

Railway Edge

Overview

The Railway Edge character area draws from the historical background of Barnham and seeks to reinforce this through the pattern and design of buildings and spaces.

It forms the northern edges of the site and faces onto the railway and future development at BEW beyond.

Density will be highest in this part of the site and the development will form a strong building line, visible as you enter the town on the train from Bognor.

Given the visibility of this part of the site from the train, this part of the site will act as a gateway and the front elevations will be carefully considered to demonstrate the highest quality of buildings in the urban parts of Barnham.

There are a number of key buildings in the character area in particular one either side of the public right of way to assist in the legibility of this route.

Location in masterplan



Density

The density will be medium with an average of 40-50 dwellings per hectare.

Height

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

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
- › Pairs of semi detached properties

Parking

Parking will be provided either on plot or to the rear of properties in courtyards.

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.

Building form

Block form

Buildings in the Railway Edge 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
- Potential for accommodation in the roof



Larger mass blocks for apartments



Terraces



Semi detached



Buildings with accommodation in roof

Roof types and chimneys

Main roof structures will run parallel to the street

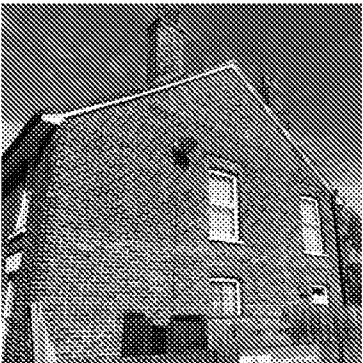
Roof types will include:

- gable ends
- 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



Gable ends



Pitched roof dormer



Projecting gable features



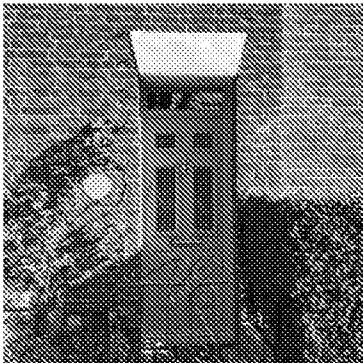
Simple chimney design

Porches and entrances

Entrances to properties in the Railway Edge will be on the elevations facing the street

Entrances will:

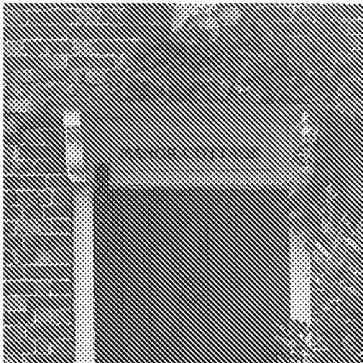
- be recessed with no porch
- have simple shallow flat roof porches projecting from the building



