Streets and public realm

There are three primary street typologies within the site which provide different functions and therefore have a different hierarchy and different characteristics as follows:

Primary Street is the main access road into the site and connects to the existing highway at Marshall Close and provides links to the secondary streets within the site

Residential Streets are tertiary roads and provide access to both housing areas and Green Drives

Green Drives are low key private drives which serve small groups of houses

Access drives are designed to allow access to residential properties for pedestrians and cyclists

The character of each street will be defined by the following characteristics:

- Street width
- Verges
- Footways
- Front boundaries
- Scale of built form
- Enclosure buildings to the street
- Materials
- Landscape planting

FIGURE 66. Street typologies

Primary Street

The illustrative site layout plan shows a Primary Street which runs through the centre of the site. This street connects to the existing highway at Marshall Close and is an important route to serve the housing development and tertiary streets within the site. It is therefore the highest in the hierarchy of streets within the site and this is reflected in its design and character.

The street is also important as it defines the edges of two adjoining character areas as set out later in this document, the Village Area and the Green Edge. Accordingly, the two different sides of the road are treated differently.

The illustrative drawings show a typical cross section and layout. The key parameters are provided in a table and precedent images show aspects of the design which should be applied including references to the existing character of the area.

In summary, the character of the Primary Street can be defined by the following features:

- A road width of minimum 5.5m with a 2m footways on both sides with verges
- A verge between the footway and the carriageway with potential for landscape planting and or SuDS
- Buildings overlooking the street set back from the street with short to medium length front gardens
- Built form in a variety of arrangements including detached and semi detached buildings.
- Front gardens defined by walls, timber fences, hedgerows
- Buildings predominantly 2 storeys in height with the potential for some buildings to incorporate accommodation in the roof. Taller buildings are generally found at gateways or key junctions within the layout
- Car parking will be provided on plot with direct access to the street.

