

Goodacres
Barnham
West Sussex



**Reserved Matters Application
Design & Access Statement**

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General

This Design and Access statement (DAS) accompanies our reserved matters application for 75 new dwellings on the land at Goodacres, Barnham

The site benefits from an existing Outline Planning permission, Ref: APP/C3810/A/11/2161133.

The application site area totals 2.34Ha and lies to the east of Goodacres and Haliford Drive.

Please carefully read the description of the design process that is set out in the site analysis section of this DAS. It describes in detail the approach taken to form a design that responds to the parameters set out in the illustrative plan that accompanied the outline consent and the changes that have been made following pre-application discussions with Arun District Council.

History – Illustrative Layout

The outline consent included an illustrative plan that identified the primary characteristics of the site and these are included in this DAS.

Our proposals incorporate the broad principles included in the approved plans. In particular:

- The approved access.
- The units numbers remain at 75.
- The storey heights reflect those described.
- The established landscape principals.

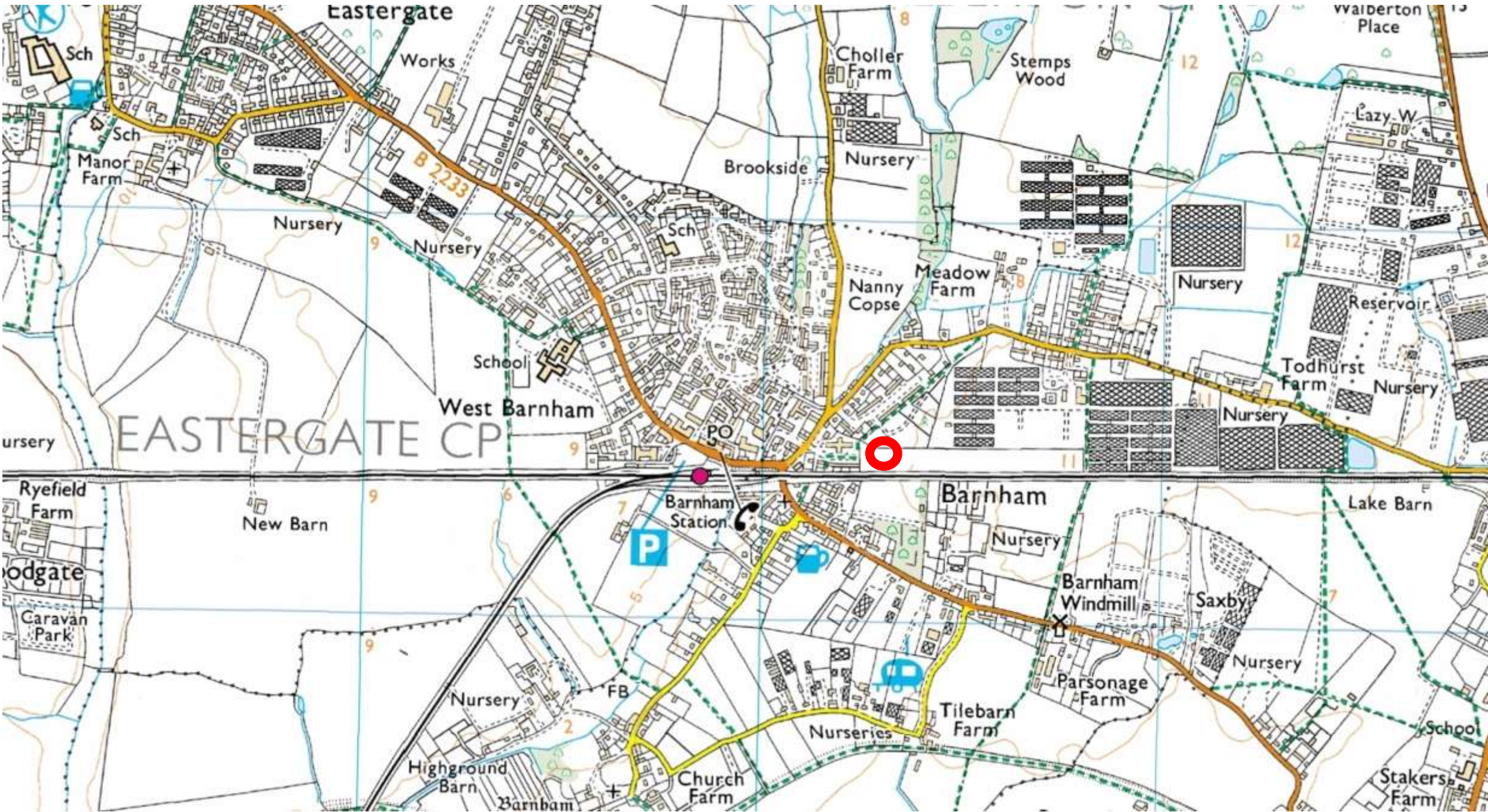
Proposals

This is a summary of the proposed design development. Please refer to the rest of this DAS for more specifics.

The proposals show a variation to the illustrative layout proposed at outline stage. This is to make the best use of land.

The road alignment through the site has been improved to achieve various character areas within the development.

These changes in the road alignment have created the opportunity to locate key buildings at junctions to add character to the street scene.



Location Plan



 **Site Location:**
Goodacres,
Barnham
West Sussex

Developer:
Croudace Homes Limited
Croudace House
Caterham
Surrey
CR36XQ
Tel: 01883 346464

Local Authority:
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF



Aerial View of the site

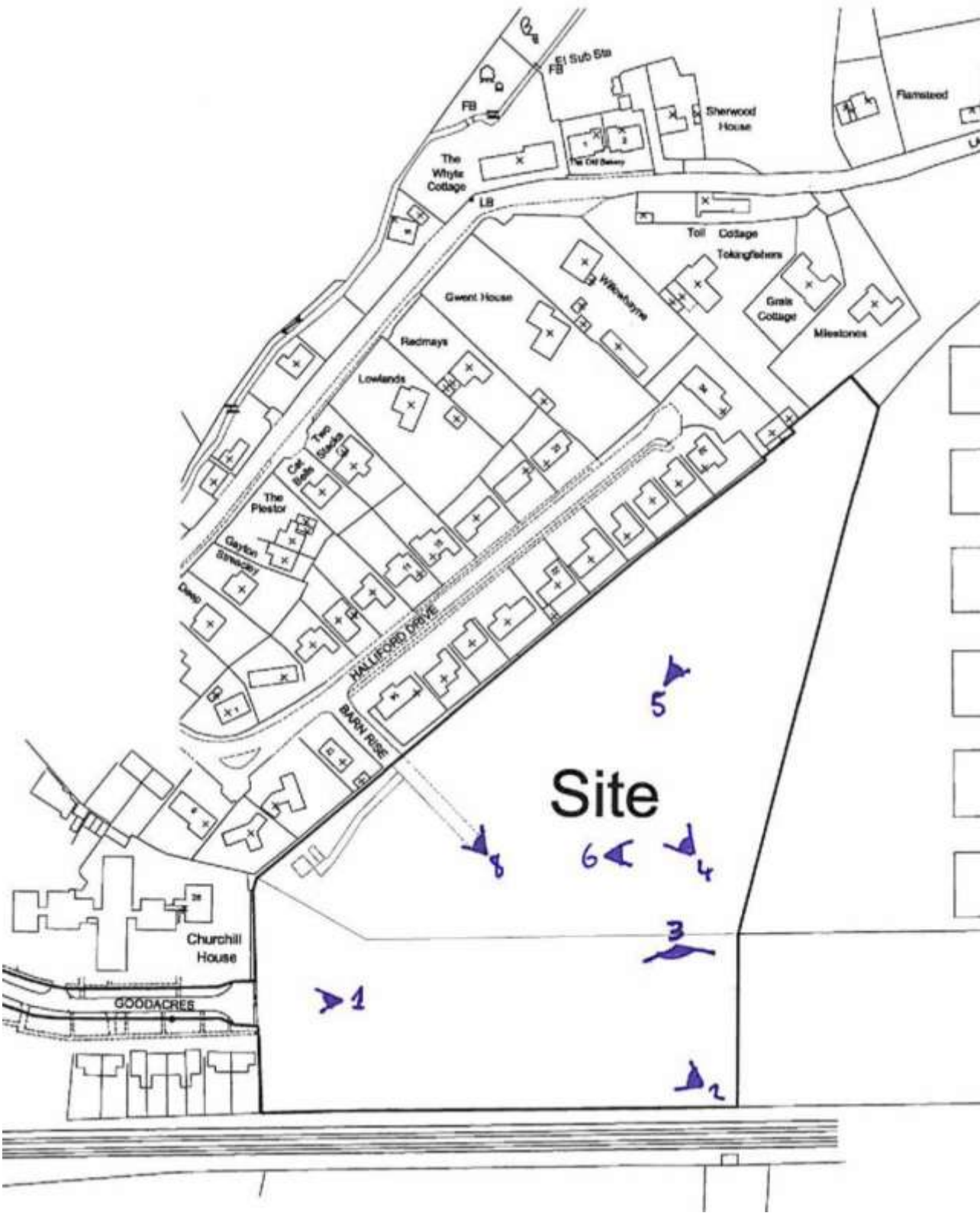
The existing site comprises 2.34Ha of irregular shaped land situated to the East of Barnham Centre.