Recessed entrance



Recessed entrance



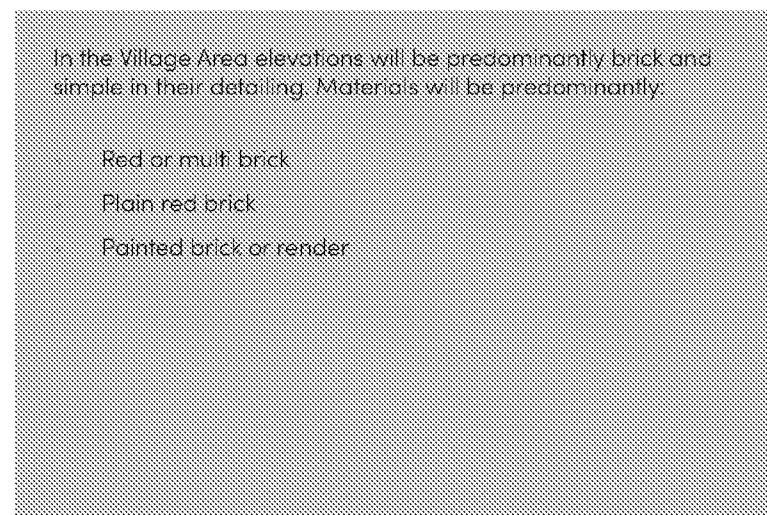
Shallow flat roof porch



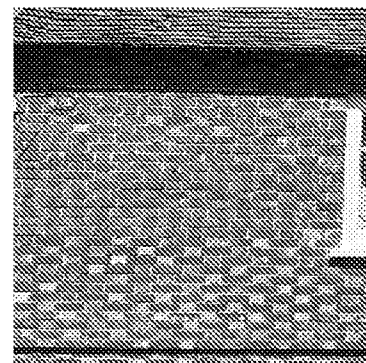
Flat roof porch

Materials

Elevations



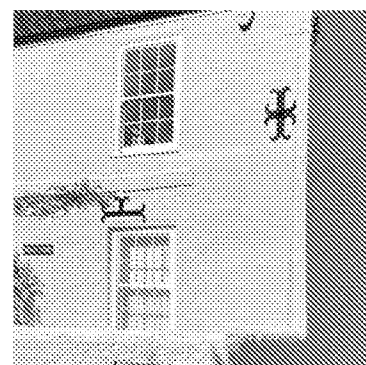
Red brick



Multi brick

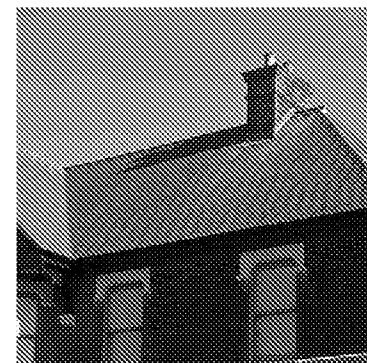


Painted render



Painted brick or render

Roofs



Plain red roof tiles



Plain grey roof tiles

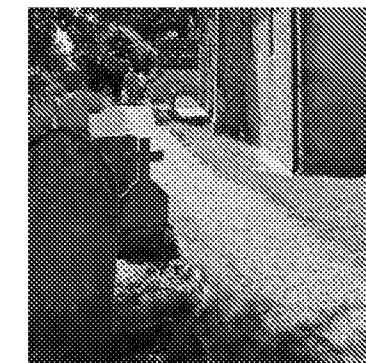
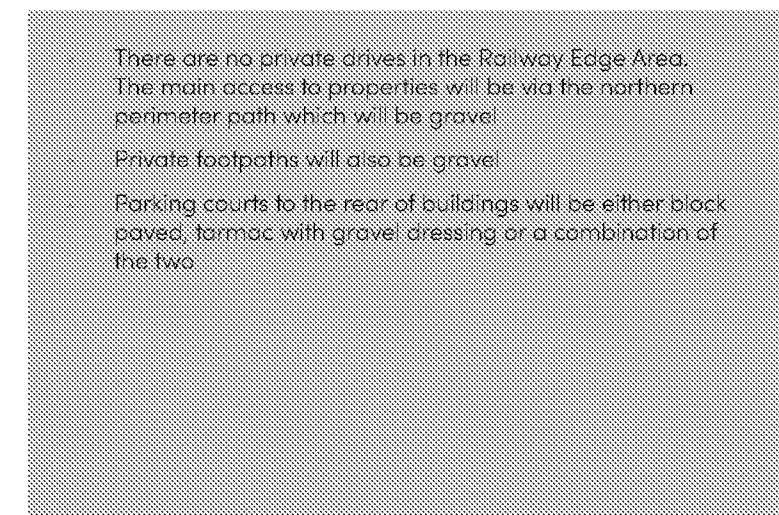


