



WARWICK NURSERY BARNHAM ROAD, EASTERGATE DESIGN AND ACCESS DOCUMENT

LANDACRE
developments

ECE Architecture

Henry Adams
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CONTENTS

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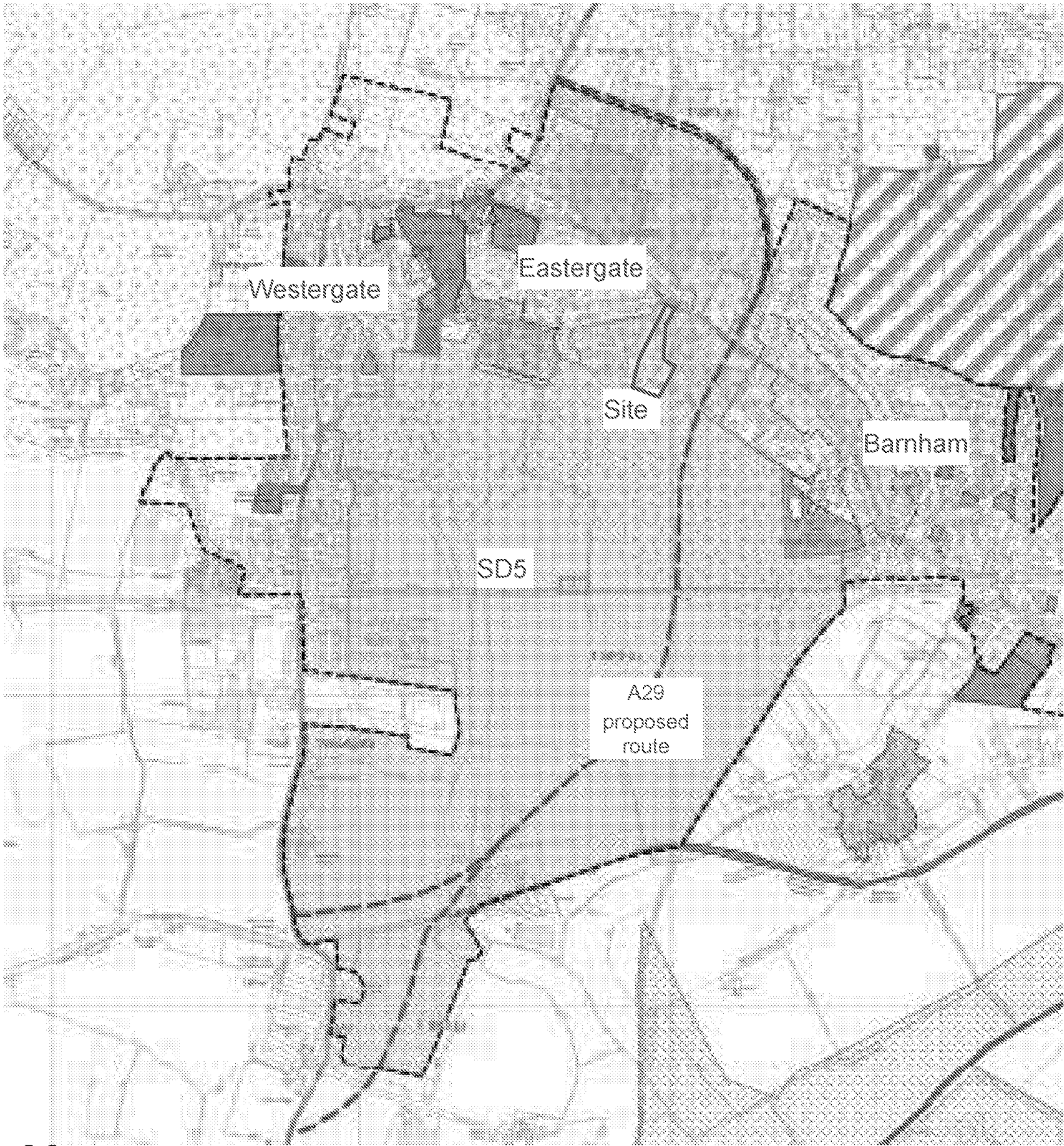
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GTA Civils.....	Drainage Consultant

EASTERGATE

Area
918 364

Historic Map 1899

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Extract from Arun Local Plan showing SD5 Allocation for Barnham/Eastergate/Westergate (BEW) along with proposed A29 bypass route

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1.0 INTRODUCTION

1.1 INTRODUCTION

INTRODUCTION

This document has been prepared by ECE Architecture on behalf of Landacre (Eastergate) Ltd. It has been prepared to support the Full Planning Application for development of Warwick Nursery, Barnham Road, Eastergate.

The application seeks approval for a residential development, comprising of 44 new private, affordable and shared ownership homes on the 1.72-hectare site.

This Design and Access Statement should be read in conjunction with the Planning Statement produced by Henry Adams Planning, along with the drawings and other supporting documents from the project consultants.

LOCATION

The application site is positioned to the north of Bognor Regis and east of Chichester. Eastergate is comprised predominantly of residential housing with several schools including Ormiston Six Villages Academy, local shops and Post Office providing amenity for locals and visitors to the area. Larger supermarkets and wider travel services can be found in nearby areas such as Arundel, located 4.5km to the north east of the site and Barnham 0.8km to the south east of the site. This site forms part of the strategic allocation SD5 around Barnham, Eastergate and Westergate (BEW). Sites adjacent to the east and west are expected to come forward in the near future as part of this overall allocation.

A LANDSCAPE LED APPROACH

The proposed development has taken a landscape-led approach to create a built environment which sits comfortably with its neighbours, where people are proud to live. We typically consider:

- potential impacts on and capacity of the landscape to absorb development, in the concept of wider objectives of the Masterplan.
- views, boundaries, access, vegetation, enclosure, topography, water bodies and other factors that would influence the layout.
- constraints and opportunities including landscape character and views.
- ways to create a new 'place' which fits easily and naturally with its social context, quality of the landscape and habitat.
- local housing demand and Local Authority housing targets in order to create a scheme that best fits the needs of the local community.
- connections to sustainable transports and cycle routes.



Housing designed



Landscaping to key junctions throughout the site.



Landscaping and feature materials used within public open space.



Extensive landscaping to proposed paths and pedestrian routes.

2.0 THE SITE

2.1 SITE LOCATION

CONTEXT

The site falls within the Parish of Eastergate, in the Arun District of West Sussex. The village is located 1.5km from the A27 and 9km east of Chichester and 5.0km north of Bognor Regis. Barnham is 0.8km to the south east and Arundel is 4.5km to the north east of the site.

The 1.72ha site is located directly east of Eastergate village. Located on Barnham Road, the site is well screened by trees and hedgerows to the north, east and west. To the east of the site is Eastergate Nurseries, a large plant nursery specialising in flowers. On the north side of Barnham Road, a stretch of housing running in a east to west direction. The existing housing along Barnham Road is predominantly large 20th century detached dwellings with a few older dwellings. Barnham Road has a single pedestrian access path located on the northern side of the road.