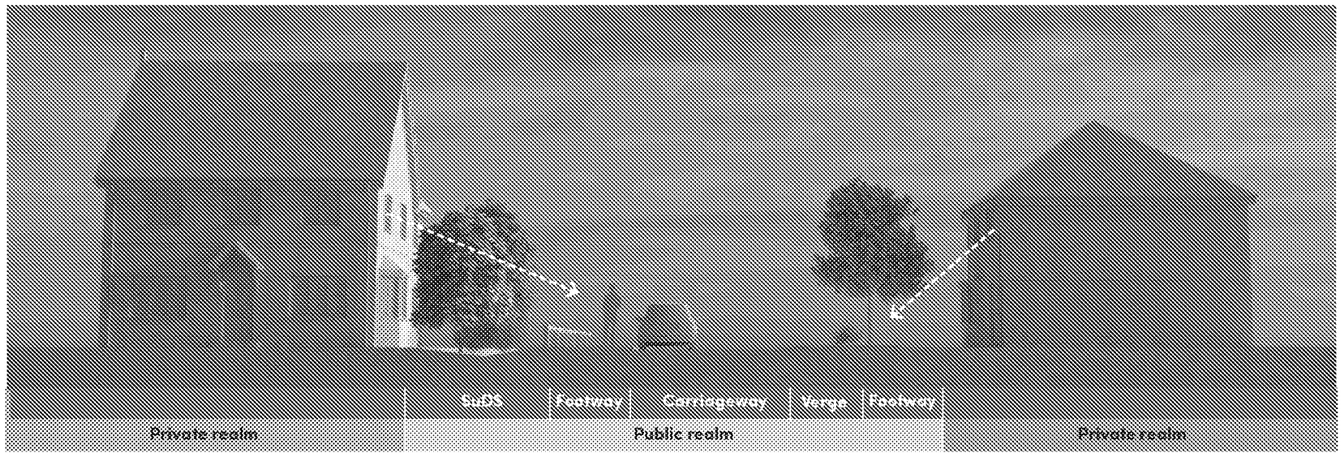


FIGURE 67. Typical section through the Primary Street

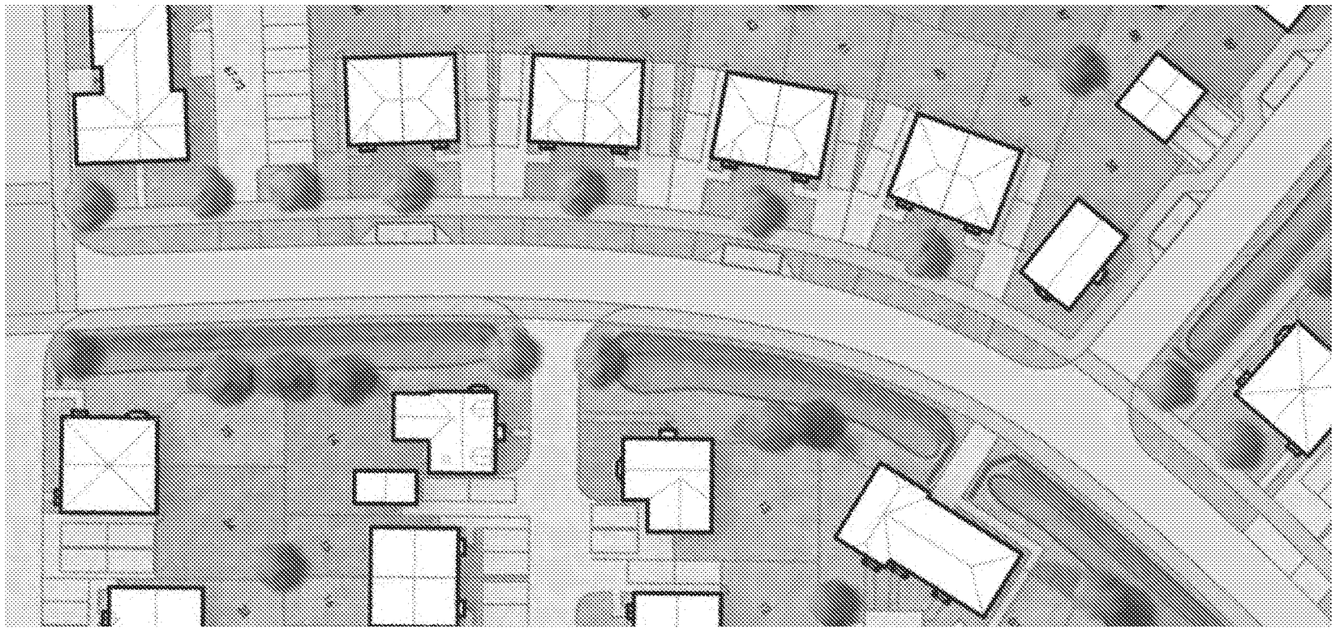
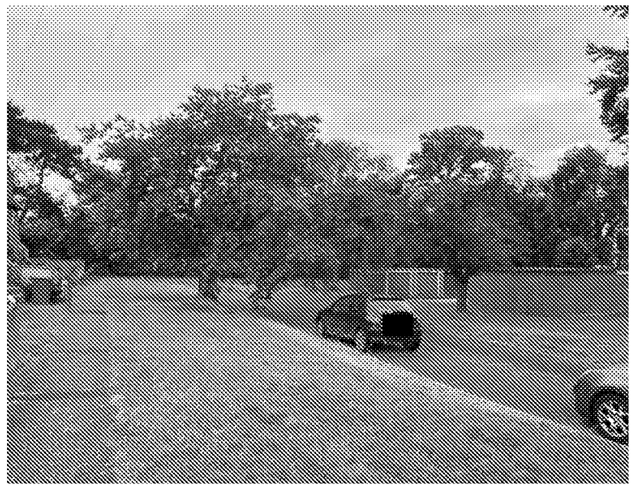


FIGURE 68. Extract from the Illustrative site layout plan showing the Primary Street typology

Characteristic	Design details
Carriageway	5.5m- 6m
Footways	2m footways on both sides except for connection to Marshall Close over rife
Junctions	Minimum of 6m radius to allow for ease of access for refuse and service vehicles
Verges	Verges on both sides of street with potential to incorporate landscape planting and SuDS features
Landscaping	Verges to incorporate planting including trees and shrubs where appropriate
Street lighting	West Sussex approved posts located to respect setting and function
Service corridors	2m wide in pavement or in verge
Residential car parking / access	Parking to be provided on plot to the side, not in front of dwellings
Visitor car parking	Provided in dedicated parking bays parallel to the street incorporated into the verges
Traffic calming	Provided by changes in surface with minimum horizontal change at key pedestrian crossing locations and junctions
Building set back	Properties set back from the footway with medium size front gardens (circa 5m)
Boundary treatments	Low walls, fences and hedges and in some cases definition provided only by change in surface
Materials	Tarmac footways and road surface Block paving for traffic calming features and junction with Tars Park

Precedent images

Example of SuDS adjacent to street incorporating landscape planting



Potential for continuation of footways set back behind verges as found in Marshal Close to retain and reinforce the character of the site and surrounding area

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Residential Streets

The illustrative site layout plan shows residential streets which are the primary roads for access to individual properties and to the green drives.

The illustrative site layout plan shows a series of Residential Streets which connect to the Primary Street serve the housing development and Green Drives within the site.

The illustrative drawings show a typical cross section and layout. The key parameters are provided in a table and precedent images show aspects of the design which should be applied including references to the existing character of the area.

The character of the Residential Streets can be defined by the following features:

- A road width of 5.5m with 2m footways on either side
- Buildings overlooking the street set back from the street with medium to short front gardens
- Built form in a variety of arrangements including detached, semi detached and small terraces or groups of buildings.
- Front gardens defined by walls, timber fences, hedgerows
- Buildings predominantly 2 storeys in height with the potential for some buildings to incorporate accommodation in the roof. Taller buildings are generally found at gateways or key junctions within the layout
- Car parking provided on plot with direct access to the street or in defined bays within the street.
- There will be limited visitor parking but where provided this will be within the street in defined bays.