Plain red roof tiles



Plain grey roof tiles

Drives and paths



Gravel path



Block / brick paved path



Gravel parking area



Mix of tarmac with paving blocks

FIGURE 83. Design coding for Railway Edge Area

Architectural detailing

Doors

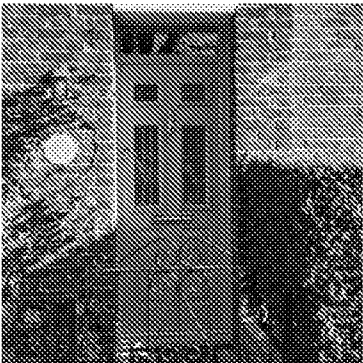
As with windows there is a clear role for modern materials and design solutions but their use requires careful consideration. Roof details in the village area will be consistent with the other character areas in the masterplan

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



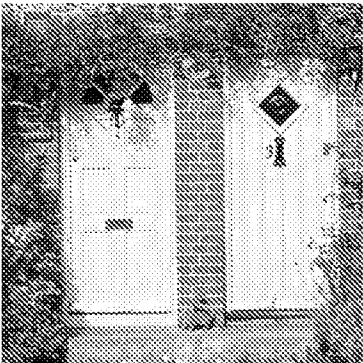
Coloured door with white frame



Timber painted door



Muted colours



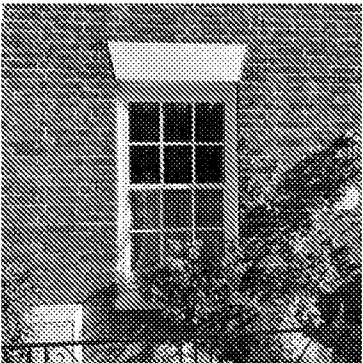
White doors

Windows

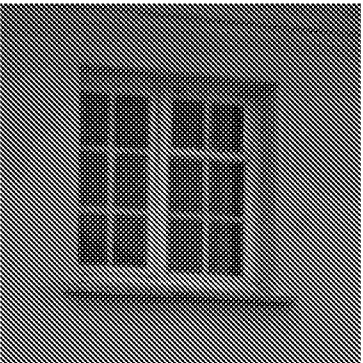
Windows in the Railway Edge will be in proportion and their design should respond to the rhythm of the elevation with either the horizontal or vertical emphasis. Roof details in the village area will be consistent with the other character areas in the masterplan

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 or stone headers or surrounds



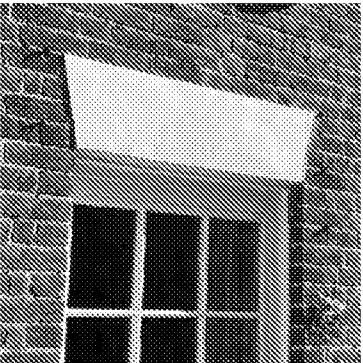
Glazing bars to reduce scale



Pair of windows



Window with brick header



Stone or painted header

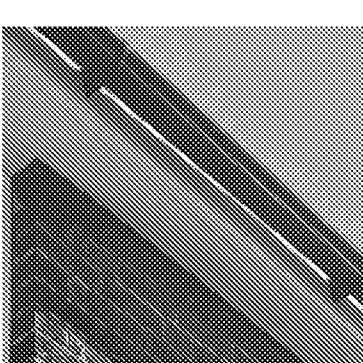
Eaves, soffits and rainwater fixtures

Roof details in the Railway 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 or boxed
- Guttering and downpipes will be black
- Simple barge boards will be provided on gable ends
- Fascias, soffits and barge boards will be black or white