The site is currently divided into 2 parcels of land by a mature hedgerow. The northern area was formerly used as a paddock with an area of maintained grassland to the south

The northern and western boundaries abut the rear gardens of houses in Halliford Drive and comprises of a mixture of fencing and hedging. The eastern boundary adjoins land used by Pollards Nurseries Ltd which houses industrial greenhouses.

The southern boundary is defined by the railway line.

The approved access is from Goodacres.





1.View looking towards access point



2.View looking towards eastern boundary



3.View looking at southern boundary.



4. View of Eastern Boundary.



5. View towards northern section

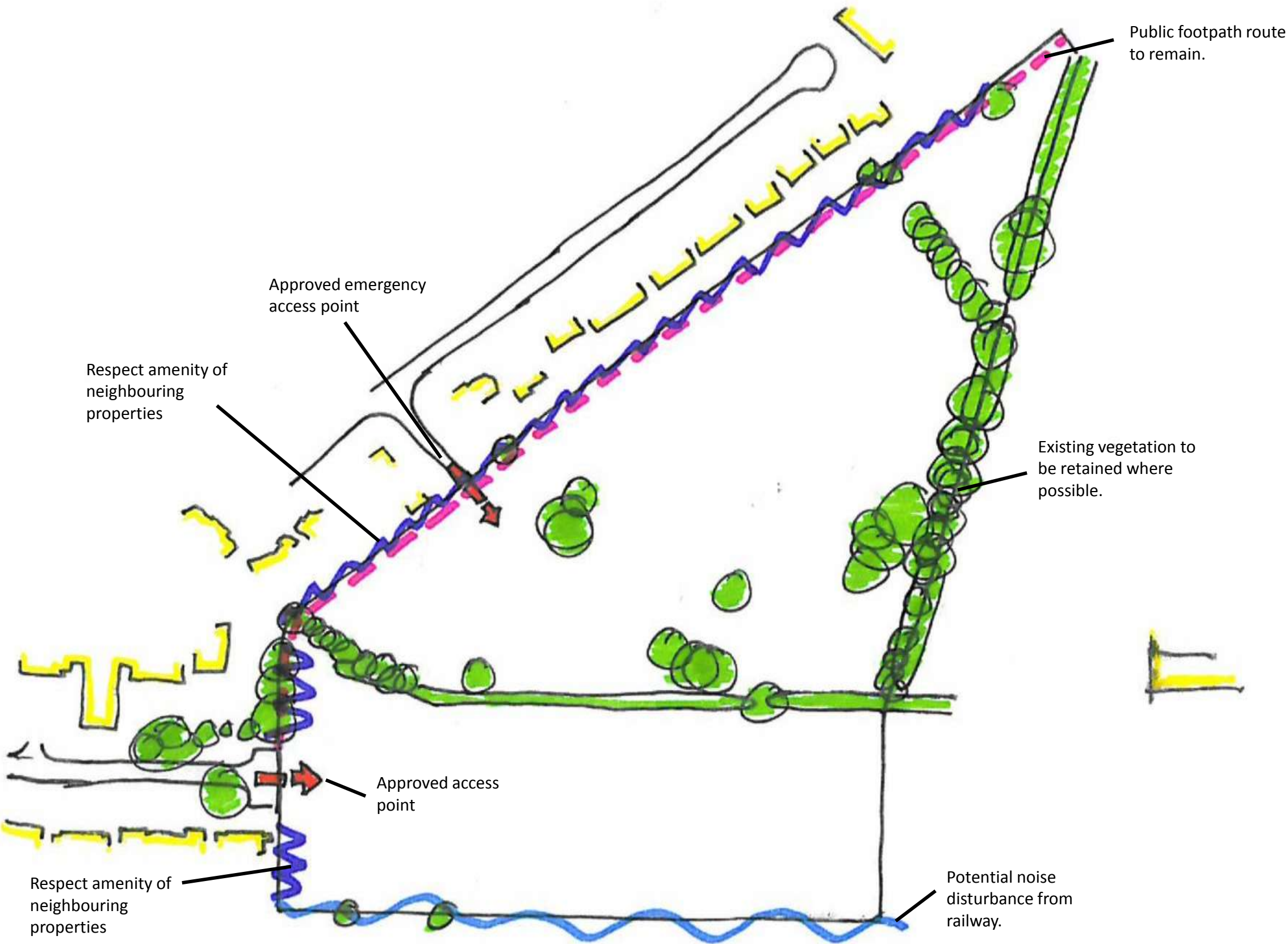


6. View towards western boundary.



7. View of emergency access point.





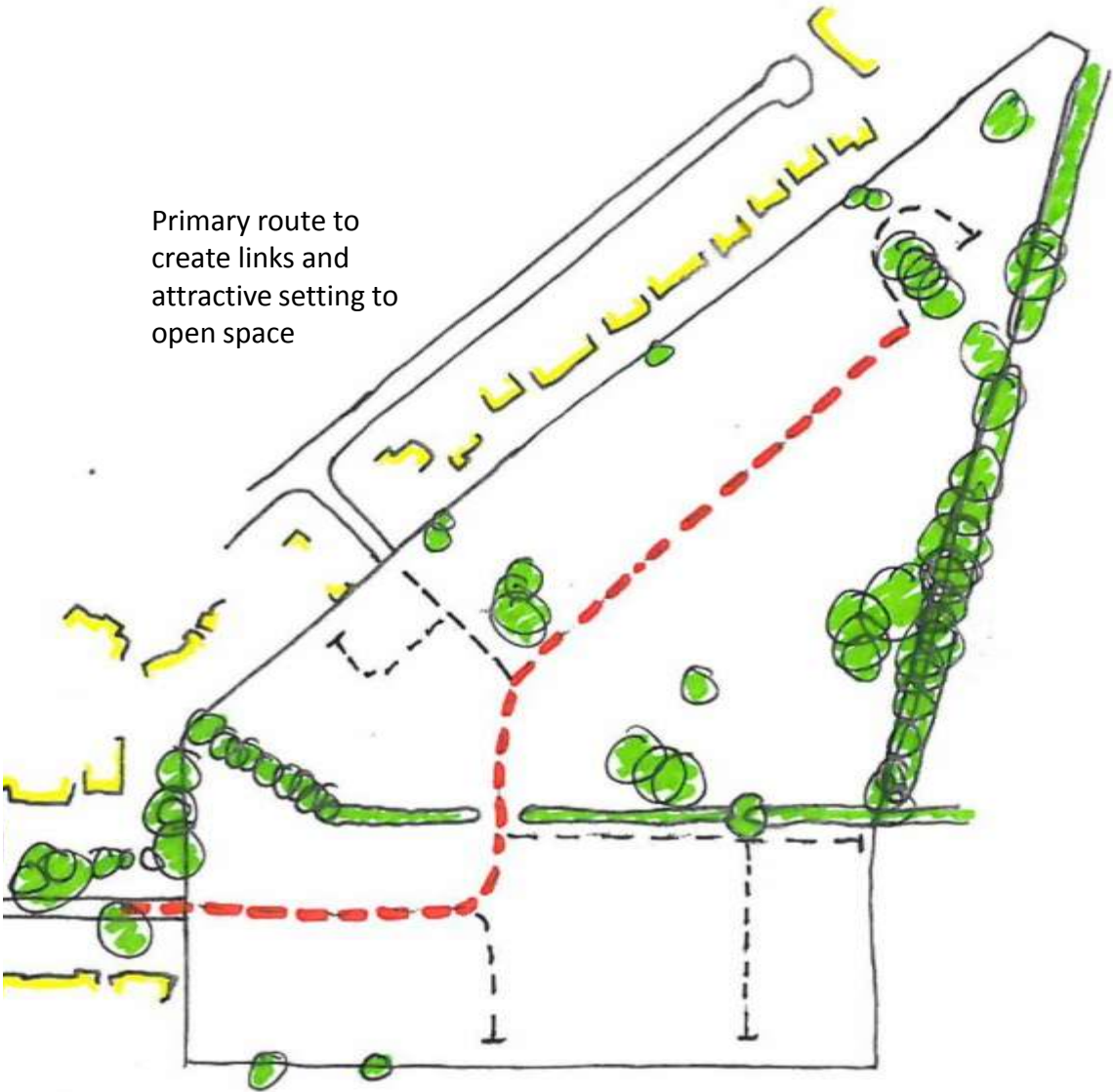
The following diagrams on this and the subsequent pages set out the design principles that have determined the form of the current proposals. They show how the existing site features, agreed site access, and established principles have set the core pattern for the design.

