



FIGURE 12. Connectivity strategy for BEW site showing the existing connections from the site

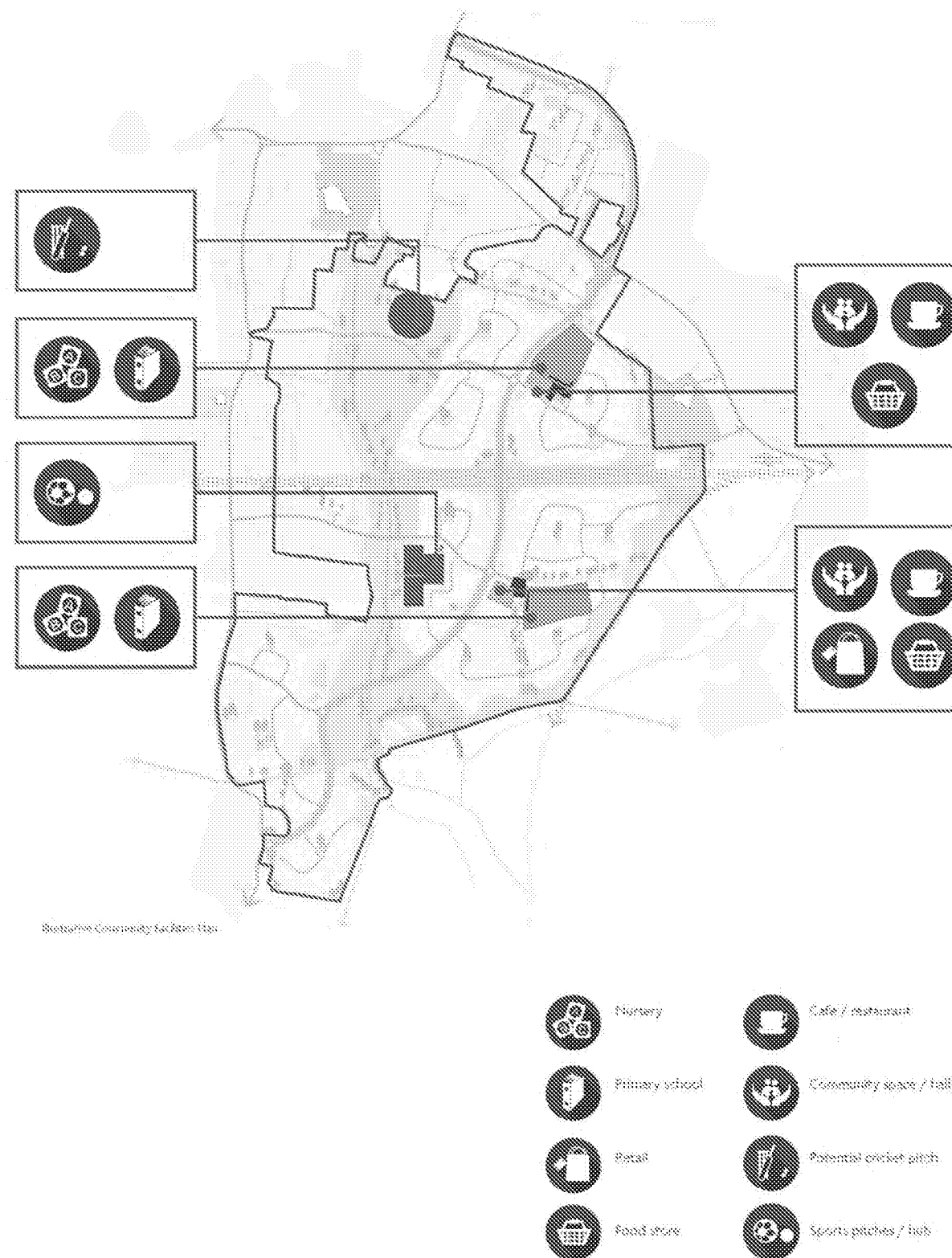


FIGURE 13. Proposed community facilities plan

Access and movement

Vehicular movement

Figure 14 shows the movement context for Barnham. It can be seen that there are primarily three types of classified roads in relation to the village. The roads can be defined as follows:

- Main Streets - B Roads (Secondary Roads) including B2233 (Barnham Road / Yapton Road) with predominantly footways on both sides of the road and verges
- ▨ Residential Streets - Roads generally more than 5m wide with 1 or 2 footways and narrow verges including Lake Lane, Marshall Close, Gospond Road and Elm Grove / Orchard Way
- ▨ Lanes - Other residential roads including roads such as Church Lane, Hill Lane, Highground Lane and Downview Road

There are also a number of private drives which are not shown on this plan.

Walking

The plan also shows the network of public rights of way throughout the village including path number 323 which runs through the site connecting Church Road to West Barnham and Eastergate.