Simple barge boards



Boxed eaves



Black fascias and soffits



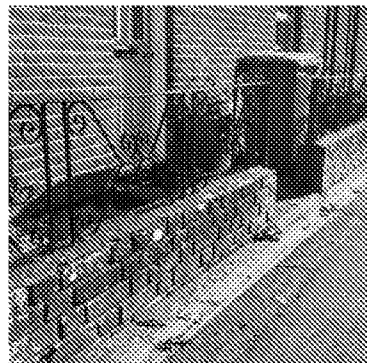
Black guttering and downpipes

Landscape

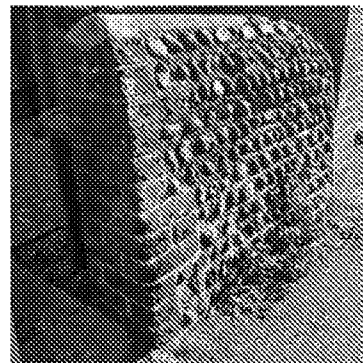
Front boundaries

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

- Low brick walls or fences
- Railings or brick wall and ironwork combinations
- Walls will include piers and be in character with the design and materials of the property
- Potential for flint dressings to brick walls



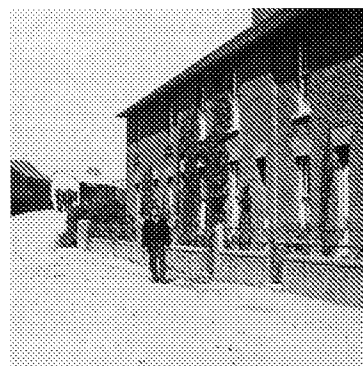
Brick wall with ironwork



Brick wall with flint dressing



Low brick wall with piers



Low brick walls with ironwork

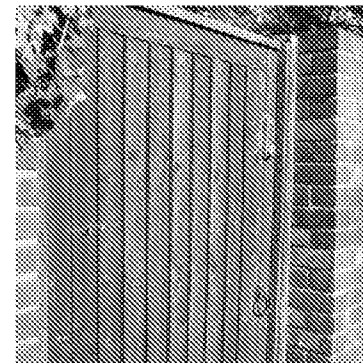
Side and rear boundaries

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

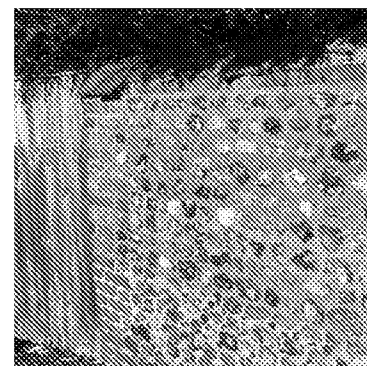
- Where side boundaries face the street they will be of a higher quality in material and design
- Landscape planting will be used to soften boundaries to the street and afford additional security to their exposure to the public realm
- Side and rear boundaries will be predominantly timber fencing or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



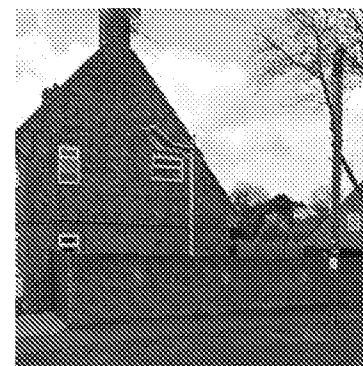
Timber fence



Brick wall with timber gate



Brick wall with flint dressing



Brick wall

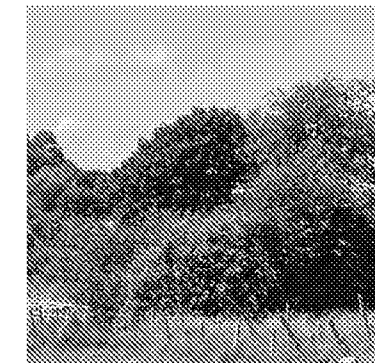
Residential planting

Landscape treatment and planting in the Railway Edge will be formal within the built environment and more informal in the landscaped areas to the north adjacent to the railway lines. This will include