A greater amount of open space than previously shown has been included to create a ‘focal point’ of the development. This has been further enhanced with key buildings located around the perimeter.

A shared surface road runs through the site with the amenity of the neighbouring properties well protected with enhanced planting and generous back to back distances.



1. Access and Retained Landscaping

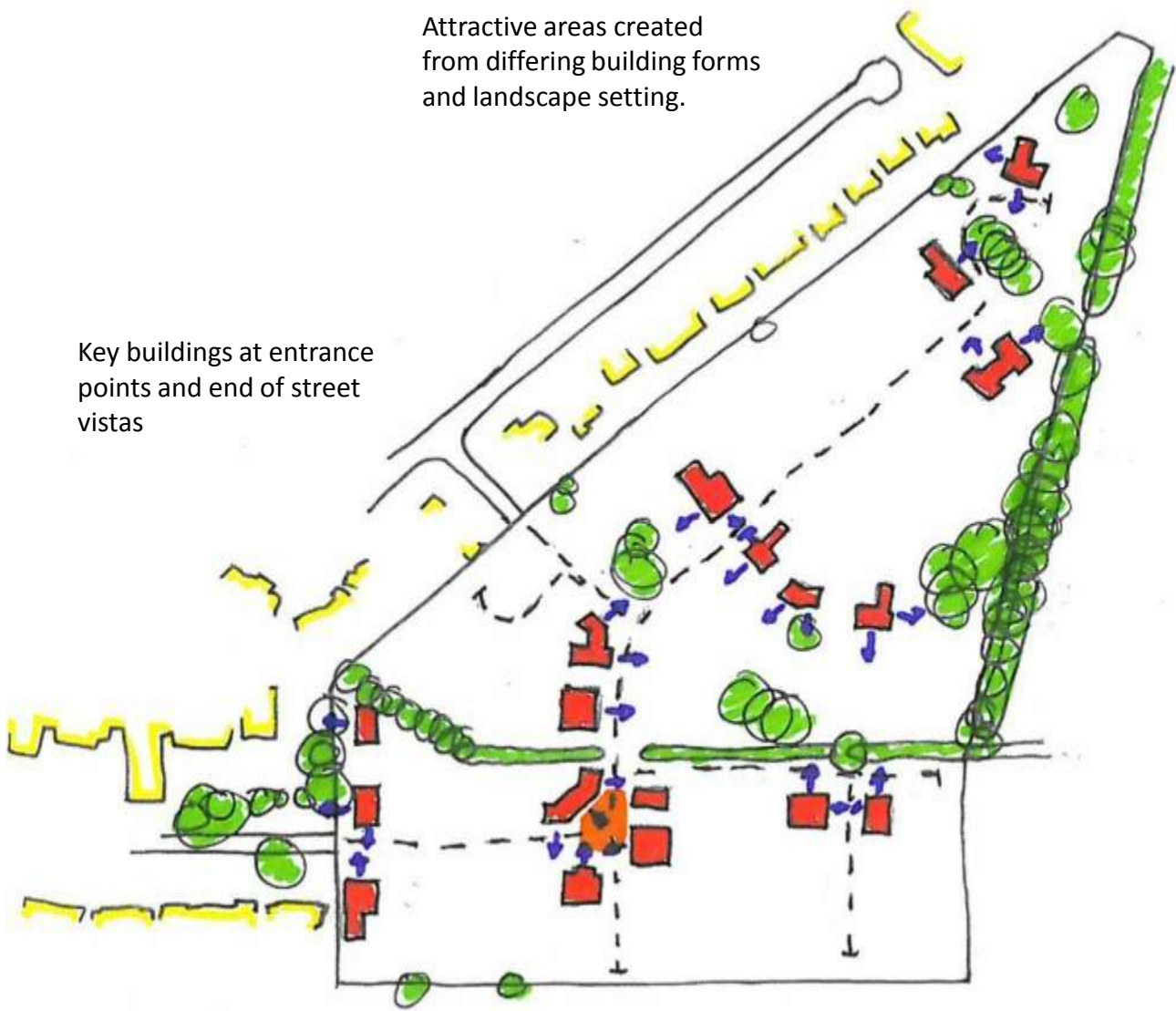


Primary route to create links and attractive setting to open space

2. Primary & Secondary Road Alignments



3. Street Frontage



4. Key Buildings



Planting to proposed roads to reflect semi-rural nature of the development.

Large area of open space to create focal point of the development.

Enhanced natural vegetation at boundary with railway to protect visual amenity of proposed dwellings.

5. Landscaping

Introduction

The pre-application documentation was submitted on 28th November 2013, in advance of this reserved matters application of 75 dwellings in accordance with the outline consent which was granted at appeal on 9th July 2012.

An illustrative master plan accompanied the outline consent and this has formed the principles of the development.

Further alterations were made in the preparation of the pre-application submission as illustrated earlier.

The housing mix includes 53 private dwellings and 22 affordable dwellings (30%).

The architectural style will reflect the best of local vernacular housing in the area.

Drawings

The pre-application submission included the following:

- Site Layout
- Street Scenes
- Design & Access Statement

Pre-Application Response

A response from Arun District Council was received to the pre-application on 20th January.

