the roof forms with respect to the houses is varied within the site. Approximately half of the houses are 'eaves-fronted' and the other half are 'gable-fronted'.

Decisions about the orientation of roof forms have been informed by careful study of their impact on the streetscape - seeking to provide visual interest and to reinforce the sense of particular identity.

To help strengthen the difference, it is proposed that 'eaves-fronted' houses will have slate tiles, producing a more singular form. In contrast, 'gable-fronted' houses will have clay tile roofs which accentuate the frontal quality of the gable elevation which are presented to the public realm.



Celebrated Entrances

The design proposals draw upon an observed tradition of front doors and entrances being celebrated within even otherwise modest buildings, and a variety of forms to projecting porch structures.

Inspired by this, the design of porches has been a key design focus. These project from the main volume of the houses, animating the streetscape.

Porch roof forms are pitched at an angle to reflect the main roof.

The height of the porches is designed to align with the first floor cill height to give a sense of volume and space at the threshold to the home.

The bungalow has an inset porch, appropriate to its more modest scale.



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3.8 Material hierarchy

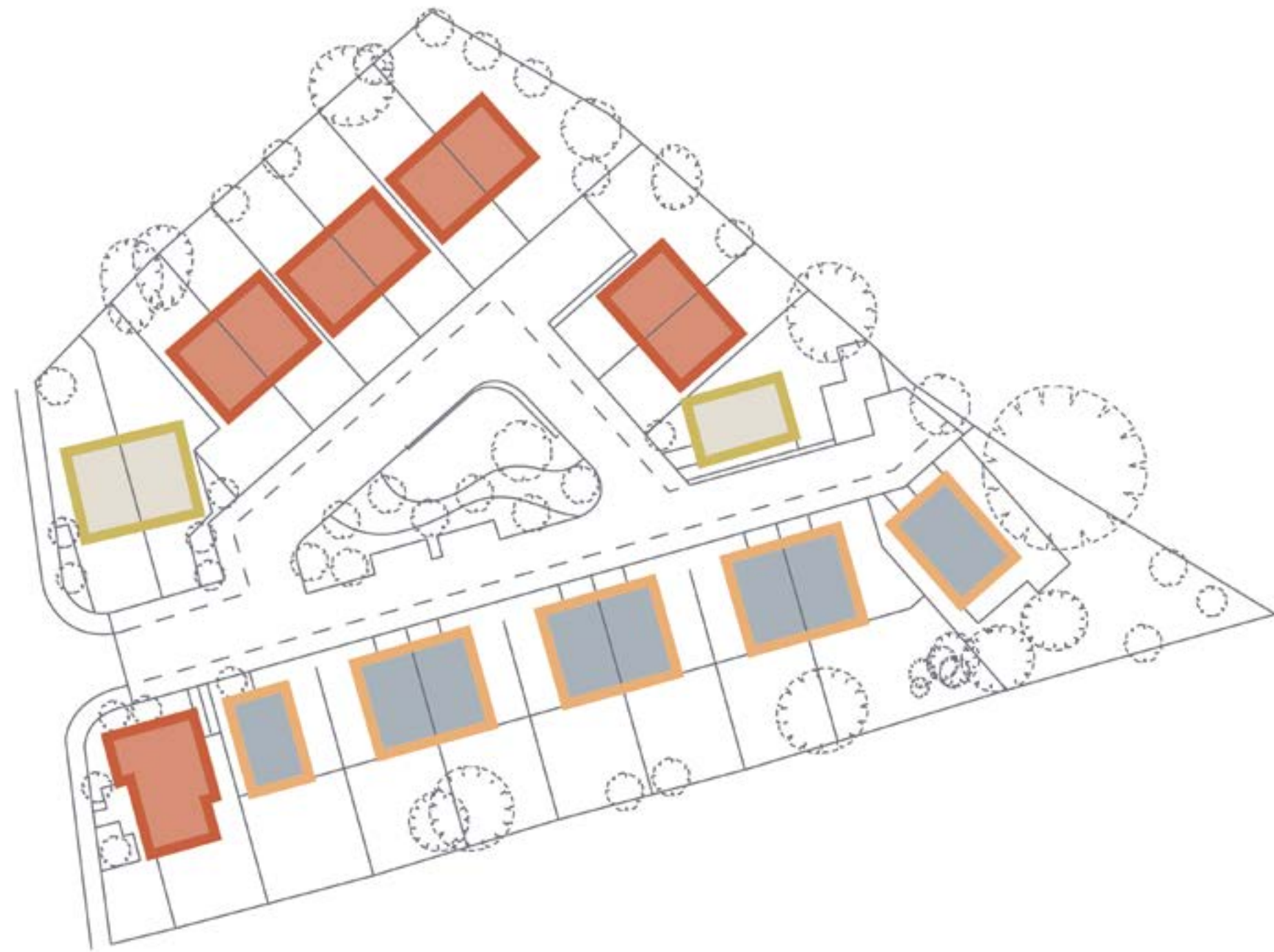
Materials and detailing have been considered to give a spectrum of difference. The design will deliver an appropriate degree of variety across the site. In addition to the material palette, difference will also be created through the use of a spectrum of detailing - from the simple and elegant, through to more particular details in prominent locations. Within this, we will explore opportunities to re-interpret traditional details in a contemporary idiom.