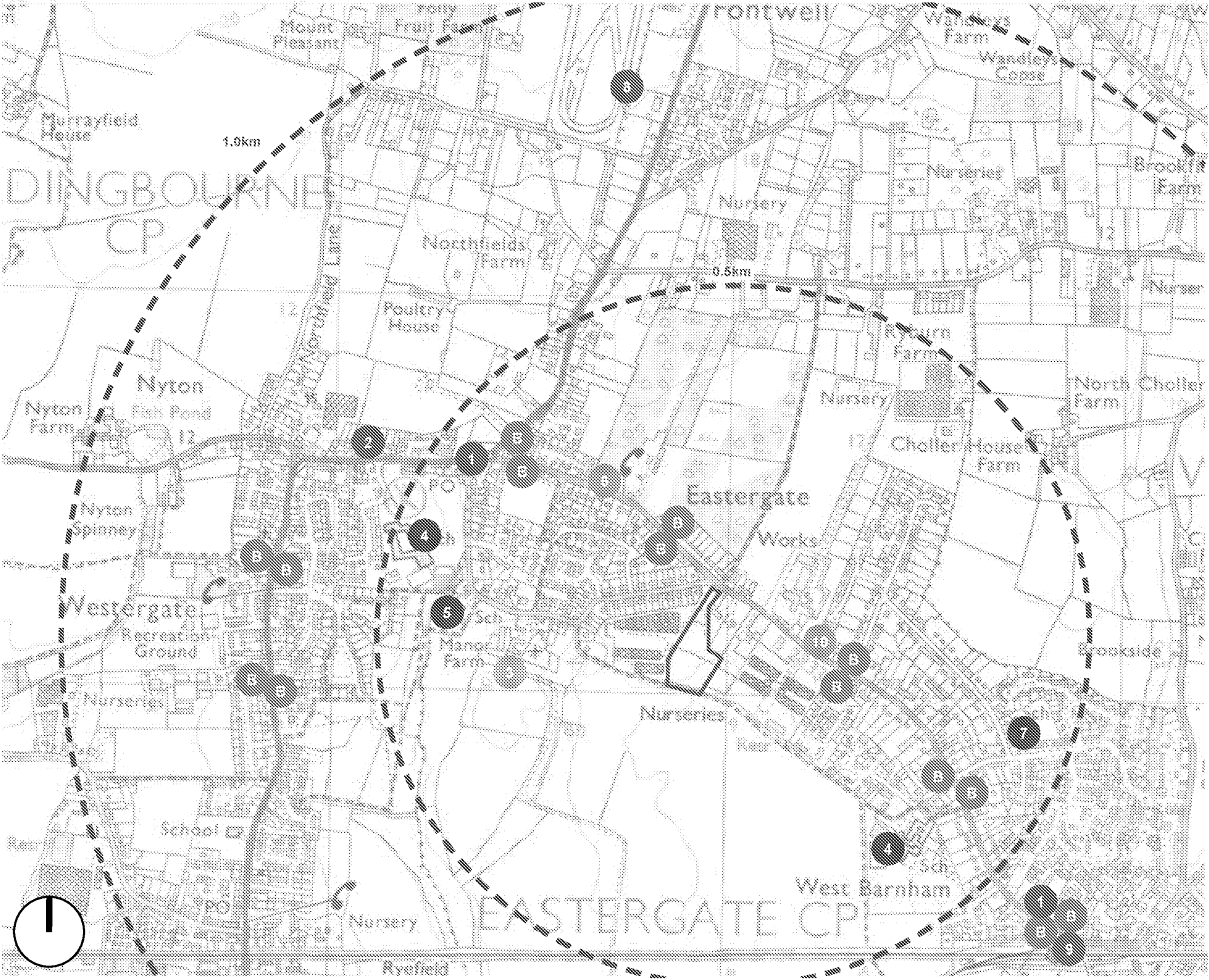
The land along Barnham Road is characterised by residential development of varying styles and open land with agricultural uses to the south of the site. The land to the southwest of the site has an established residential use including many large detached dwellings along Church Lane.



View of the site from the junction of Barnham Road and Church Lane.



2.2 CONTEXT



Amenity map of the area adjacent to the site.

LOCAL AMENITIES

Any development within the site will complement the specific qualities of Eastergate, but also seek to restore the landscape pattern where appropriate. The proposed scheme will integrate with both the existing built context and the proposed development within the BEW area.

Most facilities are within a 15 minute walk of the site. The surrounding villages of Eastergate, Westergate and Barnham have several pubs, 2 primary schools (Eastergate CoE Primary School and Barnham Primary School), a Doctors Surgery (The Croft Surgery), Dental Surgery (Chantry House Dental Surgery), several Post Offices/Village Shops, two Secondary School (Orniston Six Villages Academy and St. Philip Howard Catholic School) and a range of other facilities.

The nearest Public House to the site is The Wilkes Head located 0.8km to the east of the site adjacent St George's Church, Eastergate. Further afield, both Westergate and Barnham have a selection of Pubs and Restaurants. There is a strong network of public footpaths which link the site with the wider Sussex countryside.

- Key**
- 1** Post office
 - 2** Petrol Station
 - 3** St George's Church
 - 4** Secondary School (Orniston Six Villages/ Phillip Howard Catholic School)
 - 5** Eastergate Primary School
 - 6** Croft Surgery
 - 7** Barnham Primary School
 - 8** Fontwell Racecourse
 - 9** Barnham Train Station
 - 10** Chantry House Dental Surgery
 - a** Bus stop

2.3 HISTORY AND HERITAGE

HISTORY AND HERITAGE

Eastergate has retained the character of a small village , the village has seen vast expansion over the course of the 20th century. Spreading towards both Westergate in the west and Barnham to the east. Eastergate village was described as a "long straggling village" by Nicholas Pevsner in his book the Buildings of England published in 1965. St George's Church, Eastergate dates back to at least the 10th century with some evidence of Roman and Saxon places of worship found within the church grounds.

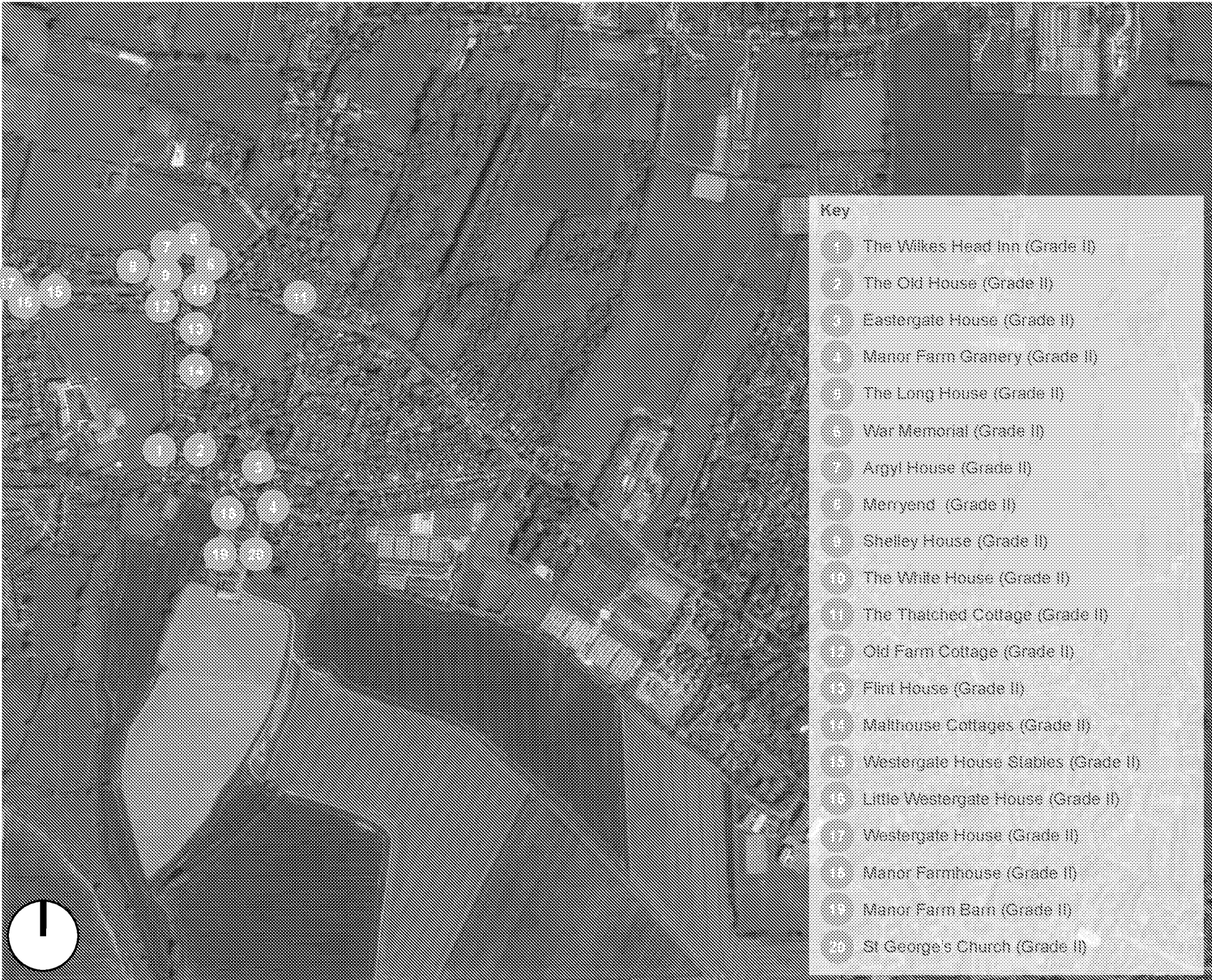
Approximately 1km to the north of the site is Fontwell Park Racecourse which was founded by Alfred Day in 1924 and has been an active National Hunt racecourse ever since.