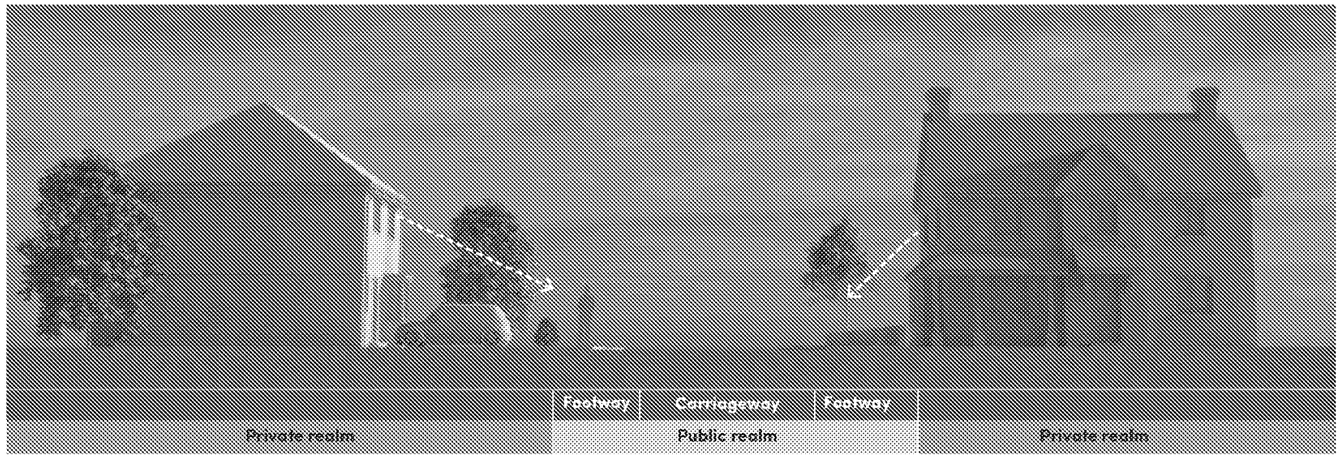

FIGURE 69. Typical section through the Residential Street

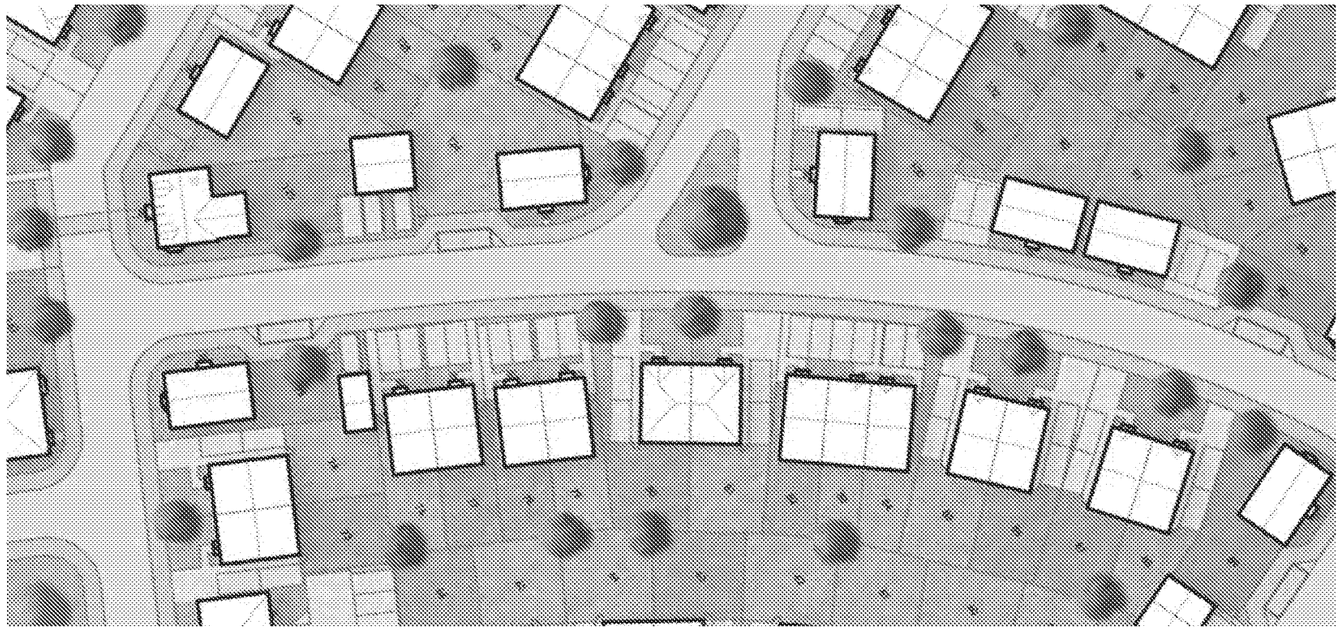

FIGURE 70. Extract from the illustrative site layout plan showing the Residential Street typology