There are three proposed house 'types':

- House type I with a ridge / eave fronted roof and shallow porches (or, for the bungalow, eave / hip fronted with an inset porch)
- House type II with a gable fronted roof and, typically, deeper porches
- Special house type with a gable fronted roof, and articulation and choice of palette for prominent locations.

Legend

- House type I
- House type II
- Special



Material hierarchy diagram



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3.9 Material palette

Roof tile

Two different roof tiles are proposed depending on specific house type application, a natural look slate tile, or a clay (or similar) red tile.

Bricks and mortar

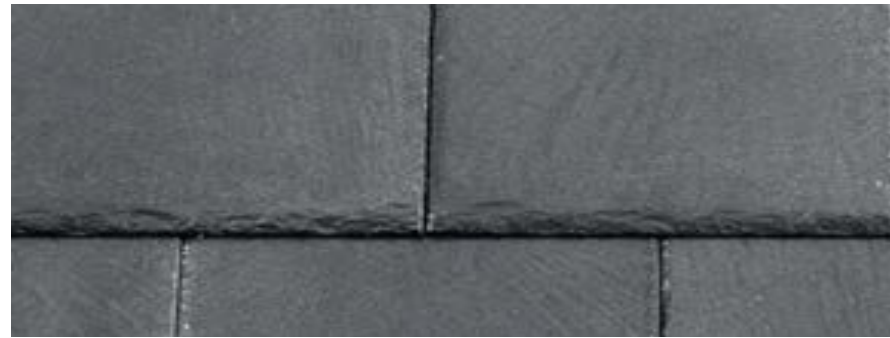
Three different brick colours have been utilised depending on the house type: red, red-multi or grey. A natural mortar colour is proposed for the red brick types, and a grey mortar for grey brick.

Brick bond and profile

Brick bonding and profile has been specifically considered to create texture akin to a traditional hung tile which is common in West Sussex vernacular examples.

Metalwork

Windows will be colour specified to compliment the brick colour they sit within. Where applicable, fixed louvres (to help with provision of night-time ventilation) will match frame colours.