***** Public Right of Way

Cycling

National Cycle Route 2, which is planned to provide a long distance cycle route linking Dover in Kent with St. Austell in Cornwall runs through Yapton to the south east of the site.

In addition there is a formal cycle path which links the village to Walberton / Fontwell to the north and a route which links Barnham to Bognor Regis via Church Lane to the A259 (Felpham Relief Road).

◆◆◆ Key cycle route



FIGURE 14. Movement within Barnham and the surrounding area

Main streets and residential access roads

The main streets in the village are Barnham Road and Yapton Road which serve the residential access roads including Elm Grove and Lake Lane. They are the primary access roads within the hierarchy of streets in Barnham.

The key elements of these streets are as follows:

- The provision of grassed or landscaped verges with varying width with footways either adjacent to the carriageway or set behind the verge.
- Some buildings set back into their plots with enclosure to the street provided by robust boundary treatments
- Some buildings at the back of footway or carriageway
- Variety in street width and enclosure to the street. Not a continuous corridor of development but a route which opens up and narrows along its length
- Enclosure to the street provided by a mix of low and high boundaries including buildings, tall brick / flint walls and hedges



Yapton Road with a footpath behind a verge on one side



Footway behind verge in Barnham Road near the station



Properties in Barnham Road close to the back of the footway



Properties in Yapton Road close to the back of the footway



Narrow verge in Lake Lane with footway on one side



Houses in Elm Grove with short front gardens and front boundaries

Streets

The Streets are secondary to the residential access roads in the road hierarchy. Of particular relevance to the site, Church Lane and Marshall Close have some particular characteristics.

- A mix of verges between the highway and the front of properties. In some cases with a footway in between.
- Some roads have footways on both sides of the road (Marshall Close). Some roads have footways on one side only with some with no footways (Church Lane)
- Variety in the set back of buildings, predominantly shorter front gardens with potential for some set back into their plots
- Varying enclosure to the street generally achieved through the use of verges, variety in road width, boundary treatment and building position
- Mix of high and low boundaries with building overlooking the street to provide passive surveillance in all areas with the distinction between private and public realm areas clearly defined.
- Some parking provided in dedicated areas alongside the carriageway (Marshall Close) and some on plot with drives perpendicular to the road



Church Lane with boundary walls set back behind grassed verges



Church Lane show with no footways



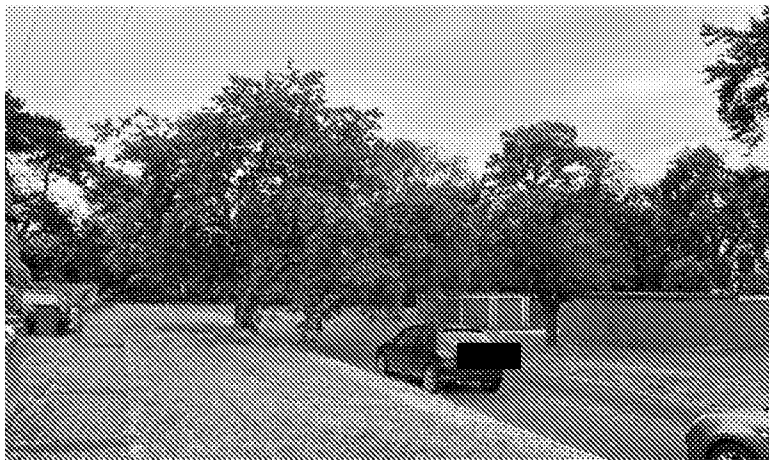
Buildings with narrow privacy strip in Church Lane