ARUN DISTRICT COUNCIL BN/142/20/OUT

Characteristic	Design details
Carriageway	5.5m
Footways	2m footways on both sides
Junctions	Minimum of 6m radius to allow for ease of access for refuse and service vehicles
Verges	Generally no verges but in limited cases Residential Streets have development only on one side
Landscaping	Landscape planting provided in boundaries to properties and on plot
Street lighting	West Sussex approved posts located to respect setting and function
Service corridors	2m wide in pavement or in verges
Residential car parking / access	Parking to be provided on plot to the side and in front of dwellings
Visitor car parking	Provided in dedicated parking bays parallel to the street incorporated into the verges
Traffic calming	Provided by changes in surface with minimum horizontal change at key pedestrian crossing locations and junctions
Building set back	Properties set back from the footway with shorter length front gardens (circa 2-4m)
Boundary treatments	Low walls, fences and hedges
Materials	Tarmac footways and road surface Block paving for traffic calming features and junction with Tars Park

Precedent images

Typical residential street with buildings framing the space

Housing in Downs View Road with low boundaries and shorter length front gardens

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Green Drives

The illustrative site layout plan shows Green Drives which could define the edges of the residential development area and areas where the urban form adjoins areas of public open space.

Their character responds to relationship between the informal open space and built form and to the longer distance views into the site.

The built form and massing has been broken down into predominantly detached buildings with a few short clusters of buildings. Planting is provided between buildings and in front of the properties to provide a transition with the open space and urban edge. The buildings front onto a shared surface which provides limited access for vehicles and controls speeds through its width and alignment. Lighting will also be reduced in these parts of the site. The existing and proposed hedgerows and trees on the edges of the site will be retained and supplemented to set the development into a treed structure.

The character of the Green Drives can be defined by the following features:

- A road width which varies providing a shared surface for vehicles, cyclists and pedestrians
- Buildings overlooking the street set back from the street with short to medium length front gardens
- Built form predominantly in detached form with some clusters of houses
- Front gardens defined by low walls, timber fences or hedgerows / shrub planting
- Buildings a maximum of 2 storey in height
- Car parking will be provided on plot with direct access to the shared surface. Visitor parking will be provided in identified bays parallel to the carriageway.

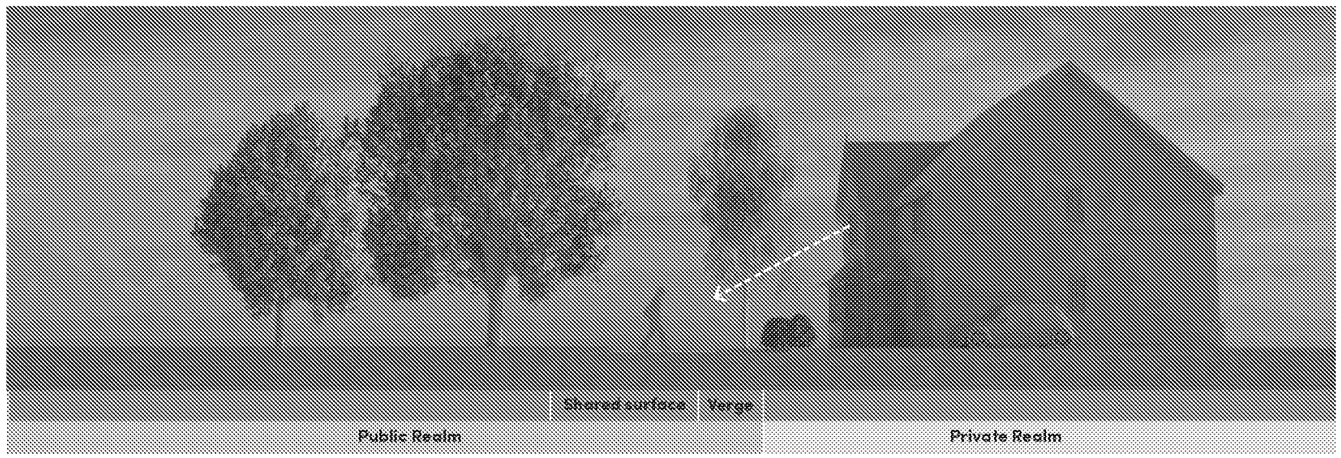

FIGURE 71. Typical section through the Green Drive

FIGURE 72. Extract from the Illustrative site layout plan showing the Green Drives typology

Characteristic	Design details
Carriageway	4.8-5.5m
Footways	Shared surface
Junctions	Minimum of 6m radius to allow for ease of access for refuse and service vehicles
Verges	Verges between boundaries of properties and carriageway demarked by stones or posts
Landscaping	Landscape planting provided in boundaries to properties and on plot
Street lighting	West Sussex approved posts located to respect setting and function
Service corridors	Service corridors in verges
Residential car parking / access	Parking to be provided on plot to the side and in front of dwellings
Visitor car parking	Provided in dedicated parking bays parallel to the street incorporated into the verges or open spaces
Traffic calming	Traffic speeds managed by change in surface material and alignment / short lengths of Green Drives
Building set back	Properties set back from the footway with shorter length front gardens (circa 2-4m)
Boundary treatments	Low walls, fences and hedges
Materials	Block paving or gravel

Precedent images

Typical Green Drive with shared surface

Housing in Church Lane with verges between road and front boundaries and housing set back into plots

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Paths

The illustrative site layout plan shows a series of paths around the edges of the northern part of the site. These paths provide pedestrian and cycle access to properties and seek to replicate the lanes which were established to serve the original settlement.