Natural look slate tile



Clay (or similar) roof tile



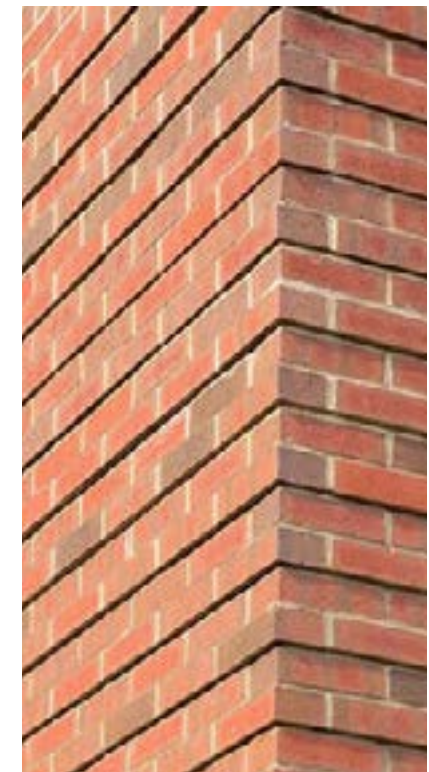
Red stock facing brick



Multi stock facing brick



Grey stock facing brick



Profiled brick



Metalwork colour I



Metalwork colour II



Metalwork colour special



Zinc porch roof



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Material palette

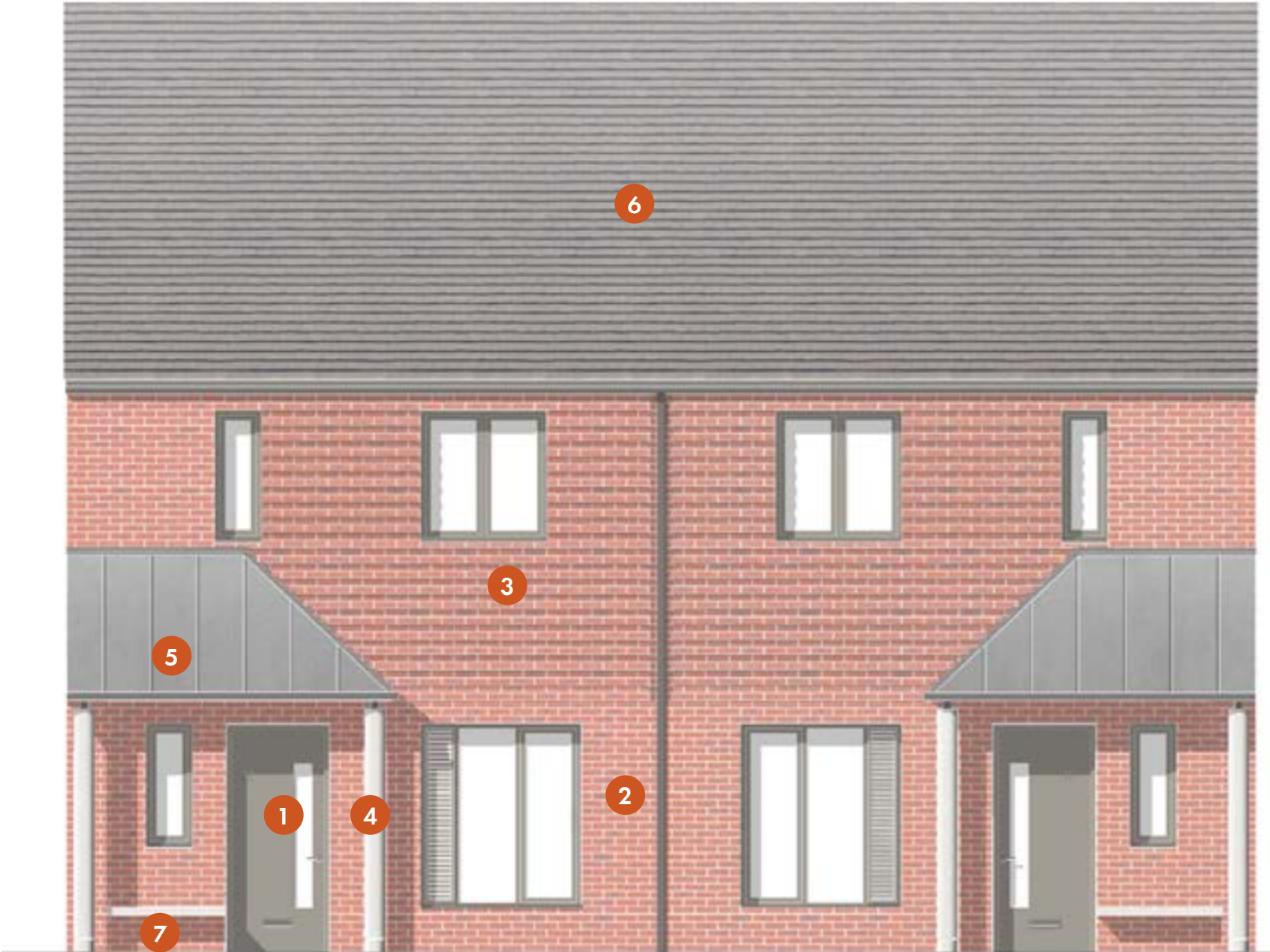
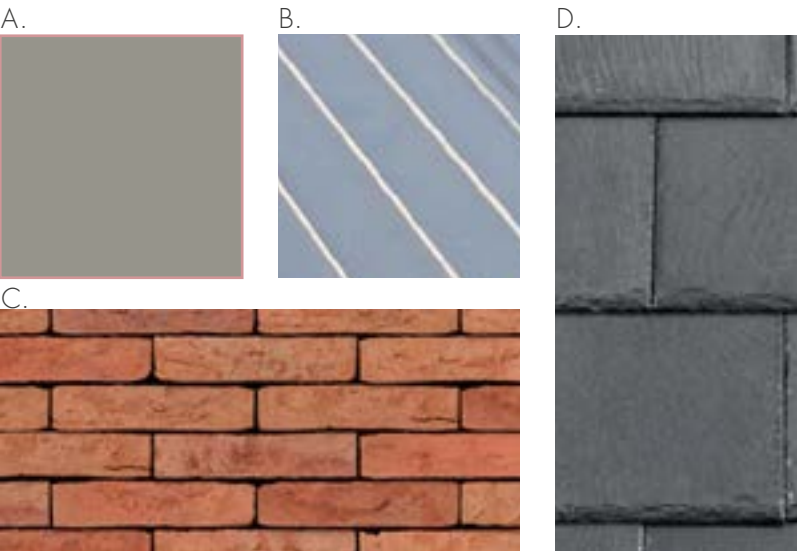
House type I