Buildings and footways set behind verges in Marshall Close



Buildings set back into plots in Church Lane

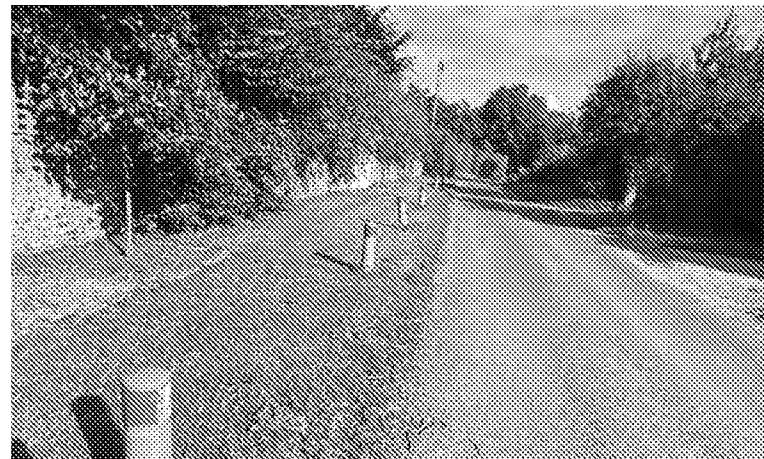


Wide verge in Marshall Close leading into the site

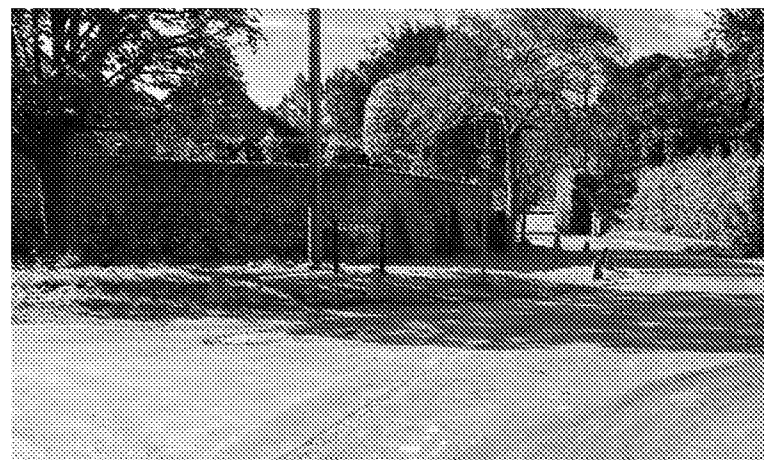
Lanes and drives

The Lanes and Drives are the lowest in the hierarchy of streets within the village and are generally shared surfaces serving a modest number of dwellings. Of particular importance to the site is the character of Church Lane which has a number of key elements:

- ◊ Boundaries are generally low with building overlooking the street to provide passive surveillance in all areas with the distinction between private and public realm areas clearly defined.
- ◊ Shared surface areas with cars and pedestrians / cyclists sharing the space to encourage slow traffic speeds
- ◊ Some verges between the highway and the front boundary of the property
- ◊ Buildings will generally be set back into their plots
- ◊ Stones or posts will often be used to demark the carriageway
- ◊ Potential for on street parking (including visitor parking) through the varying width of the lane
- ◊ Incorporation of street furniture such as benches



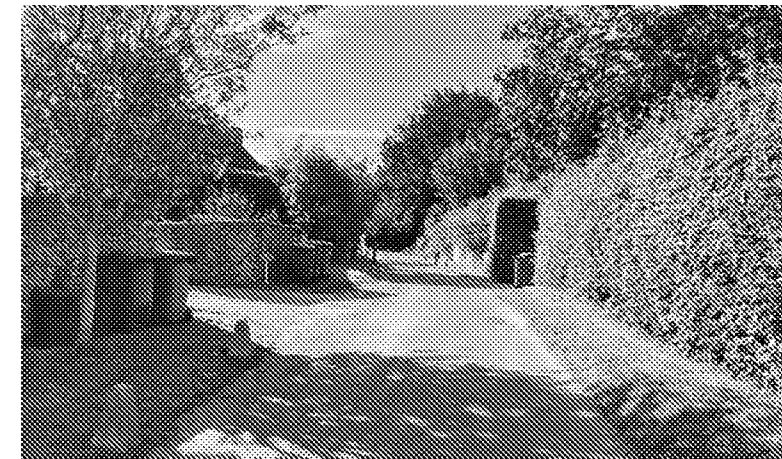
Church Road with narrow verges and no identified footway



Low walls and narrow verges in Church Road



Church Road with shared surfaces



Buildings set back behind low walls in Church Road



Variety in width and enclosure in Church Street



Buildings set close to the street in Church Road

Density and character

Block structure

Figure 12 shows the block structure of the village. This block structure is based on difference in public and private realm areas.

There are a number of characteristics which can be seen as shown on the plan:

-  Block depths which vary in shape and character but generally consistent in depth around 50m-70m between streets
-  An overall pattern of connected main streets with cul-de-sac roads running into the blocks.
-  In some cases the cul-de-sacs are connected with footpaths or drives
-  Wider spaces found within the street incorporating verges or small areas of public open space

-  Application site
-  Existing built form for Barnham
-  BEW (layout based on masterplan)
-  Proposed development parcels in site



FIGURE 12. Plan showing the block structure of the village

Urban grain and density

Figure 15 has been prepared using an extract from Ordnance Survey mapping data with a series of one hectare squares.

The selected areas give a sample of the urban grain and density of the development in the context of the site including Marshall Close, Barnham Road and Garden Crescent.

It can be seen that there is a variety of character in the area including Marshall Close which is predominantly semi-detached properties, Church Lane (detached) and Garden Crescent/Yapton Road (terraced).