Their character responds to relationship between the informal open space found in the green edges of the site and that of the historic properties found in the Station Area and in Church Lane.

The built form and massing provides strong defined frontages facing north towards the railway line.

The character of the Paths can be defined by the following features:

- A road width which varies providing a shared surface for cyclists and pedestrians
- Buildings overlooking the street set back from the street with short length front gardens
- Built form predominantly in short terraces and semi detached form with some key buildings
- Front gardens defined by low walls, timber fences
- Buildings predominantly 2 storeys in height with potential for accommodation in the roofspace
- No car parking in the path. Parking provided in parking courts to the rear of properties. Parking courts to include dwellings to provide security and activity.

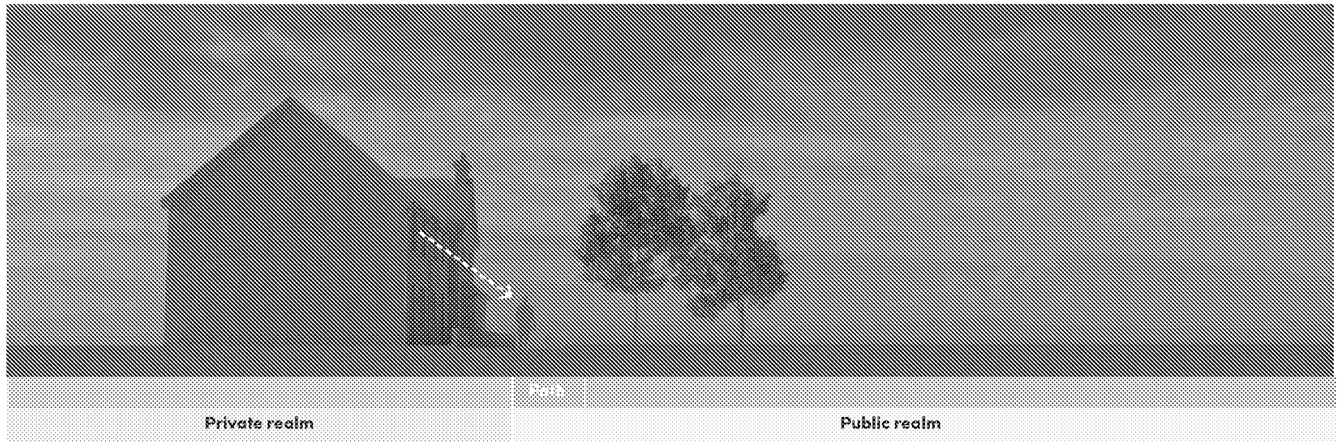

FIGURE 73. Typical section through a Path

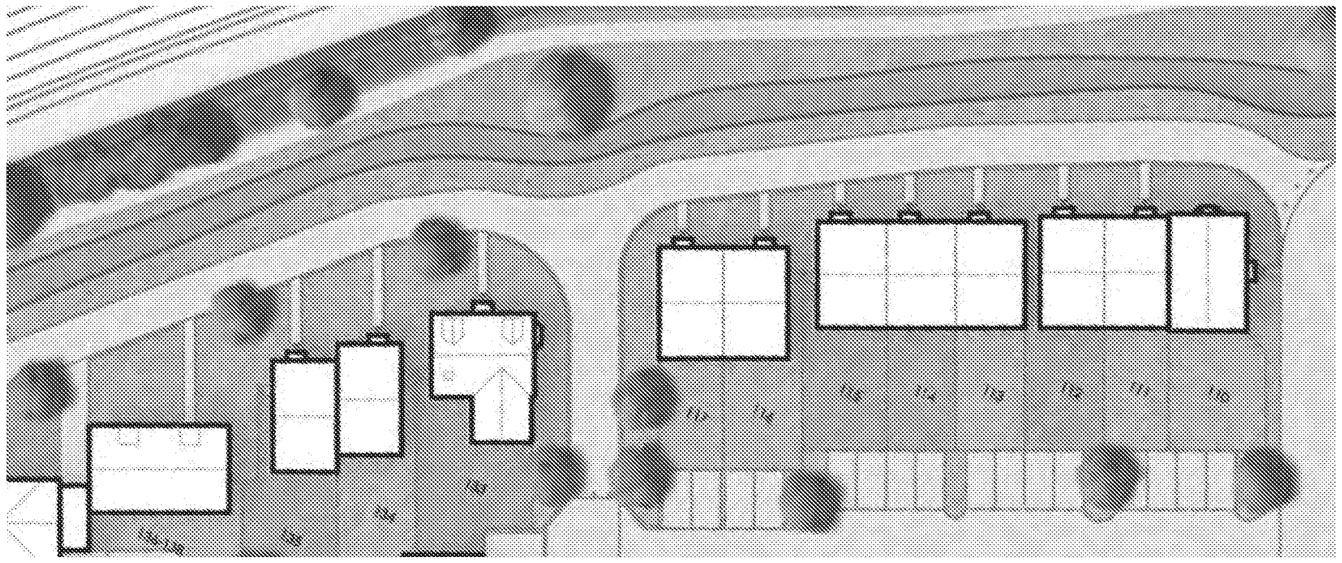

FIGURE 74. Extract from the Illustrative site layout plan showing the Path typology