Materials

- A. Metalwork PPC finish
- B. Zinc-like porch roof
- C. Red stock facing brick
- D. Natural look slate roof tile

Legend

- 1. Entrance door
- 2. Facing brick
- 3. Profiled brick coursing
- 4. Circular column
- 5. Porch
- 6. Roof finish
- 7. Bench seat



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House type l: eave fronted | shallow porch



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Material palette

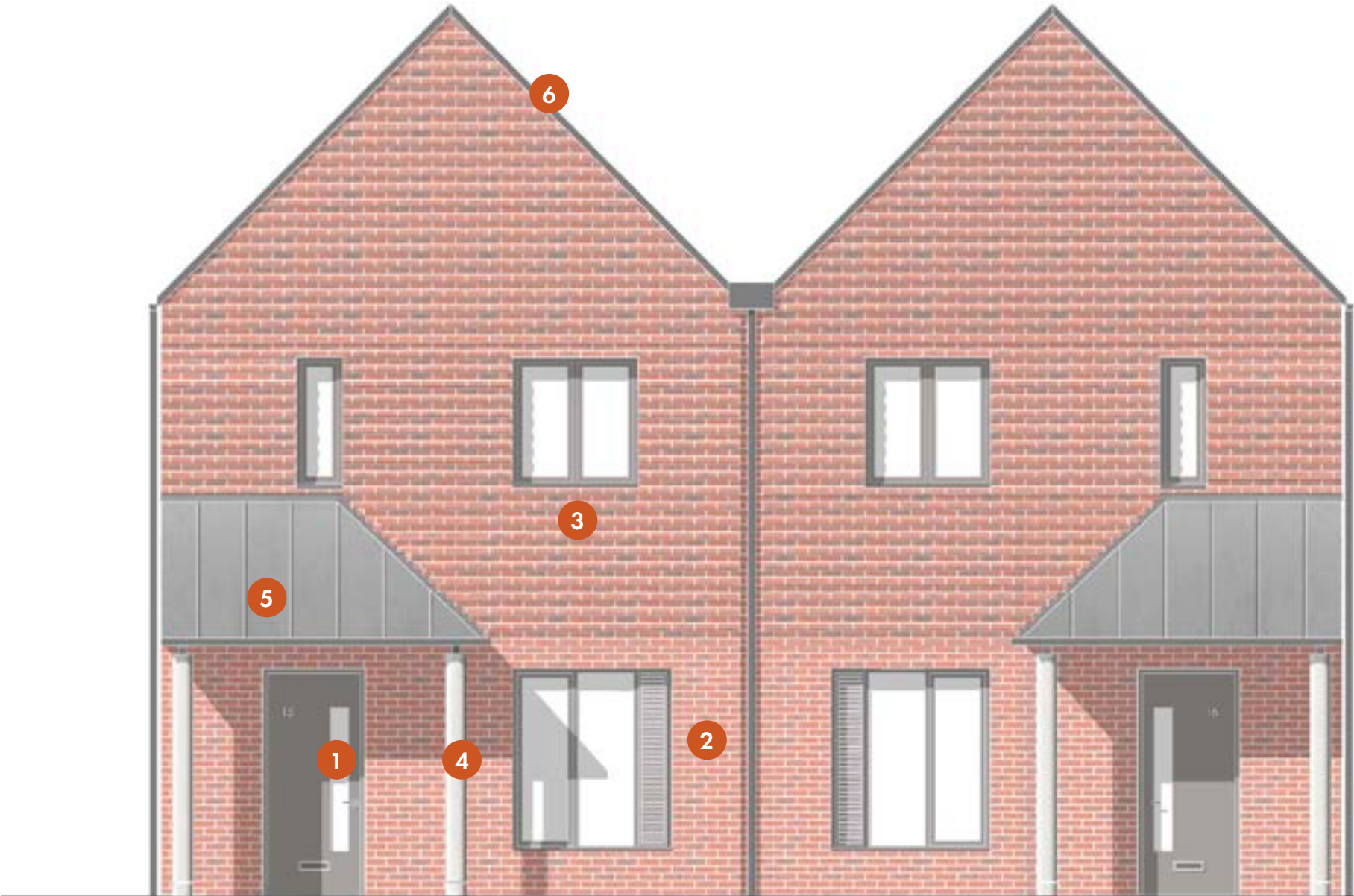
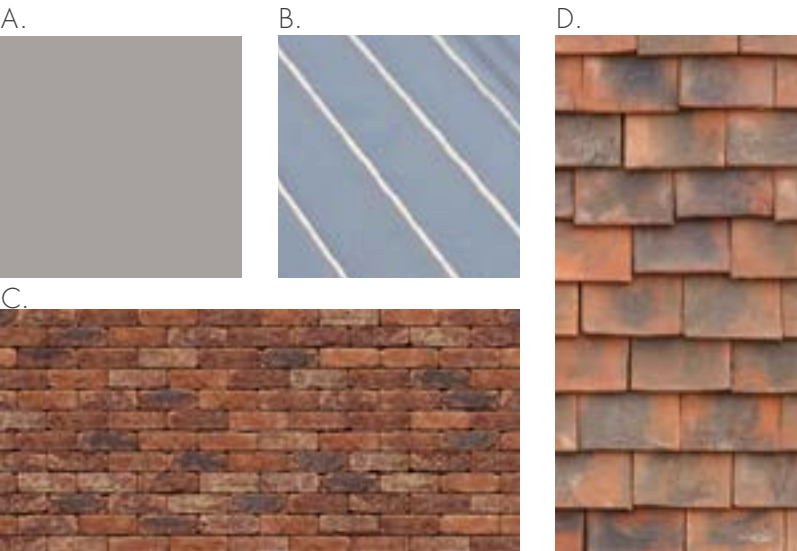
House type II