The local listed buildings are mainly situated around the centre of Eastergate and Westergate villages, where approximately 12 listed buildings are located. There are 2no. designated Conservation Areas in Eastergate village, located around the village square and Church Lane. The Listed Buildings within Eastergate are generally large residential dwellings dating from between the 17th and 19th century. An Elizabethan Granary store building has been described as 'magnificent' by English Heritage and is listed as Grade II.

The proposed scheme will have no impact on the Eastergate Conservation Areas or any of the Listed Buildings within the local area.



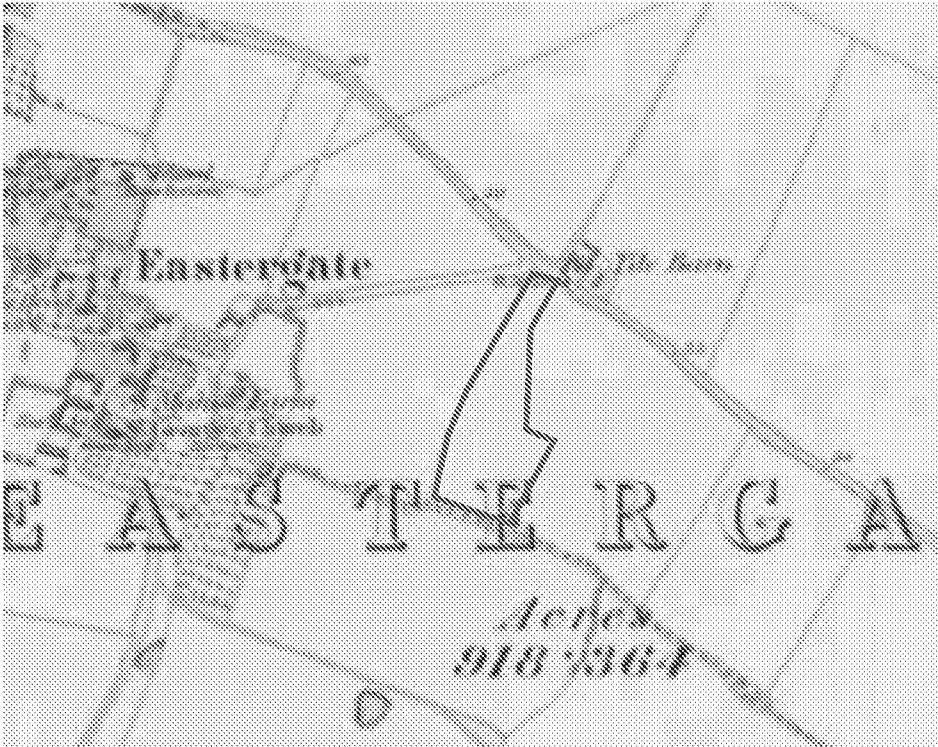
Eastergate Square c.1920



Eastergate listed buildings location plan

2.3 HISTORY AND HERITAGE

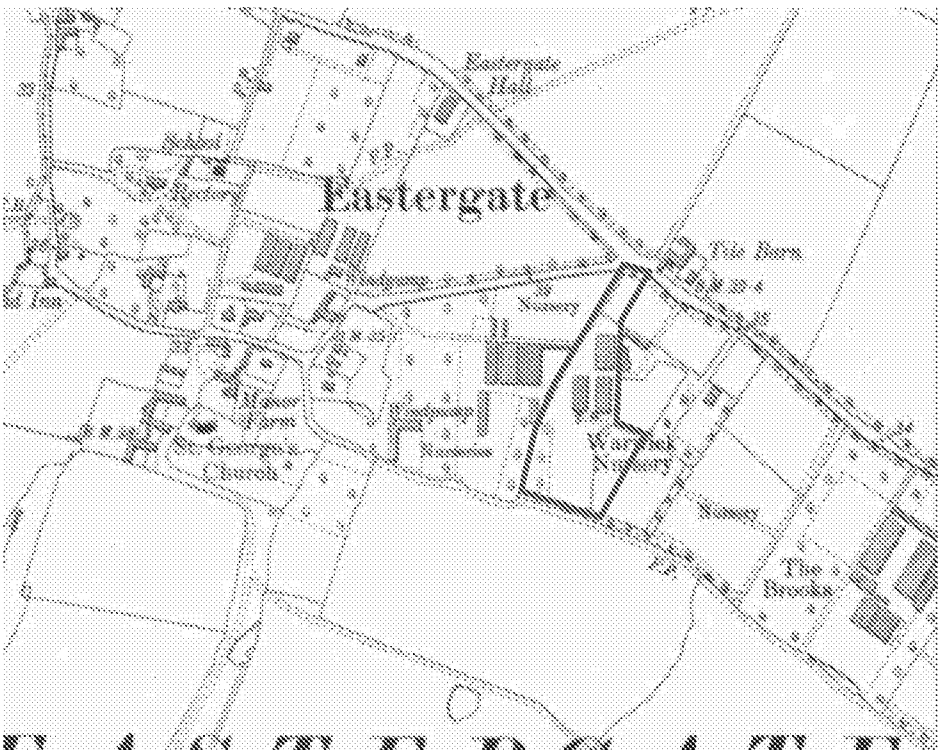
1880 Ordnance Survey Map



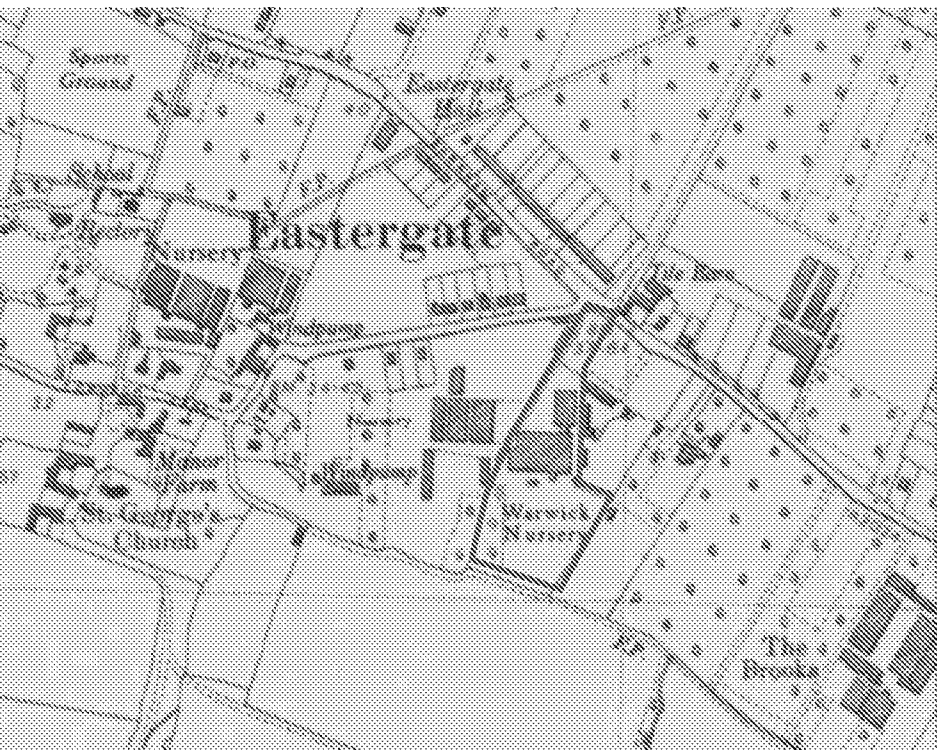
1899 Ordnance Survey Map



1914 Ordnance Survey Map



1951 Ordnance Survey Map



Historic maps sourced from the Historic map library at the National Library of Scotland.