The density of each of the squares is as follows:

-  Marshall Close - Circa 25 dph
-  Yapton Road - Circa 20 dph
-  Garden Crescent - Circa 38 dph
-  Goodacres / Nightingale Lane - Circa 50 dph
-  Church Lane - Circa 15 dph



FIGURE 15. Urban Grain extract from Navigation Drive

Plot layout

A key characteristic of Barnham is the variety in plot layouts. The set back of buildings from the footways is often different within the same street providing a varying sense of enclosure to the street.

Walls and other boundary treatments are used in some places to maintain a degree of consistency to the edge of the private realm.

The Figures 16-19 show the variety in plot types which include:

- 1. Buildings set at the back of footway with no privacy strip (Yapton Road)
- 2. Buildings with short front open front gardens with no boundary treatments (Marshall Close)
- 3. Buildings set back into the plot with short/ medium front gardens defined by low boundaries (Marshall Close and Barnham Road)
- 4. Buildings set back into their plots with a private driveway (Church Lane)

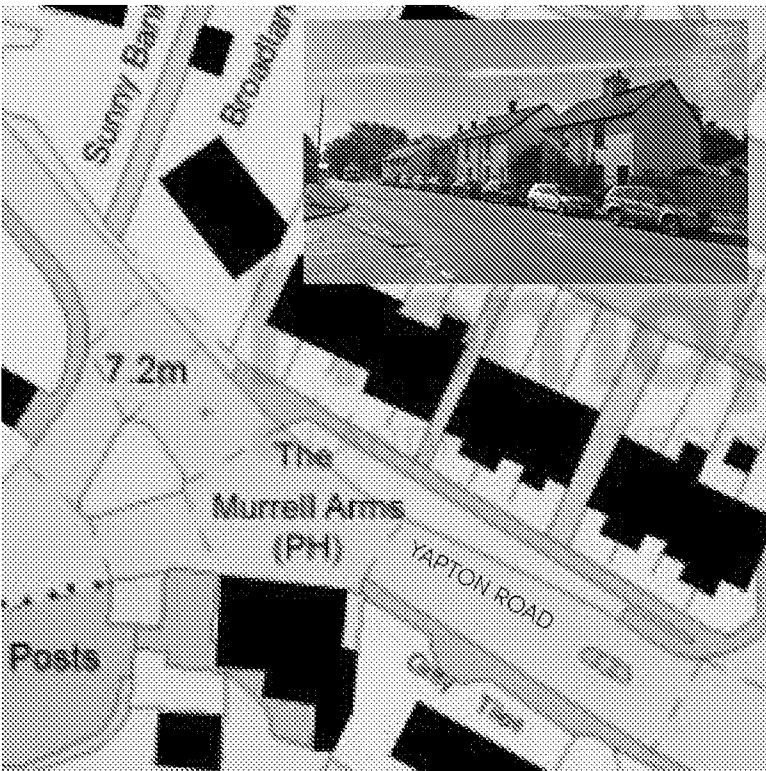


FIGURE 16. Housing at back of footway or with privacy strips



FIGURE 17. Housing with short open front gardens

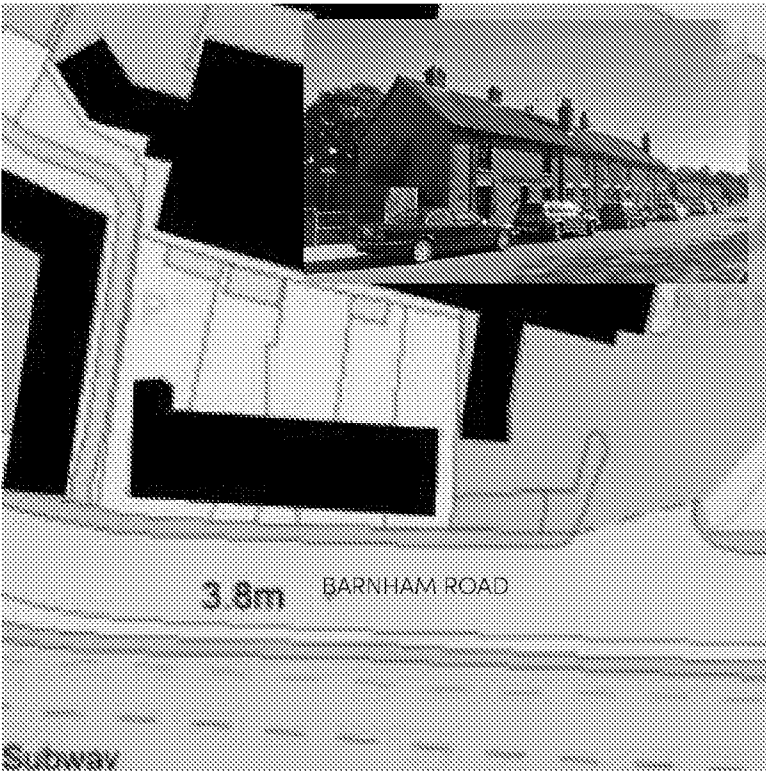


FIGURE 18. Housing with short front gardens and low boundaries

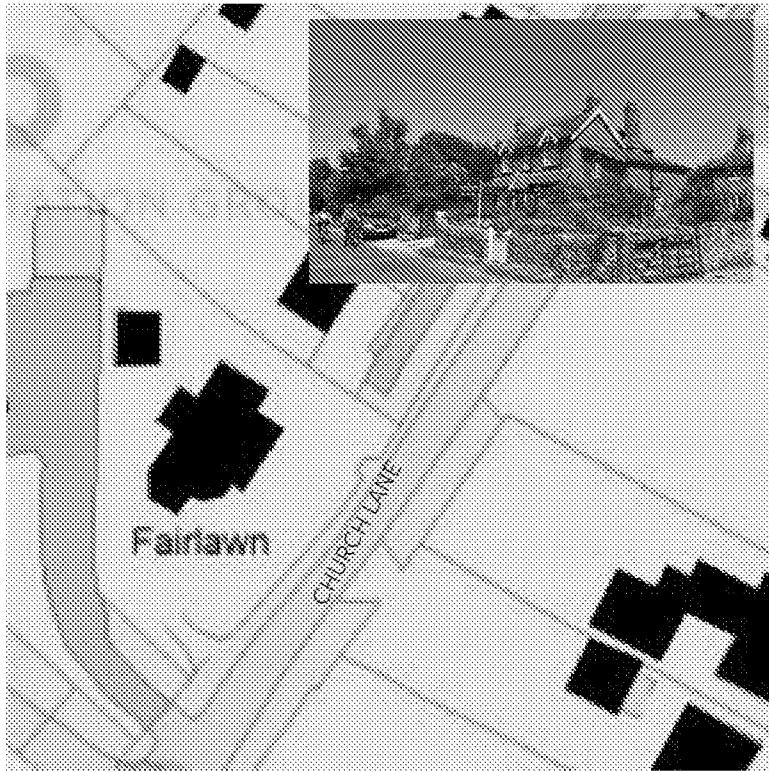


FIGURE 19. Housing set back in plots

Built form typologies

Double fronted houses

Double fronted houses have a central entrance with principal rooms either side of it and are found in a significant number of the older properties in Barnham. This design is a common theme in the village.