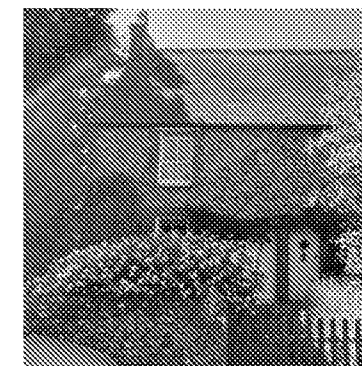
- Planting will be regular and utilise a limited palette of native species in the housing areas
- Planting in front gardens will be low or positioned not to obscure windows to allow for passive surveillance of the street
- Landscape planting in the open areas north will be more informal and comprise groups of shrubs and trees



Natural planting on edges of site



Groups of trees and shrubs



Low planting in front garden



Low planting in front garden

FIGURE 85. Design coding for Railway Edge Area

The Barnham Rife Character Area plays an important role in the transition between the site and Church Lane. The housing area is separated from Church Lane by a new community park which runs down to Barnham Rife and the rear of properties in Church Lane. The proposed housing draws from the rich character in Church Lane, the Conservation Area to the south west and the new natural parkland.



FIGURE 56. Illustration of the community parkland with low density housing overlooking the coast

Barnham Rife

Overview

The Barnham Rife character area is divided across two areas. They both provide an interface between the Church Lane and the other parts of the application site. The layout, design of buildings, landscape and use of materials will draw heavily on the Church Lane area to assist in integrating with the context.

The proposed community park area provides a physical buffer to Church Lane but strong landscape planting within this space and on the edges of the character areas will assist in creating distinction between the two areas.

The layout of dwellings on the south eastern side of the Primary Road allows for a series of short drives which serve small clusters of housing. At both of ends of the drives corner turning buildings will ensure that overlooking is provided to both the street and public open space.

The layout of dwellings in the western part of the site is a series of detached properties overlooking the public open space.

Density in the character area is the lowest within the site and particular regard will be had to the south eastern edges of the character area to ensure that there is a balance of built form and soft landscape planting.

Location in masterplan



Density

The density will be medium with an average of 20-30 dwellings per hectare.

Height

Buildings will be a maximum of 2 storey in height

Block structure

The block structure will be based on blocks facing into a drive with gardens backing onto one another.

Development on the southern edge will side onto the parkland area with habitable windows overlooking the space.

Building types

Building types will include the following:

- ✧ apartment blocks of no more than 4 units designed to look like a housing
- ✧ Limited amount of terraces
- ✧ Pairs of semi detached properties
- ✧ Detached properties set in their own plots

Parking

Parking will be provided either on plot to the front or side of properties.

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.

Building form

Block form

Buildings in the Barnham Rife character area will include the following:

- A small number of terraces of up to three dwellings
- Pairs of semi detached dwellings
- Detached houses



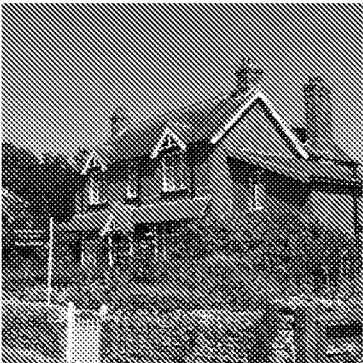
Detached buildings



Terraces



Semi detached



Detached buildings

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 or on the ends of detached properties

Chimneys will be simple in design and detail



Gable ends



Hipped roof



Projecting gable features



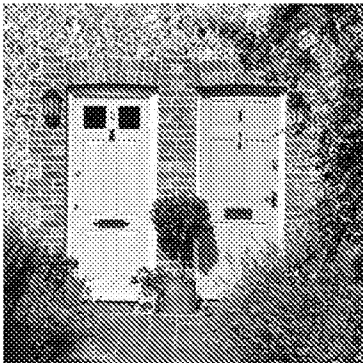
Simple chimney design

Porches and entrances

Entrances to properties in the Barnham Rife will be on the elevations facing the street

Entrances will:

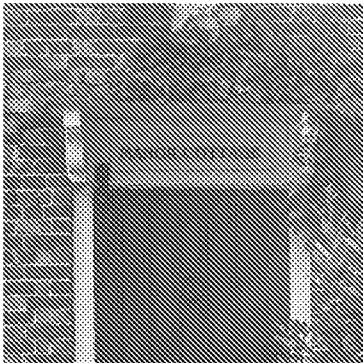
- be recessed with no porch
- have simple shallow flat roof porches projecting from the building
- Open pitched roof porches



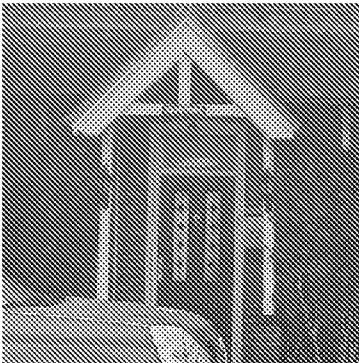
Recessed entrance



Open porch



Shallow flat roof porch



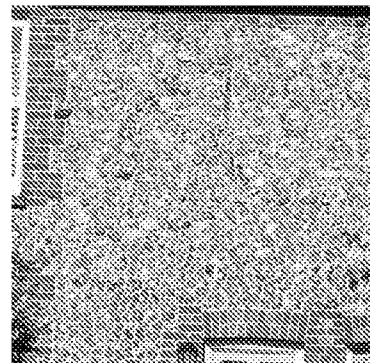
Open porch

Materials

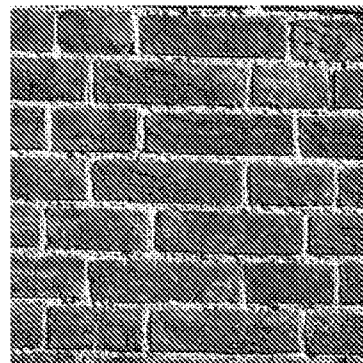
Elevations

In the Barnham Rife character area elevations will be predominantly brick and simple in their detailing. Materials will be predominantly:

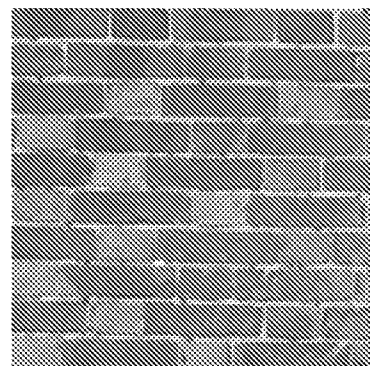
- Red or multi brick
- Plain red brick
- Timber boarding
- Tile hanging
- Red brick with flint dressing



Brick with flint dressing



Red brick



Multi brick

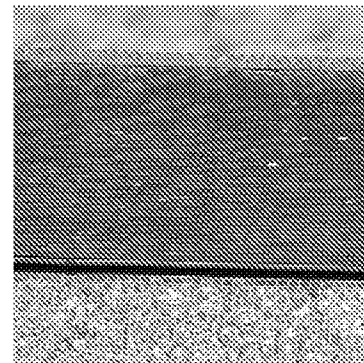


Timber boarding

Roofs

In the Barnham Rife character 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 red roof tiles



Plain red roof tiles



Plain grey roof tiles

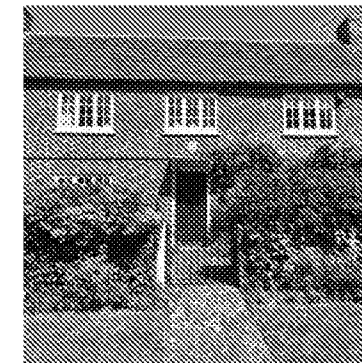


Plain grey roof tiles

Drives and paths

Drives and paths in the Barnham Rife character area will utilise the following materials:

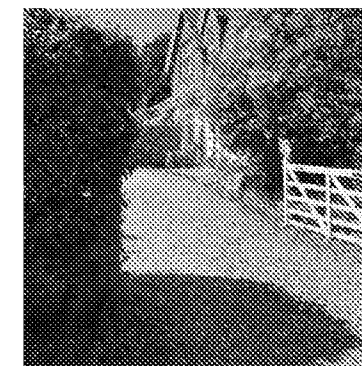
- Gravel
- Block / brick paving
- Tarmac with block detailing



Block / brick paved



Block / brick paved



Gravel drive



Mix of tarmac with blocks and gravel

FIGURE 88. Design coding for Barnham Rife Character Area

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

Windows

Windows in the Barnham Rife character 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 or stone headers or surrounds

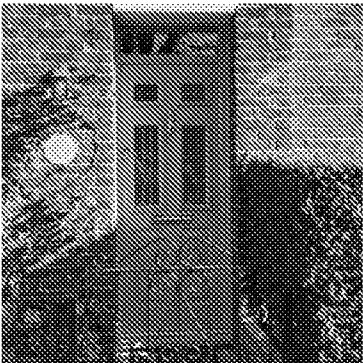
Eaves, soffits and rainwater fixtures

Roof details in the Barnham Rife character 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 or boxed
- Gutters and downpipes will be black
- Simple barge boards will be provided on gable ends
- Facias, soffits and barge boards will be black or white



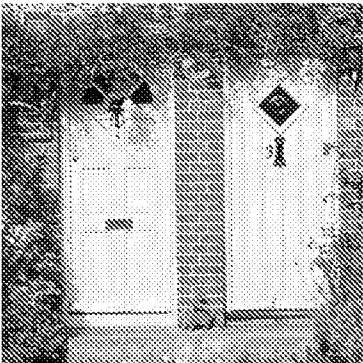
Coloured door with white frame



Timber painted door



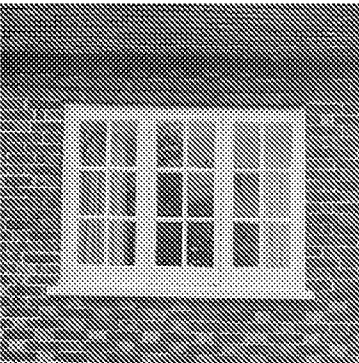
Muted colours



White doors



Brick surrounds



White painted timber



Window with brick header



Stone or painted header



Simple barge boards



Boxed eaves



Black fascias and soffits



Black guttering and downpipes

Landscape

Front boundaries

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

- Low brick walls or fences
- Walls will include piers and be in character with the design and materials of the property
- Potential for flint dressings to brick walls
- Hedges

Side and rear boundaries

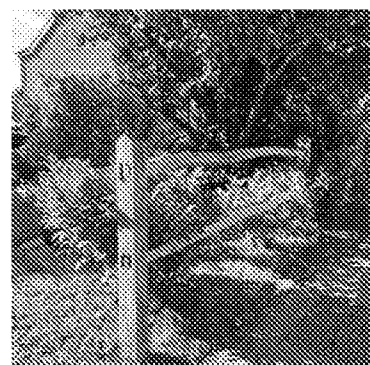
Rear and side boundaries will be designed to be robust and defensible

- 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

Residential planting

Landscape treatment and planting in the Railway Edge will be formal within the built environment and more informal in the landscaped areas to the north adjacent to the railway lines. This will include

- Planting will be regular and utilise a limited palette of native species in the housing areas
- Planting in front gardens will be low or positioned not to obscure windows to allow for passive surveillance of the street
- Landscape planting in the open areas north will be more informal and comprise groups of shrubs and trees