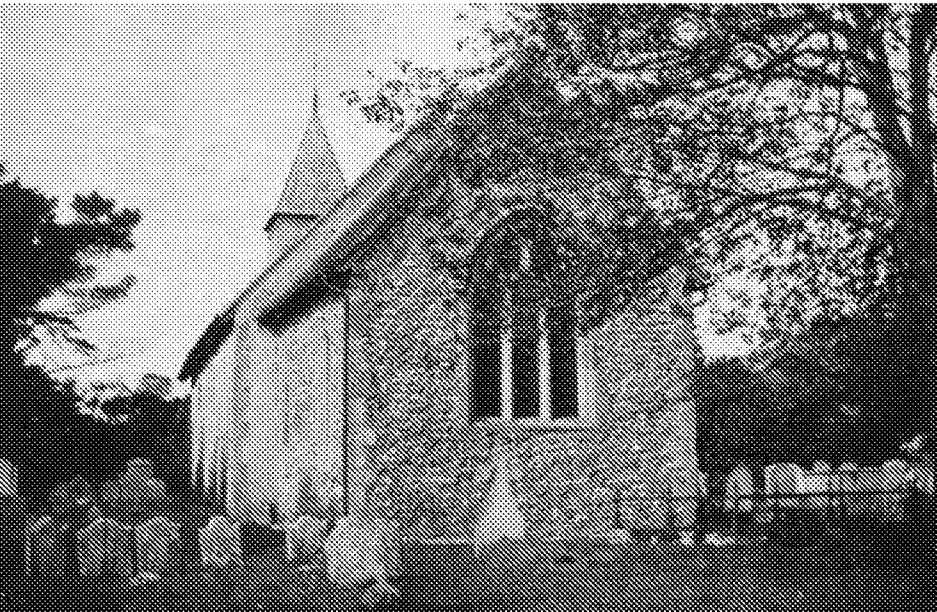
HISTORY AND HERITAGE (cont.)

The 1880 Ordnance Survey map shows that the Eastergate area at the end of the 19th century was mainly open farmland with little development having been undertaken. However, the houses within Eastergate village are well established. A large dwelling called Tile Barn has been built on Barnham Road opposite the proposed site entrance.

The 1899 Ordnance Survey map shows the site remained as open farmland with little development occurring in the area since the 1880 map.

The 1914 Ordnance Survey Map shows considerable development within the area, the site is now listed as Warwick Nursery and several large barns/ greenhouses have been constructed on the site. Further large scale agricultural buildings have been constructed on adjacent sites to the east and west.

The 1951 Ordnance Survey map highlights the continued use of the site as Warwick Nursery. The spread of residential dwellings from Eastergate Village can be seen with the first group of houses constructed along Church Lane. Barnham Road has also seen further development with residential dwellings now running from Eastergate Square down to the site.

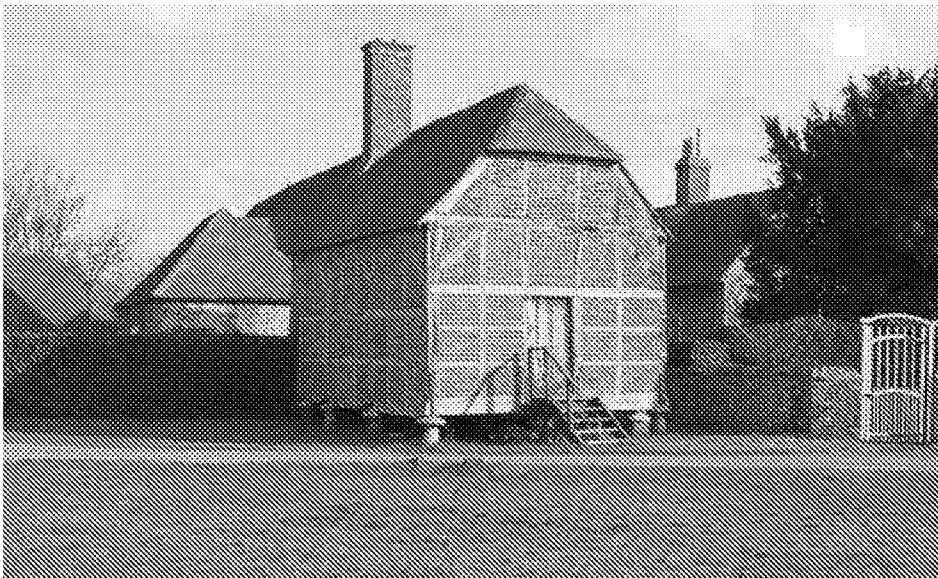


St George's Church, Eastergate

2.3 HISTORY AND HERITAGE



Wilkes Head Inn - Grade II



Manor Farm Granery - Grade II



Westergate House - Grade II



Merry End - Grade II



Shelley House - Grade II



The Thatched Cottage - Grade II



Argyl House and The Long House - Grade II



Flint House - Grade II

2.4 LOCAL CHARACTER



Old Rectory Drive



Gospond Road



Elm Grove



Elm Grove



Collins Close



Upton Brooks



Upton Brooks



Highview Road

2.5 ACCESS

It is therefore considered that the site presents a good opportunity to encourage the uptake of sustainable transport modes.....

ACCESS

The site is located approximately 1.5km south of Fontwell, 0.3km east of Eastergate village. The proposals are for the development of 44 residential dwellings, of which a mixture of affordable and private market dwellings would be provided. The main vehicular access into the development is proposed from Barnham Road, which is supported by a continuous footway on the northern side of the carriageway which connects to Yapton Road to the east and Nylon Road to the west. The site presents opportunities for leisure walking and cycling, given that the site is well positioned at the edge of rural countryside, only 2.5km from the South Downs National Park. As the BEW masterplan develops, the site is expected to connect in to the proposed A29 by-pass.

Fontwell Avenue provides access onto the A27 to the north and the A259 to the south which in turn facilitates access onto the wider strategic network and local centres such as Chichester, Southampton, Portsmouth and Bognor Regis. The site is therefore considered to be well placed within the strategic network.

The site is within close proximity to local amenities within Barnham, Westergate and Eastergate which include, local schools, retail stores, convenience stores, a pharmacy and various eateries. A wider array of services are also available within Chichester City Centre, which is c.10km to the north west of the site. Chichester City Centre is accessible within a 30 minute bus journey, with services including a bus station, train station, eateries, pharmacies/hospital, supermarkets, banks and retail stores.

The closest bus stop is located 50m west of the site on Barnham Road, which provides frequent services into Chichester, Barnham, Bognor Regis and Arundel. Chichester Bus Station is accessible via a 30-minute bus journey from this stop and provides access to destinations further afield through National Express and Stagecoach services which operate into Portsmouth, Southampton and Gatwick Airport amongst other destinations.

Whilst no designated cycle routes are in place in the immediate vicinity of the site, the local area, being a village environment, is naturally conducive to on-road cycling with the carriageway of Barnham Road sufficient to allow vehicles to pass a cyclist safely.