They are often similar to Two Bay houses in detail and provide larger detached units or are used to accommodate shallower plot depths or larger plots.

Their proportions are based on a simple rectangular block with a façade based on square proportion.

Chimneys are usually provided at the ends or end of the building or incorporated externally into the side elevation.

Roofs are usually pitched with the long axis parallel to the street with full hipped or gable ended.

Two Bay Houses

Small two bay houses are the predominant typology in Barnham. The buildings are arranged with the entrance on one end of the building with a principal room on the other. They vary in architectural detail relative to their location and character.

Two bay houses do not generally lend themselves to detached properties and are generally found in terraces or pairs.

Their proportions are based on a simple rectangular block with a façade based on square proportion.

Chimneys are usually provided at the ends of the building or in the centre as shown above.

Roofs are usually pitched with the long axis parallel to the street with full hipped or gable ended.



Double fronted house in Church Lane



Two Bay houses in Church Lane forming part of a terrace of 4 dwellings



Terrace in Barnham Road based on two bay houses

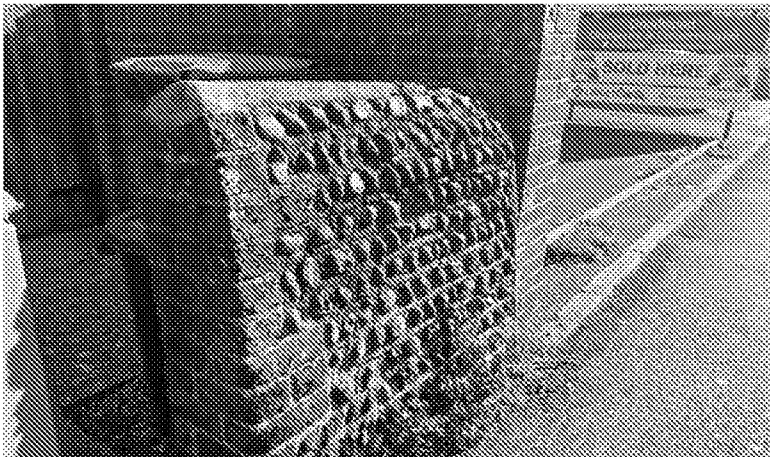
Boundary treatments

The boundary treatments in the village comprise:

- Brick and flint walling
- Hedgerows
- Metalwork on brick plinths
- Post and rail fencing
- Timber trellis
- Tall and low walls
- Mix of the above elements