Materials

- A. Metalwork
- B. Zinc-like porch roof
- C. Multi stock facing brick
- D. Clay (or similar) roof tile

Legend

- 1. Entrance door
- 2. Facing brick
- 3. Profiled brick coursing
- 4. Circular column
- 5. Porch
- 6. Roof finish



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House type II: gable fronted | deep porch



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Material palette

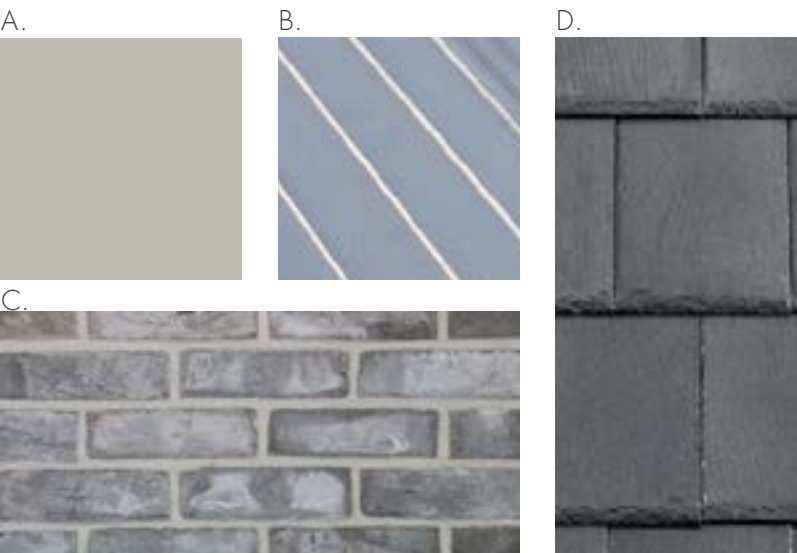
Special house type

Materials

- A. Metalwork
- B. Zinc-like porch roof
- C. Grey stock facing brick
- D. Natural look slate roof tile

Legend

- 1. Entrance door
- 2. Facing brick
- 3. Profiled brick coursing
- 4. Circular column
- 5. Porch
- 6. Roof finish
- 7. Bench seat



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