Contributions from local developments in the surrounding area have contributed towards WSCC improvement schemes such as the recent development of a new footway/cycle way linking Walberton to Barnham Rail Station, improving the pedestrian and cycle connectivity within the area surrounding the site. Further improvements to the local cycle/footpath network are proposed in conjunction with the development of the Strategic Housing Allocation sites in the area.

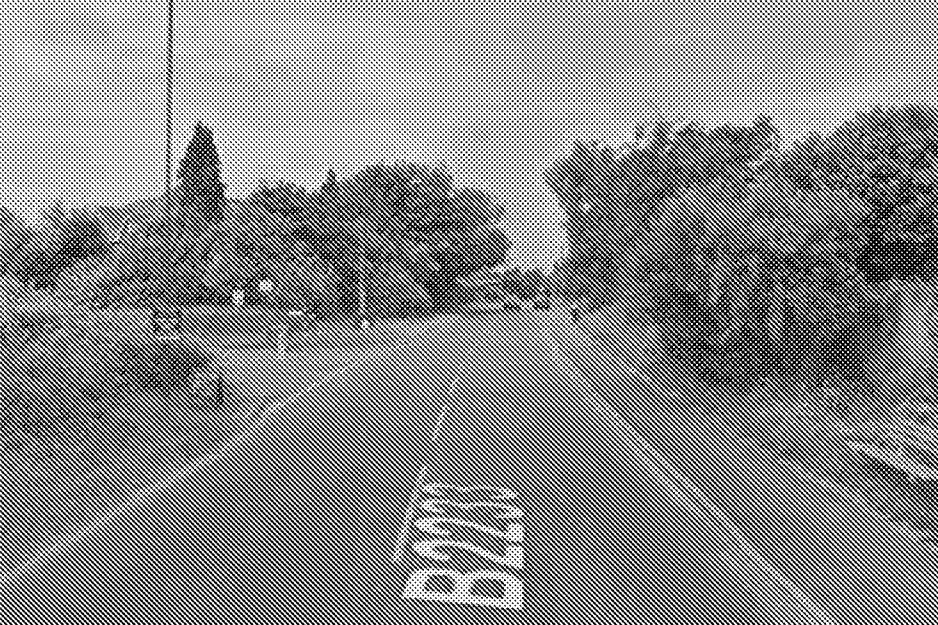
Via current footways on Barnham Road, Barnham Train Station (1.2km) is accessible by a 15-minute walk or a 5-minute cycle. Trains departing from this station provide access to destinations including; London Victoria(90mins), Bognor Regis(7mins) Southampton Central(60mins), Brighton(45mins), Portsmouth Harbour(40mins) and Littlehampton(11mins). It is therefore considered that the site presents a good opportunity to encourage the uptake of sustainable transport modes.



Location to Strategic Network



Conditions on Barnham Road



View looking east along Barnham Road towards the Eastergate.

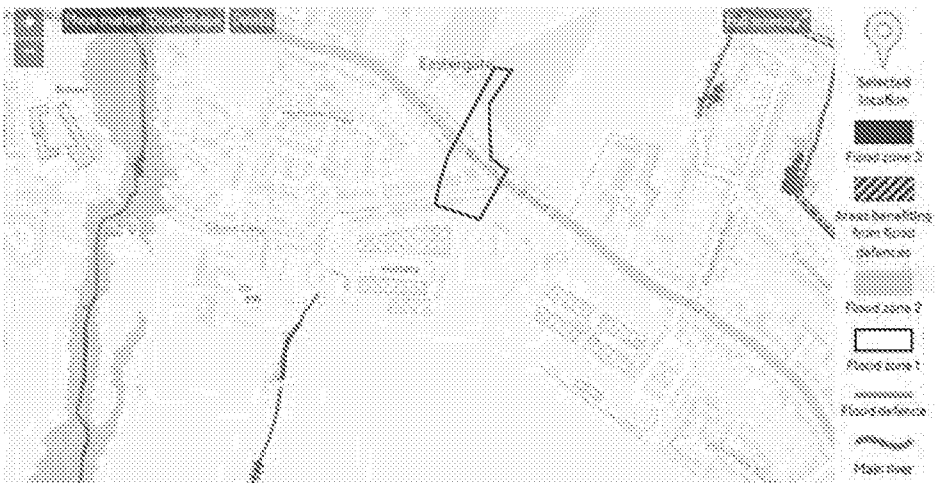
2.6 HYDROLOGY AND ECOLOGY

HYDROLOGY

All of the site falls within Flood Zone 1. Flood zone 1 is deemed to have a low risk of flooding with a less than 1 in 1000 chance of river and sea flooding.

Surface and groundwater levels will be monitored throughout the design process and the information gathered has been used to develop a sustainable drainage system to mitigate surface water run off throughout the proposed scheme.

Please refer to the Flood Risk Assessment produced by GTA Civils for further information.



Surface water flood map. (Source: Environment Agency)



View of the site from the junction of Barnham Road and Church Lane.

ECOLOGY

The existing site is dominated by improved grassland with hedgerows and scattered trees lining some of the site boundaries. The plant species on site are believed to be common and widespread species with no rare or unusual species recorded.

Please refer to the Preliminary Ecological Appraisal produced by Phlorum and the EDNA and Reptile Survey produced by Lizard Landscape.

ENHANCEMENTS & CONSIDERATIONS

The design of the proposed development will consider ecological enhancements for the benefit of wildlife in line with the National Planning Policy Framework and Local Planning Policy. Recommendations for ecological enhancements that could be considered as part of the development proposals include:

- The use of flowering plants as listed within the RHS 'Perfect for Pollinators' plant list to provide year-round interest for invertebrates;
- The provision of nesting boxes for a variety of bird species within trees / the northern aspects of the new buildings;
- The use of bug hotels such as the NHBS Bee and Bug Blome to provide additional habitat for invertebrates;
- Integrated bat boxes could be incorporated into the southern aspect of the new buildings;
- Creation of a wildflower meadow incorporating a suitable wildflower mix. The meadow should be regularly mown in the first 12 months, then should be cut annually once in late summer once the flowers have set seed;
- Enhance existing/plant new native species rich hedgerows to the boundaries of the site with ground flora seeded with a suitable wildflower seed mix e.g. Emorsgate Seeds EH1;
- The use of wildflower grassland within areas of public open space, with a suitable management regime to maximise diversity.
- Re-enforcement of existing boundary vegetation and new hedgerow planting with species rich hedgerow.
- Hedgehog friendly gravel boards incorporating 13x13cm gap to allow movement of hedgehogs around the site;
- Retention and sensitive management of the existing mature trees on site.