Low boundary wall with ornate railings to railway cottages



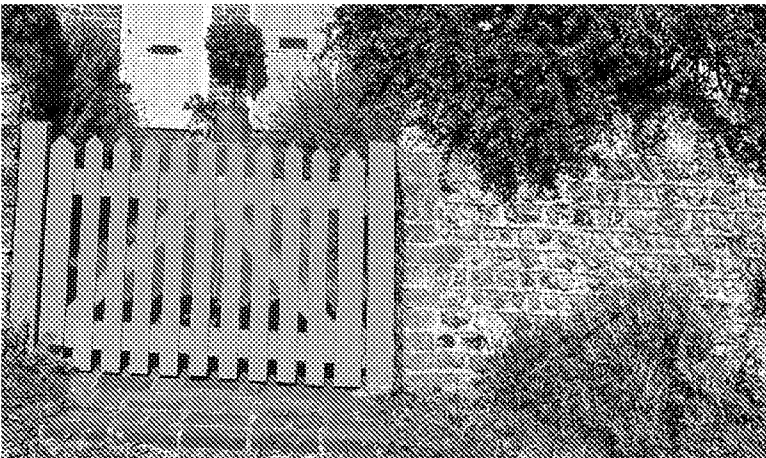
Flint wall section in Barnham Road



Post and rail fence with planting in Lake Lane



Post and rail fence with planting in Church Lane



Timber gates and brick walls with flint panel in Church Lane



Flint wall with trellis and planting in Church Lane

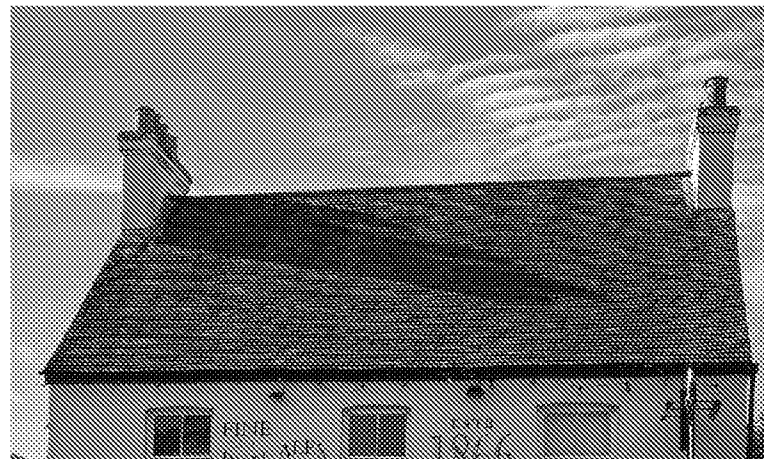
Roofs and chimneys

Roof types

- Predominantly clay or slate roof tiles
- Mix of gable, hipped and half hipped roof shapes
- Predominantly gable ends with ridge running parallel to the street
- Some dormer features, generally pitched
- Some projecting gable features
- Mainly plain fascia boards or open eaves

Chimneys

- Predominantly simple chimney stacks (exposed brick or render finish).
- Potential for some limited detailing to stack



Gable ended roof with chimneys (Murrell Arms)



Gable end roof with chimney and ornamental ridge tiles



Hipped roof (Curacoa in Church Lane)



Hipped roof with gable features in Church Lane



Multiple chimneys breaking up continuous roof line in Barnham Road



Hipped main roof with projecting gable and porch in Marshall Close

Doors

Front doors in Barnham are generally painted to be predominantly black or white with some other primary colours as opposed to natural or stained wood.

The generally have white painted frames (not dark stained hard wood) and are recessed from the main elevation.

Entrances and porches

The front door with its surround, canopy or porch is one of the most prominent features of a house. As built the size, ornateness, style and design of a door and doorway should reflect the architecture of the building in which it sits.

Porches within the village are predominantly forward projecting and either open or enclosed.

Windows

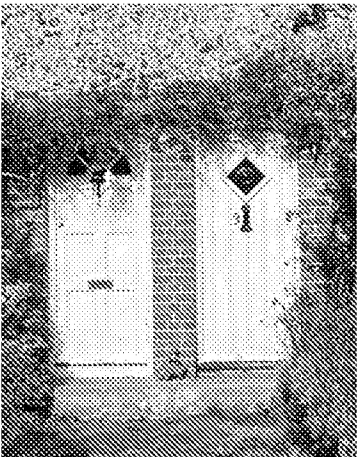
The appearance of windows are generally determined by their sifing, size, style and by the design of elements, for example, the sill, frame, transom, mullion, glazing bars and leaded lights.