The plan shown to the right details the comments received and the following pages details the actions that have been taken to respond to the comments.



Concern 1
Variation in elevations on the bungalows seems unnecessary.

Concern 2
Plot 75 should be orientated to face south-east to better address the open space.

Concern 4
Relationship with trees and integration into the scheme.

Concern 3
Variety in elevations unnecessary.

Response to Feedback

Concern 1
The elevations have been revised so there is better uniformity across the units with the only differing elevations being the two dwellings in the centre.

Concern 4
This unit has remain unchanged. The unit is located outside of the root protection areas and the mature trees are located to the west and north of the dwelling and therefore the unit will not be overshadowed by these trees.

The proposals are also an improvement on the illustrative layout which had two units within this area.

The dwelling and plot 39 to the south are of the same appearance and face towards Goodacres creating a positive entrance upon arrival to the scheme.

Concern 3
The elevations have been revised so there is better uniformity across the units with the only difference being the two end units retain their barn hips to the roofs.



Concern 2
Plot 75 has been orientated to face south east as suggested to create an improved frontage and overlooking to the open space.

This proposed application is for 75 dwellings that are of a mix of 1, 2, 3 and 4 bedroom homes.

75 dwellings :

1 Bedroom	2	3%
2 Bedroom	29	39%
3 bedroom	36	48%
4 bedroom	8	11%

Of the 75 dwellings, 22 are affordable homes comprising :

1 Bedroom	2
2 Bedroom	5
3 Bedroom	15



The Design

The layout has been formed following the principles set out in the illustrative plan established by the outline permission.