2.7 ARBORICULTURE

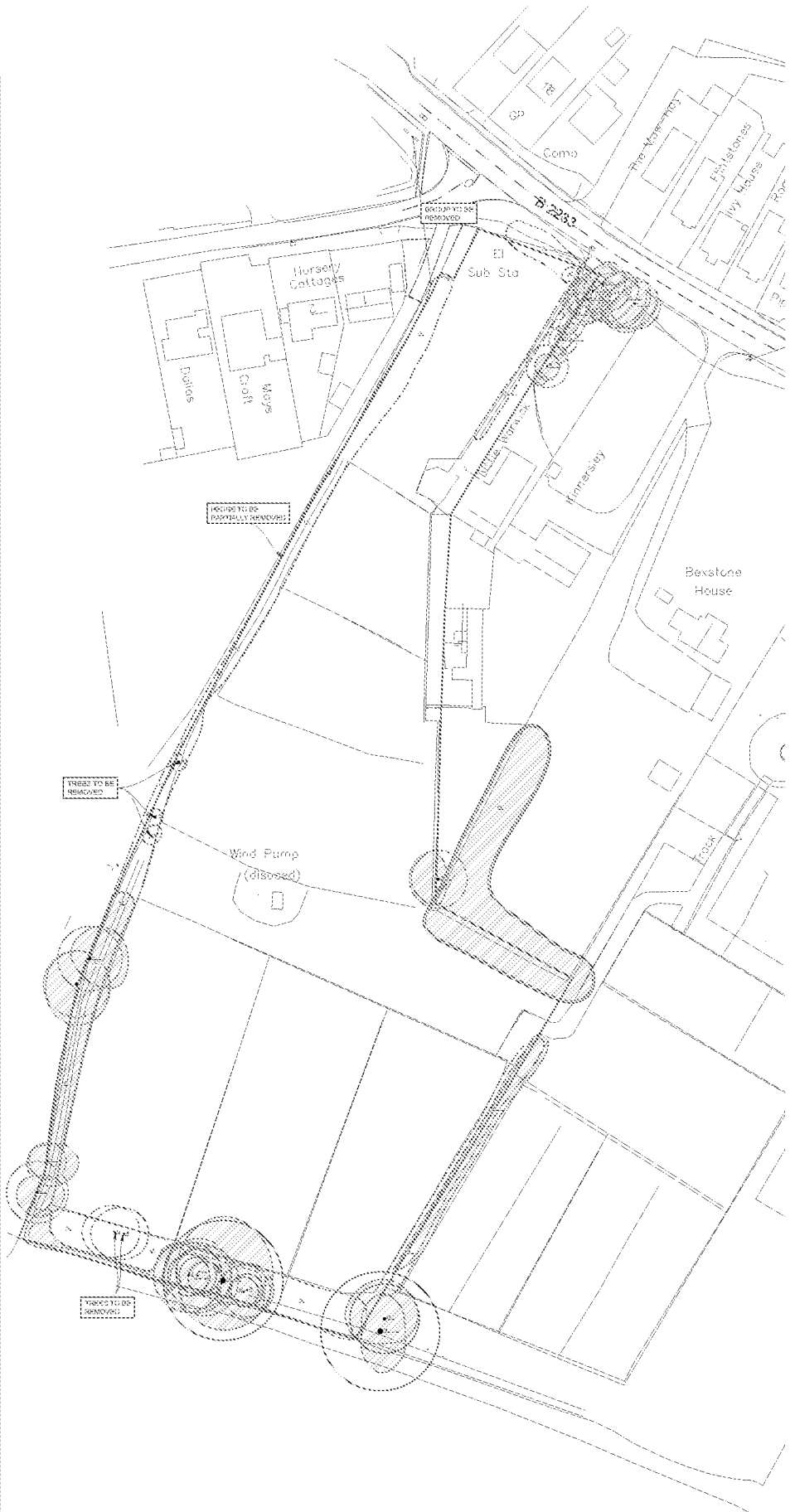
EXISTING TREES AND HEDGEROW

A detailed Tree Survey has been carried out by David Archer Associates.

Towards the southern end of the west boundary there is a mature oak subject to a TPO which needs to be considered within the layout. There are no trees or hedgerows in the centre of the site, however the boundaries are heavily planted.

Key trees and hedgerows on the site are proposed to be retained where possible including the southern edge which will provide a mature landscaped setting to the development and screening from long range views from the south. If any planting is required to be removed to facilitate development this will be replaced with suitable species to promote biodiversity.

Please refer to the Arboricultural Method Statement produced by David Archer Associates for further information.



Tree Constraints Diagram

2.8 DESIGNATIONS AND LANDSCAPE CHARACTER

DESIGNATIONS AND LANDSCAPE CHARACTER

Residential use is well established along Barnham Road, the land to the south of the site is predominantly agricultural land. An area of land to the west of the site near Eastergate village has been designated as Local Green Space within the Arun District Council Local Plan.

In landscape terms, the site lies in the South Coast Plain Landscape Character Area(LCA). The South Coast Plain LCA stretches from Southampton in the west to Shoreham in the east. The underlying geology of the site is flinty marine and valley gravels which extend several kilometres inland to the dip slope of the South Downs and the South Hampshire Lowlands. This gives rise to deep and well-drained high quality soils.

The South Downs National Park lies approximately 2.5km away to the north of the site and will have no effect on views to the site or from it. Residential development on the site will have no adverse effects on the local landscape/ ecology designations.



View of the southern site boundary looking west towards Eastergate village.



View of the junction between Barnham Road and Church Lane.

The underlying geology of the site is flinty marine and valley gravels which extend eleven kilometres to the dip slope of the South Downs...



View of the site looking east from the entrance of Church Lane.

2.9 MASTERPLAN - CONSIDERATIONS PLAN

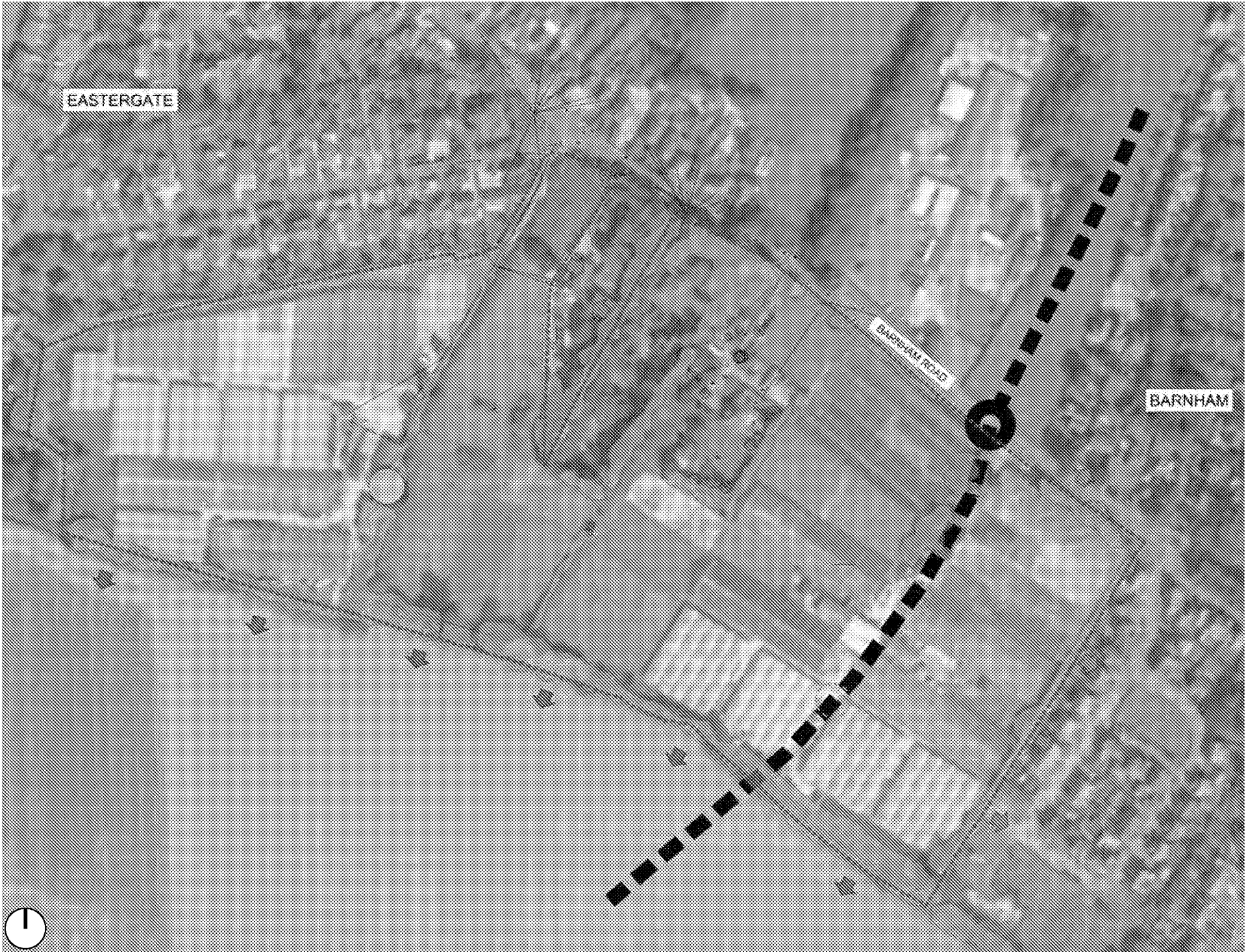
KEY CONSIDERATIONS

As part of the design process the opportunities and constraints of the site have been analysed. Key considerations include;