Characteristic	Design details
Carriageway	4.8-5.5m
Footways	Shared surface
Junctions	Minimum of 6m radius to allow for ease of access for refuse and service vehicles
Verges	Verges between boundaries of properties and carriageway demarked by stones or posts
Landscaping	Landscape planting provided in boundaries to properties and on plot
Street lighting	West Sussex approved posts located to respect setting and function
Service corridors	Service corridors in verges
Residential car parking / access	Parking to be provided on plot to the side and in front of dwellings
Visitor car parking	Provided in dedicated parking bays parallel to the street incorporated into the verges or open spaces
Traffic calming	Traffic speeds managed by change in surface material and alignment / short lengths of Green Drives
Building set back	Properties set back from the footway with shorter length front gardens (circa 2-4m)
Boundary treatments	Low walls, fences and hedges
Materials	Block paving or gravel

Precedent images

Path with strong line of built form overlooking

Rose Cottages in Barnham

ARUN DISTRICT COUNCIL BN/142/20/OUT

DESIGN CODING | BUILDINGS AND STRUCTURES

Development character areas

The character of development will also be defined by the spatial arrangement of areas within the site and will reflect their context and role within the masterplan. Potential locations have also been shown for key buildings which will assist in the legibility of the place and creating views and landmarks within the scheme. There are principally three character areas defined as shown at Figure 20.

Village Area

Railway Edge

Barnham Rife

Potential location for key building location

Some of the character aspects will be similar across all of the areas with subtle differences. The differences will be primarily in the southern part of the site where as stronger emphasis on quality, landscape and natural materials will be employed to reflect Church Lane. All examples shown are taken from the Barnham area.

Key buildings

Key buildings, landmarks, gateways and focal points help people find their way. Figure 20 shows the potential location for key buildings which could assist in providing a legible layout. The design of the buildings could include the following:

- Corner buildings which provide identity and points of orientation by responding to both aspects
- The detailing and quality of materials on specific buildings. Richness of detail is particularly important at ground level, where people see it close at hand. The choice of materials can add interest and aid legibility.
- Works of art and lighting schemes which can help to aid identity and legibility

FIGURE 75. Character areas and key buildings

ARUN DISTRICT COUNCIL BN/142/20/OUT

The Village Character Area is the primary housing area in the centre of the site accessed from Marshall Close. It is compact in form and simple in its design and detailing. It's design and detailing draws from influences in the village centre, Downview Road and Marshall Close.

[redacted]

FIGURE 76 Illustration of the Primary Dwelling in the Village Area

DRAFT DRAFT DRAFT DRAFT DRAFT

Village Area

Overview

The Village character area is the main area of housing in the centre of the site. It is served by the Primary Access and Residential Access street typologies and will have regard to the character of these as set out previously in this section.

The Village character area draws from the more urban parts of Barnham. It will take a relatively formal and regular approach to development with replicated patterns of built form such as the semi detached housing on the northern side of the Primary Street or the blocks of housing with consistent set backs in the Residential Streets.

There is a key public open space, Tars Park within the character area which will follow the formality and rhythm of the streets with tree planting and landscape design. All development around Tars Park will be of a high quality to reinforce the character of this key space.

Density will be average in the centre of the site with slight reduction in development coverage on:

- the Primary Street where it interfaces with the Barnham Rite character area to the south east
- on the western edge where it overlooks the public right of way
- on the north eastern edge where it overlooks the green edges and allotments

There are a number of key buildings including at the entrance to the site adjacent to the allotments and at the eastern end of Tars Park.

Location in masterplan

Density

The density will be medium with an average of 35-40 dwellings per hectare.

Height

Buildings will be predominantly 2 storey with potential for accommodation in the roof of some buildings.

Buildings on the southern side of the Primary Access will be a maximum of two storeys.

Block structure

The block structure will be based on perimeter blocks with gardens backing onto one another.

Building types

Building types will include the following:

- apartment blocks of no more than 6 units and 2.5 storeys in height.
- Terraces of no more than 3 dwellings
- Pairs of semi detached properties
- Some detached buildings at key locations

Parking

Parking will be provided on plot either to the site or in front of dwellings.

Servicing

Rear access will be provided to all dwellings to allow for cycles to be stored in rear gardens in secure sheds or buildings.

Bins will also be stored at the rear of properties and wheeled out on collection day. A dedicated space at the front of the property which is not part of the parking space will be provided to ensure that bins are stored within the curtilage during collection and do not within footways.