Where possible new tree planting and hedging will be enhanced as appropriate to strengthen containment. The proposed road pattern creates a quiet, private, family orientated street, with properties positioned to maintain visual security.



The proposals comprise dwellings ranging from 1 to 2 storeys.

Housing along the entrance to the site responds to the mass and scale of the existing buildings on Goodacres and single storey dwellings have been located on the boundaries shared with the existing bungalows of Halliford Drive.

Properties within the site reflect existing housing within Barnham whilst their positions are designed to maintain the privacy of the neighbouring properties.



Example of estate railing along road edge.



Example of open space setting.



Example of shared surface road.



Example of building with landscaped enclosed private curtilage.



Examples of architectural styles in the local area.

Local Architectural styles continued.



Barnham is a large village with origins dating back more than 900 years.

There is a mix of architectural styles within the village and surrounding area.

The proposed palette of materials will include red facing brickwork and red brick features with a variety of bays and entrance porches, set under slate and tiled roofs. Some houses will be finished with flint or render to add variety and interest to the street scene.

Roof pitches will range from 30 to 50 degrees dependant on location.

Examples from the Croudace range of homes that reflect the design and build quality to be achieved



The proposed buildings will be of a traditional construction that will include a mixture of brickwork, render and flint.

Roofs will be finished with flying rafters with open eaves and exposed rafter feet.

Windows will be finished with brick and tile and brick window heads. Garage and front doors will be painted or timber finished dependant on position.

Garden enclosure will be provided using 1.8M high close boarded fencing in private areas. Boundaries that front the public realm will be constructed using facing brickwork to match the adjacent house in either english garden wall or flemish bond with bull-nosed coping bricks on a creasing tile.



Sustainable Location
The site is in a sustainable and accessible location.

The village centre is with 400m with a range of shops and railway station with regular services to Brighton, Portsmouth, Southampton and London.

Bus stops are within 150m of the site with services to Bognor Regis and Chichester.

Prudent Use of Natural Resources
If required, It is anticipated that the type of renewable energy will primarily be through improved fabric efficiency coupled with the use of Solar Powered energy using Photovoltaic panels mounted on the roofs of properties.

The layout will take advantage of passive solar design where practicable.

Natural day lighting to be optimised through orientation and design where practicable.

All dwellings to comply with extant Building Regulations.

Energy Efficient, A-rated white goods to be installed where applicable.

Domestic boilers to be high-efficiency condensing boilers.

Specification
Croudace are part of the Considerate Constructors scheme and during construction will implement a site waste management program ensuring the development has as little impact on the environment .

In order to minimise water consumption ‘A’ rated appliances and dual-flush WCs will be installed. Water butts will be provided in private gardens to collect and store rainwater, this will store all the water needed to irrigate the plants.

The site includes mature trees and hedgerows which will be carefully preserved, the additional native planting will add to the natural landscape and encourage wildlife.

The dwellings are dual aspect with openable windows to capitalize on daylight and allow natural, through ventilation.

The development has been designed to provide natural surveillance, windows and doors are orientated to open onto and overlook the public realm.

Protection and Enhancement of the Environment.
During the construction works, retained trees will be protected and tree protection fencing erected in accordance with BS5837.

The proposed development will include new native tree and shrub planting species to encourage wildlife.

Sustainable Economic Development
As a new development in the area, the resultant building works will benefit the wider community through the patronage of local services.

As a new development, the addition of 75 families will, through their patronage help support local shops and services of the area.

Security and Crime Prevention Measures.
The proposed development is designed with security in mind, with the majority of houses orientated to overlook the public realm and car parking areas.

The design is outward looking, with the majority of principle living and dining rooms fronting the street to provide a good level of natural surveillance.

All houses will have PIR front door lights.

Simple boundary treatments, have been designed to provide a good level of security without creating a cramped layout within the private realm .

The layout has been designed to minimise exposed rear gardens by providing 1.8M high brick walling to boundaries that flank footpaths.