The photos (right) show a variety in the design of windows found in Barnham including:

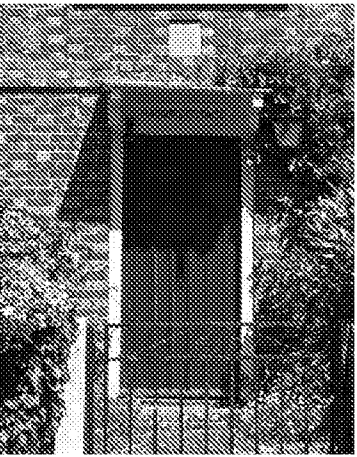
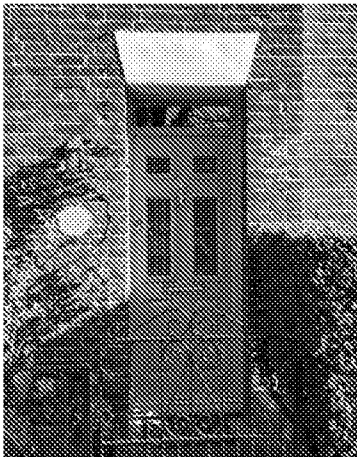
Casement windows which are pivot opening, side hinged or sealed shut apart from a top light. Traditional windows are often recessed but where these have been replaced they are often fitted flush to the external wall surface.

Sash Windows which are made of one or more movable panels, or "sashes", that form a frame to hold panes of glass. The sash window is often found in Georgian and Victorian houses, Sash windows found in the village have a variety of arrangements with two or three panes across.

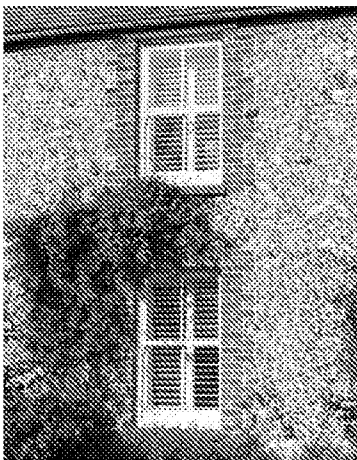
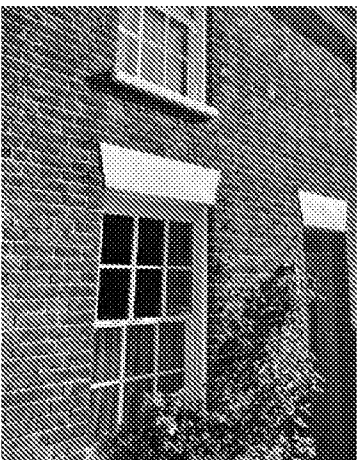
Within the village a mix of brick or stone coloured lintels have been be used. These include variation in brick colour or design may be appropriate for lintels and arches. Sills are generally designed to match the lintels or form part of the design of the window and are predominantly stone coloured or brick.



Typical door details in Barnham



Typical porch / entrance details in Barnham

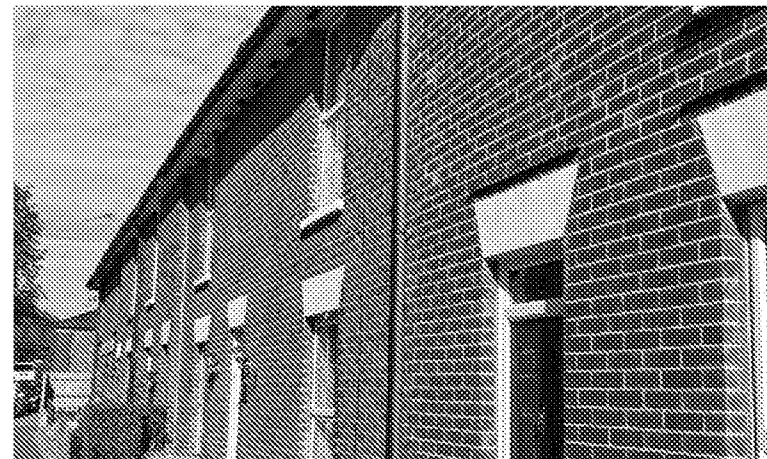


Typical window details in Barnham

Elevational treatments

There is no comprehensive pattern of building materials found within the village and the special interest within the Conservation Areas is categorised by the variety of vernacular building materials and traditions. These include:

- Mellow red and yellow brick (predominantly Flemish and stretcher bonds) with contrasting mortar
- Light coloured painted brick or render / stucco
- Limited areas of timber boarding (painted and natural) and found mainly associated with converted agricultural buildings
- Flint dressing with brick detailing



Red brick elevations in Barnham centre with painted headers



Flint with brick surrounds to windows



Multi brick with brick headers



White painted render



Red brick elevations in Marshall Close



Brick and flint in Church Lane

Local character influences for the site

In addition to the overarching character of streets, spaces and built form in Barnham described above, there are a number of key areas within its vicinity, which have distinct characteristics which should be taken into account when developing the layout and design of development and spaces. These are shown on Figure 20 and recent and historic photographs illustrate the character of these areas as follows:

- Barnham High Street and Yapton Road
- Barnham Station
- Church Lane



FIGURE 20. Plan showing influencing character areas close to the site



Barnham High Street and Yapton Road

The High Street and Yapton Road area have some of the following distinct characteristics including:

- Buildings set close to the carriageway with no private amenity space
- Mix of scale and massing of built form
- Predominantly detached and semi detached properties
- Roof lines running parallel to the street with projecting gable features
- Single bay and double fronted properties
- Small scale or no porches
- Limited front boundary treatment
- Buildings following alignment of street

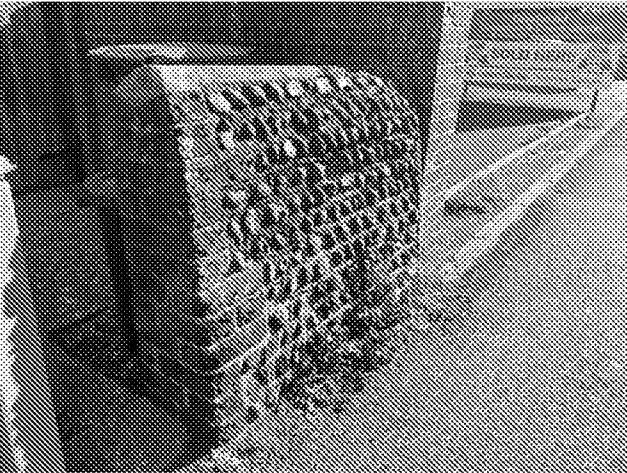




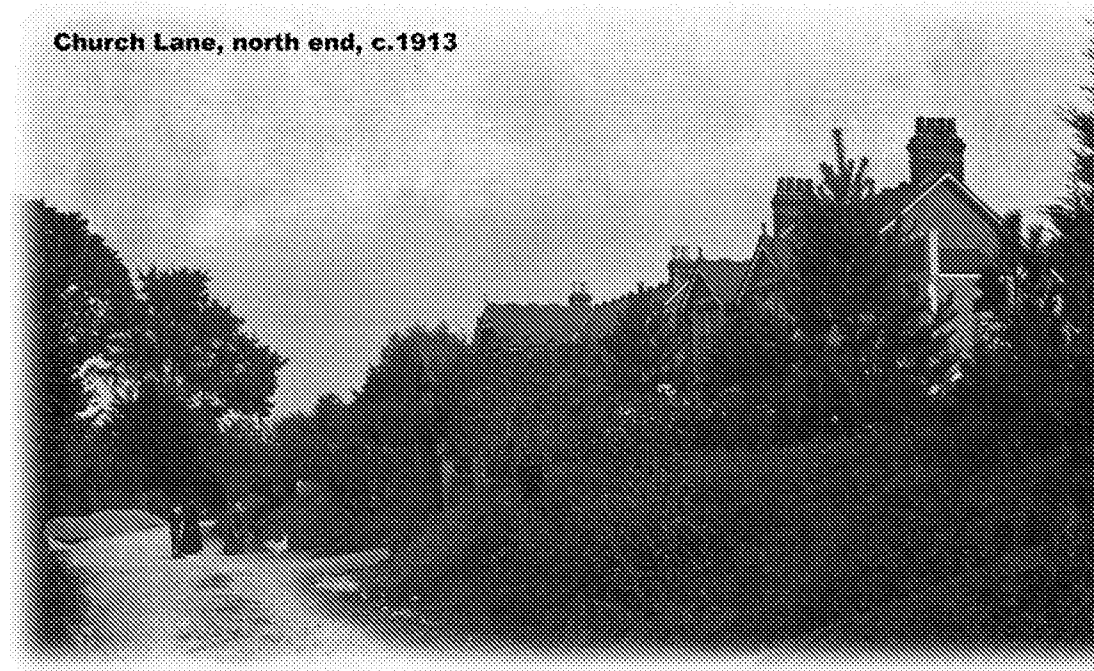
Barnham Station

The Barnham Station area has some of the following distinct characteristics including:

- Buildings set close to the carriageway with short front gardens
- Mix of scale and massing of built form including larger blocks such as the former Station Hotel
- Mix of terraces, semi detached and detached properties
- Mix of gable ends and hipped roofs
- Small scale or no porches
- Low walls and railings providing front boundaries



Church Lane, north end, c.1913



Church Lane

The Church Lane area has some of the following distinct characteristics including:

- Boundaries set back behind grassed verges (sometimes marked with stones or bollards)
- Low boundary treatments with walls and hedges
- A mix of render, red brick with flint dressings
- Modest building design with limited details on roof or eaves
- Buildings set back from the street
- Shared surfaces – no dedicated footpaths
- Low density with mainly detached and pairs of semi detached houses