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Building form

Block form

Buildings in the Village Area will include the following:

- Larger massing apartment blocks designed to look like stand alone buildings as opposed to groups of houses to assist in their definition as key buildings Terraces of up to three dwellings
- Pairs of semi detached dwellings
- Key corner buildings may be detached
- Potential for accommodation in the roof

Roof types and chimneys

Main roof structures will run parallel to the street

Roof types will include:

- gable ends
- hipped roofs
- projecting gable features

Where provided chimneys will be positioned in the centre of the ridge central to pairs of semi detached properties or in terraces

Chimneys will be simple in design and detail

Dormer windows will be pitched roof

Porches and entrances

Entrances to properties in the Village Area will be on the elevations facing the street

Entrances will:

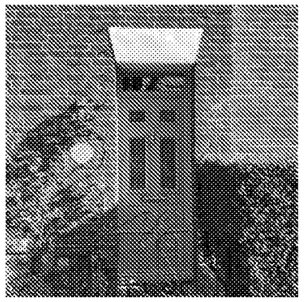
- be recessed with no porch
- have open porches projecting from the building
- have open lean to porches

Larger mass blocks for apartments

Terraces

Gable ends

Fully Hipped Roof



Recessed entrance

Recessed entrance

Semi detached

Buildings with accommodation in roof

Projecting gable features

Simple chimney design

Lean to open porch

Projecting open porch

FIGURE 77. Design coding for Village Area

ARUN DISTRICT COUNCIL BN/142/20/OUT

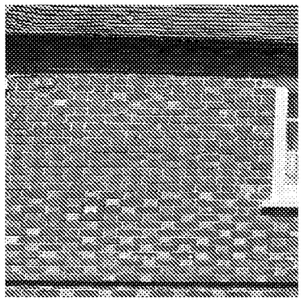
Materials

Elevations

In the Village Area elevations will be predominantly brick and simple in their detailing. Materials will be predominantly:

- Red or multi brick
- Plain red brick
- Tile hanging
- Painted brick or render

Red brick



Multi brick

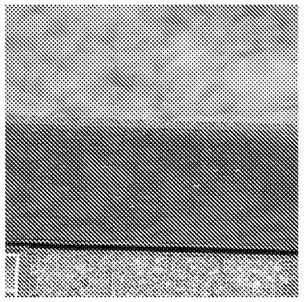
Tile hanging

Painted brick or render

Roofs

In the Village Area roofs will be predominantly simple pitched roofs running parallel with the street. Roof materials will be predominantly:

- plain red roof tiles
- plain grey roof tiles
- plain brown roof tiles



Plain red roof tiles

Plain grey roof tiles

Plain red roof tiles

Brown roof tiles

Drives and paths

Drives and paths in the Village Area will utilise the following materials:

- Gravel
- Block / brick paving
- Tarmac with block detailing

Block / brick paved

Block / brick paved

Gravel drive

Mix of tarmac with blocks and gravel

FIGURE 78. Design coding for Village Area

ARUN DISTRICT COUNCIL BN/142/20/OUT

Architectural detailing

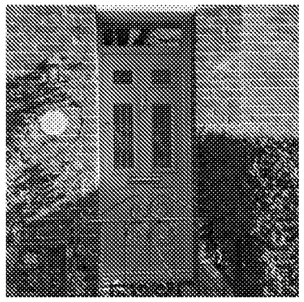
Doors

As with windows there is a clear role for modern materials and design solutions but their use requires careful consideration. Roof details in the village area will be consistent with the other character areas in the masterplan.

Doors within the development should where possible have the following characteristics:

- Where possible, front doors should be natural timber as opposed to UPVC or metal.
- Where they are painted to be predominantly black or white with some other primary colours or muted tones.
- Have a natural or white painted frames (not dark stained hard wood).
- Be recessed from the main elevation and avoid steps up.

Coloured door with white frame



Timber painted door

Muted colours

White doors

Windows

Windows in the Village Area will be in proportion and their design should respond to the rhythm of the elevation with either the horizontal or vertical emphasis. Roof details in the village area will be consistent with the other character areas in the masterplan.
Windows within the development should:

- Be recessed from the elevation of the building.
- Where obscure glazed, not be on the front elevation of the building.
- Predominantly white frames (not dark stained hard wood).
- Include glazing bars to reduce the impact of the individual panes.
- Include sills and lintels or brick headers or surrounds.

Glazing bars to reduce scale

Window with brick surround

Window with brick header

Window with timber sill

Eaves, soffits and rainwater fixtures

Roof details in the Village Area will be consistent with the other character areas in the masterplan and the surrounding area and will be as follows:

- Eaves and soffits will be predominantly open with potential for exposed rafters.
- Guttering and downpipes will be black.
- Predominantly no barge boards on gables.

Open eaves

Black guttering and downpipes

Exposed rafters

No barge boards on gables

FIGURE 79. Design coding for Village Area

Landscape

Front boundaries

Front boundaries to properties in the Village Area will be designed to ensure that there is clear definition between the private and public realm. This will be achieved ether by a boundary treatment or change in surface material. In the village area this will include the following:

- Open frontages with defintion provided by change of surface material
- Low brick walls or fences
- Walls will include piers and be in character with the design and materials of the property

Open frontage

Change in material to define realm

Low brick wall with piers

Wall to match elevations

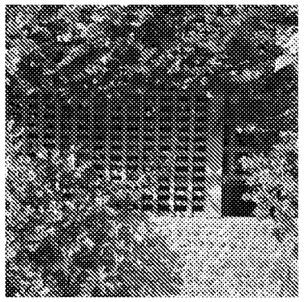
Side and rear boundaries

Rear and side boundaries will be designed to be robust and defensible.