- Retention of key trees and hedgerows across the masterplan
- Fall of site to the southern boundary, leading to any attenuation features in this location
- Site has fields and countryside to the south and this will need consideration of outlooks from dwellings.
- A29 bypass dissects the site and will need to be suitably landscaped
- Residential properties bound the site on the east and west, as well as though the centre of the site and a suitable relationship to these will need to be considered
- Public Rights of Way exist to the south and north of the site and links to these will need to be provided

KEY

- Existing Trees and Hedgerows
- Large Oak with TPO
- Residential Interface
- Countryside Interface
- PROWs, Byways and Cycle Routes
- Future A29 Bypass
- Potential Vehicle Access Points



Masterplan Considerations Plan

2.10 MASTERPLAN - OPPORTUNITIES PLAN

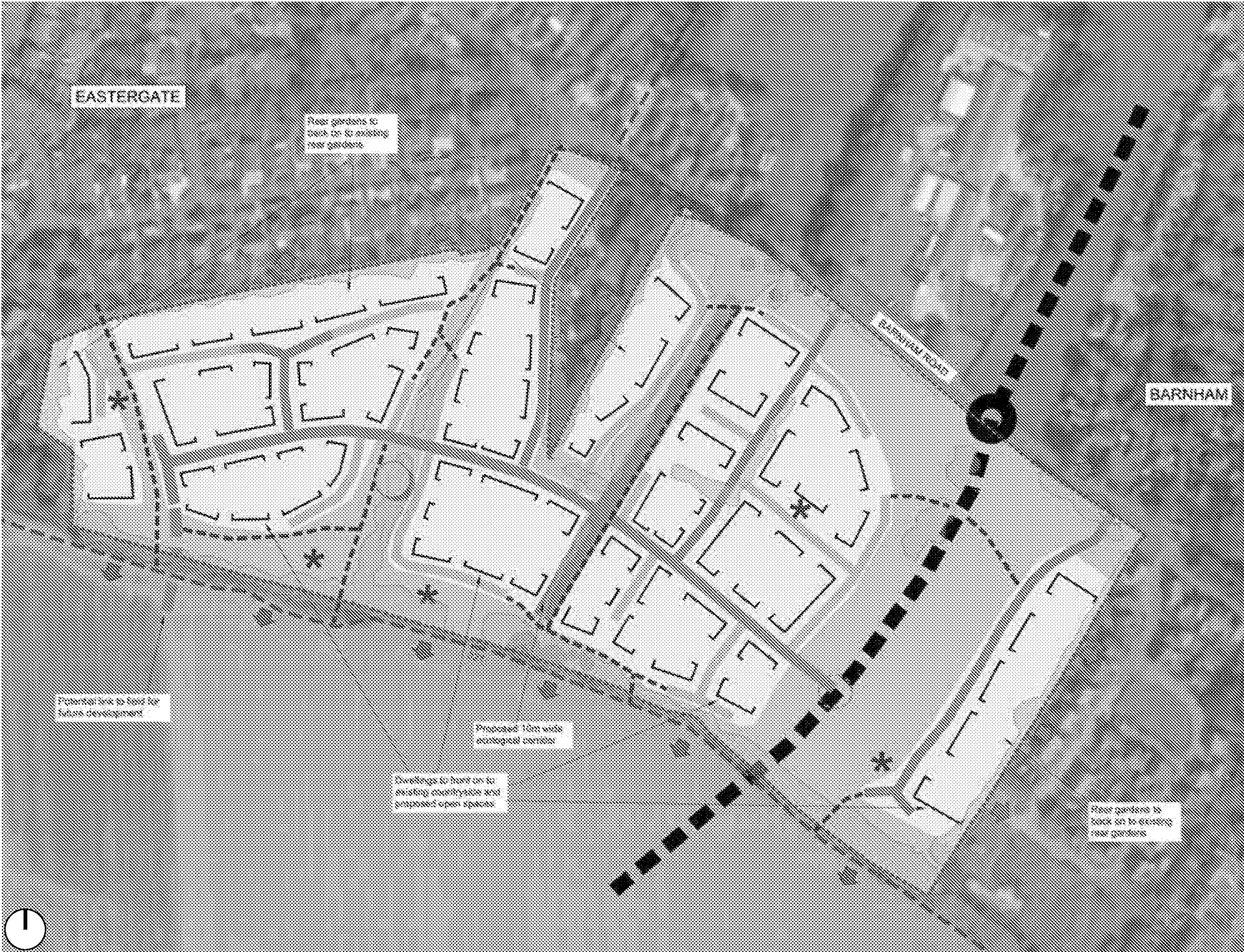
KEY OPPORTUNITIES

As part of the design process the opportunities have been analysed in conjunction with the previous considerations. Key opportunities include:

- A series of development clusters with a green shared amenity space.
- Retain existing trees and hedgerows to the site boundaries as well as across the various parcels to create green edges to screen the development whilst offering additional privacy.
- Create a landscape led design that will supplement the existing landscaping and ecology with additional planting and shared amenity areas to improve ecology throughout the site.
- Provide a central wildlife route through the site which will also act as a north-south cycle route within the wider SD5 allocation.
- Provide a suitable number of play spaces in appropriate locations to serve the whole site.
- Provide rear gardens to existing rear gardens generally to protect privacy of existing residents, whilst elsewhere providing perimeter blocks to allow for frontages to all public areas.
- Create efficient connections to proposed footpath/cycle link located to the south of the site in order to promote sustainable transport connections with Westergate, Eastergate and Barnham.

KEY

	Existing Trees and Hedgerows		Proposed cycle / pedestrian links
	Large Oak with TPO		Proposed open space areas
	Residential Interface		Proposed ecological area
	Countryside Interface		Proposed Residential areas
	PROWs, Byways and Cycle Routes		Proposed main access road
	Future A29 Bypass		Proposed secondary road
	Potential Vehicle Access Points		Proposed shared surface roads
			Residential frontages
			Proposed Play Areas



Masterplan Opportunities Plan

2.11 MASTERPLAN - CONSTRAINTS PLAN

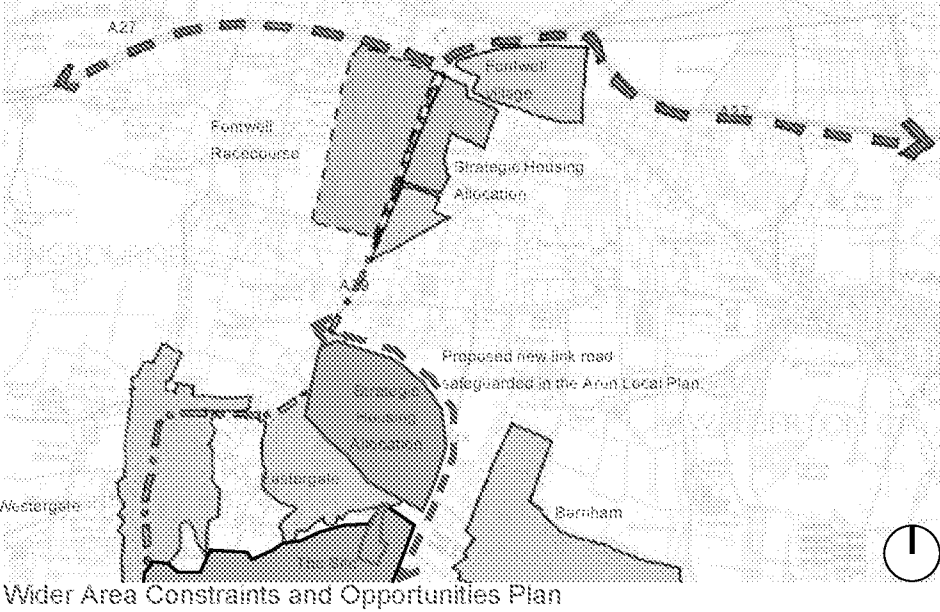
CONSTRAINTS AND OPPORTUNITIES

The proposed development forms part of the Barnham, Eastergate and Westergate strategic housing allocation in the Arun Local Plan and will lead to the development of additional local amenities which will supplement the existing community facilities in both Barnham and Eastergate. This site and the further developments within the area will lead to improved local amenities.