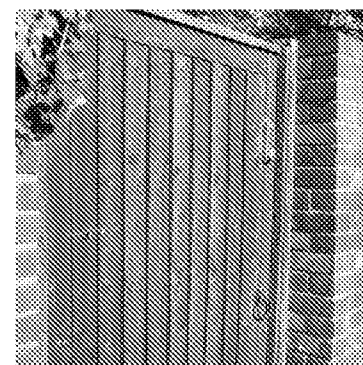
Timber fence and hedgerow



Brick wall with flint dressing



Timber fence and hedgerow



Brick wall with timber gate



Natural planting on edges of site



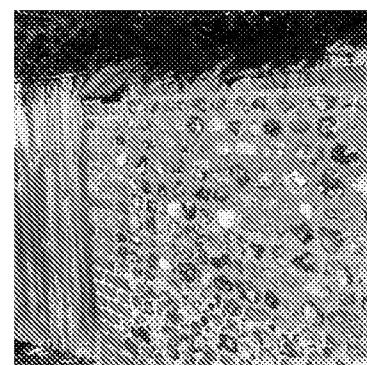
Groups of trees and shrubs



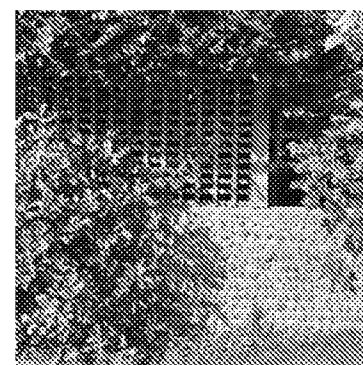
Low brick wall with piers



Hedgerow



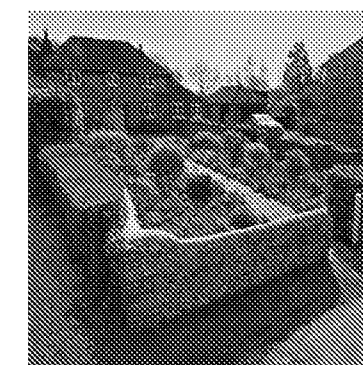
Brick wall with flint dressing



Timber fence on wall



Low planting in front garden



Low planting in front garden

FIGURE 90. Design coding for Barnham Rife Character Area

08 SUMMARY AND CONCLUSIONS



08 SUMMARY AND CONCLUSIONS

In conclusion this design and access statement describes the Outline application by Gleeson Strategic Land Ltd for residential development of up to 200 dwellings including the creation of new vehicular access, public open space, landscape planting, surface water attenuation and associated infrastructure.

In terms of the proposed land use, the site lies adjacent to the existing built up area of the village with existing development to the north, east and south and future development proposed to the west (BEW). It is well located to connect to a main route into the village centre, to existing facilities and services, and will deliver a logical and sustainable extension to the built up area of Barnham.

It has been shown that the layout responds to the constraints and opportunities for the site. This response has been delivered with a strong vision and will reinforce the character of Barnham Village and the wider area.

The proposed amount, layout and mix of housing will deliver both market and affordable market housing, for which there is a known demand in the village and which will make a worthwhile contribution toward the ever growing social housing requirement of this area and the district. A mix of house types and sizes is proposed to provide for starter homes and families.

The process of evaluation as set out in Section 04 of this document, together with the illustrative masterplan, plans and drawings in Section 06, demonstrate how the layout and form of development will meet the planning and urban design aspirations of the Council. They provide a strong vision based on the context of the site, which will maintain and enhance the character of Barnham.

The design ideas within the document including the design coding show a commitment to quality design in both built form and landscape which will be followed through the planning and development process in subsequent planning and reserved matters applications.

The design process has included consultation with a range of key stakeholders including the Local Planning Authority, Parish Council and local community and their ideas and feedback have helped shape the proposed development.

In conclusion, the delivery of this site for residential development presents the opportunity to make an efficient use of the land in this edge of settlement location.

The proposed residential development is supported by the objectives of national planning policy, and due weight should also be given when determining this application to the Council's deficiency in available and deliverable housing land, to which the approval of this application could assist in the prompt delivery of much needed market and affordable housing.