- Where side boundaries face the street they will be of a higher quality in material and design.
- Landscape planting will be used to soften boundaries to the street and afford additional security to their exposure to the public realm.
- Side and rear boundaries will be predominantly timber fencing or brick walls or a combination of the two.

Post and rail timber fence

Brick wall with timber gate



Timber fence on wall

Brick wall

Residential planting

Landscape treatment and planting in the Village Area will be formal in its layout and character to emphasis the more urban feel.

- Planting will be regular and utilise a limited palette of native species
- Planting in front gardens will be low or positioned not to obscure windows to allow for passive surveillance of the street
- Tree planting will be regular spaced or individual as opposed to groups

Individual tree planting

Regular spaced tree planting

Managed low hedgerows

Low planting in front garden

FIGURE 88. Design coding for Village Area

ARUN DISTRICT COUNCIL BN/142/20/OUT

The Railway Edge Character Area plays an important role in the transition between the future development at BEW, the site and Church Lane beyond. It's character seeks to draw on the historic railway associated buildings in the centre of the village, a key historic theme in Barnham.

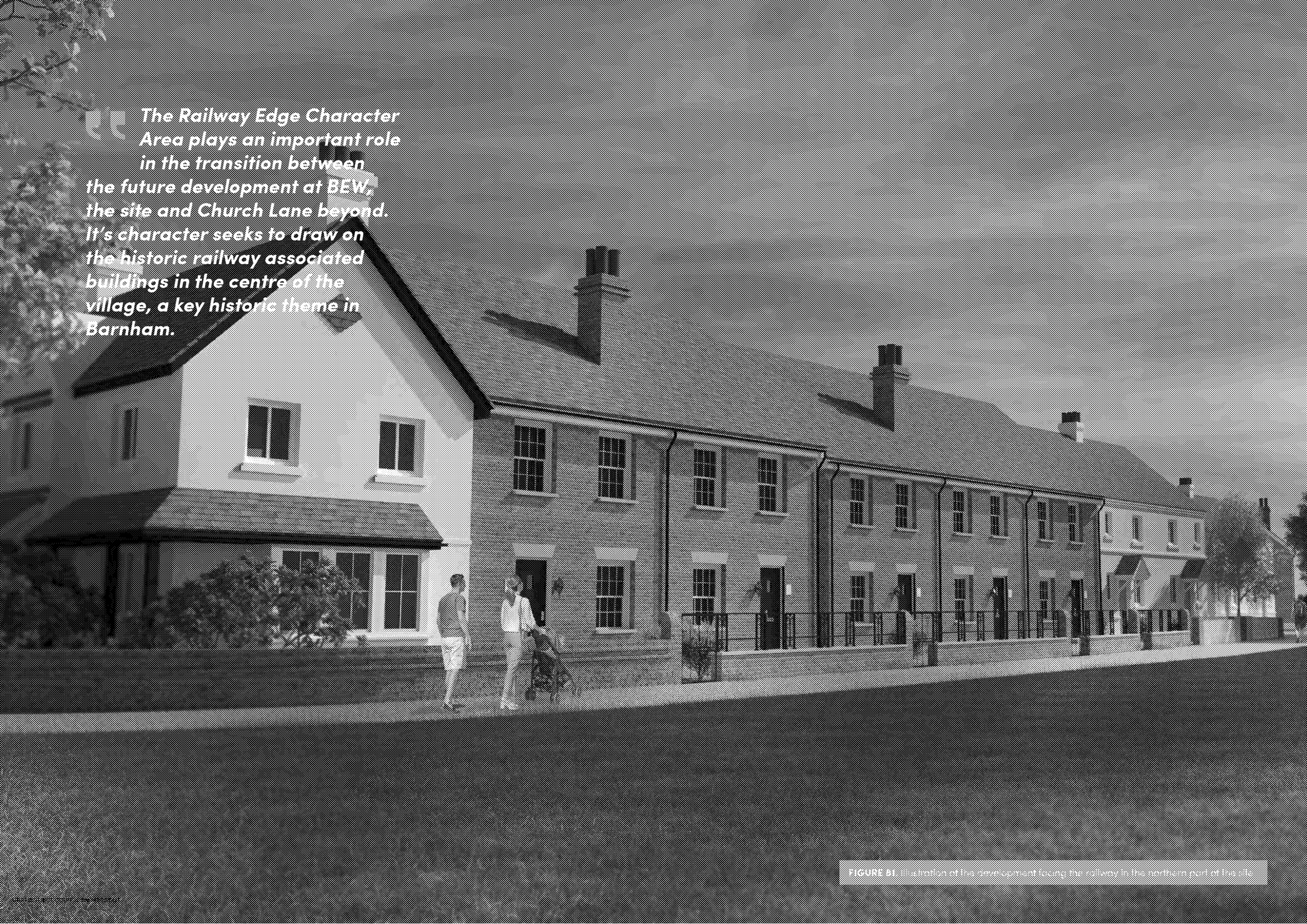


FIGURE 51 Examples of the railway cottages in the centre of Barnham

Source: Google Street View, 2022