The Arun Local Plan has identified the need for improved links between the A27 and Bognor Regis, a proposed new link road has been designated and an indicative route has been safeguarded in the Local Plan proposals plan. The proposed new link will connect with Barnham Road roughly 500m east of the development site.

The site creates an opportunity for a landscape led scheme that integrates into the existing context. Set back from the road, the established residential character of Barnham Road will be retained and supplemented with additional planting along the eastern site boundary. The site location will allow easy access to both Eastergate to the west and Barnham to the east.

There is an opportunity to create several well landscaped open spaces that will become the focal points of the development, one shared open space will be located adjacent to the main site entrance and visible to all when entering the site.



3.0 SCHEME DESIGN

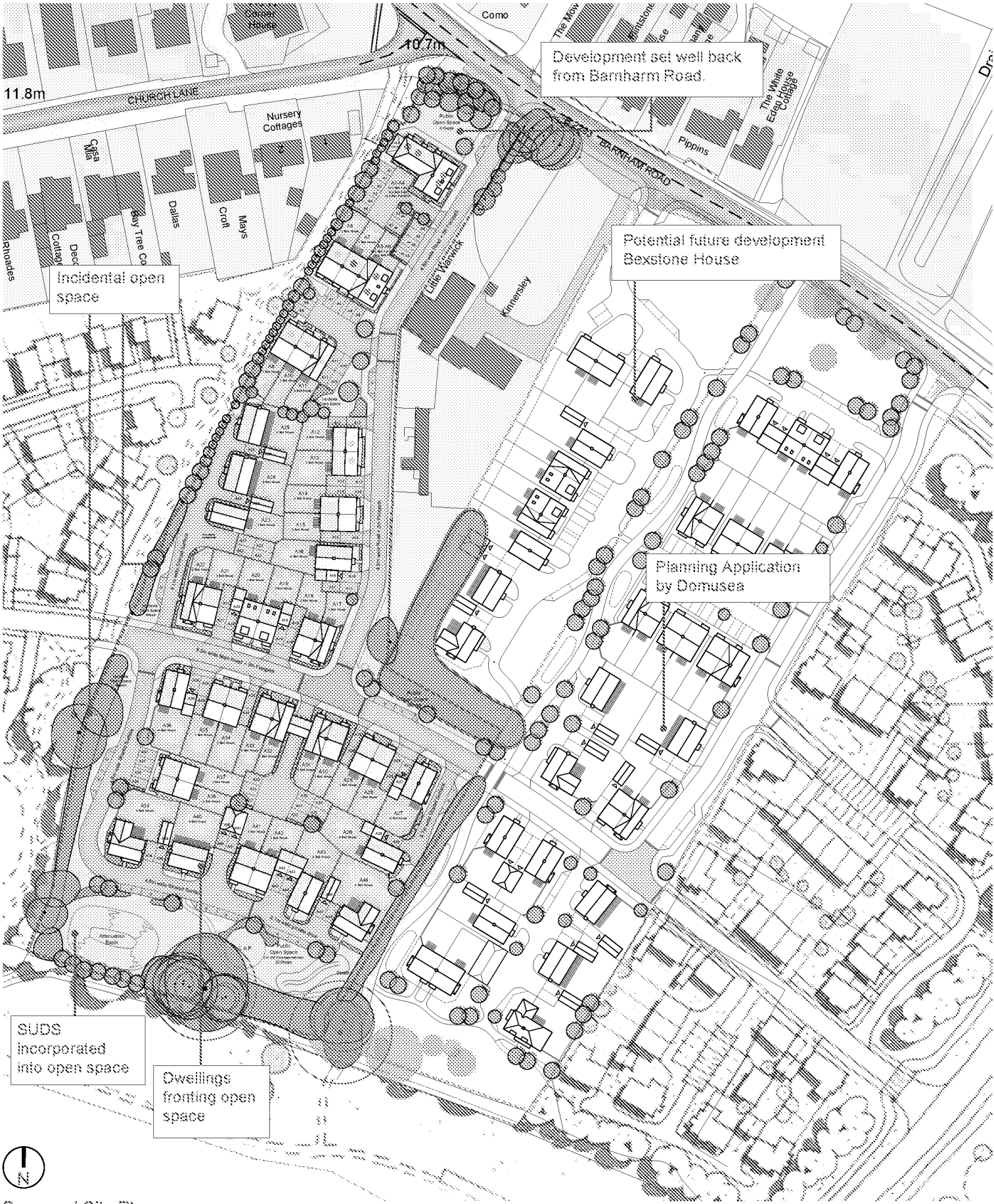
3.1 LAYOUT

LAYOUT DESCRIPTION

The scheme provides 44no. dwellings in a range of sizes from 1 bed to 4 bed with associated roads, landscaping and parking.

The layout aims to fully integrate the considerations of the site with the design intent of the wider masterplan.

- Dwellings orientated to overlook all of the site boundaries and open spaces
- Incidental open space provided along boundaries to protect and enhance the existing landscape of the field boundaries with special regard to the TPO Oak on the eastern boundary
- Main access point from Barnham Road via improved junction with access to the adjoining property 'Little Warwick' maintained
- Development set well back from Barnham Road with an area of open space behind the existing roadside trees to continue the building line from Church Lane
- A small area of open space is created adjacent to the garden of Little Warwick to protect the privacy and amenity of this space as well as presenting a green vista from Barnham Road
- A large area of landscaped open space provided on the southern boundary with rural lane style shared surface access to properties fronting the landscape
- Sustainable drainage scheme integrated into the POS with semi-dry attenuation basin and swale giving interest and biodiversity to the space
- Pedestrian, cycle and vehicular connectivity across the wider masterplan



Proposed Site Plan

3.2 ACCESS

VEHICULAR ACCESS

The proposed development is designed, in accordance with the masterplan, to fully integrate with and improve local routes of connectivity.

Prior to the construction of the future bypass, access to the development will be direct from the B2233 Barnham Road via a modified existing access. This main access point will be a 4.8m wide road with 2m footpath to one side, the other side being adjacent to the site boundary to ensure future access as required by the adjoining property at Little Warwick.

When construction of the bypass is complete, the main vehicular access will be direct from the new bypass, connecting in to the 5.5m wide road with 2m footpaths to both sides which will run through the adjoining sites.

Properties on the boundaries are accessed via shared surface roads with visitor parking bays parallel to the carriageway.



3.2 ACCESS

All junctions and turning heads have been designed for a 12m refuse vehicle to enable from plot refuse collection and also allow access for emergency vehicles.

Most of the car parking is provided on-plot, with small well overlooked parking courts serving the apartments at the northern end of the site. Parking is generally on plot, with many dwellings having their second space within a suitably sized open fronted car barn.

Car parking is in accordance with Arun DC requirements, including visitors spaces which are well distributed throughout the site. Secure cycle storage will be provided within rear gardens of all properties.

The site is nominally level and therefore all dwellings will be level access as required by Approved Document Part M of the Building Regulations. Two Part M4(3) dwellings are proposed, and these have suitably enlarged car parking spaces providing level access from these to the front entrances.

This proposal considers in detail the implications on the wider site masterplan and allows for wider connectivity both within the masterplan area and connecting to the wider landscape as adjacent sites come forwards.

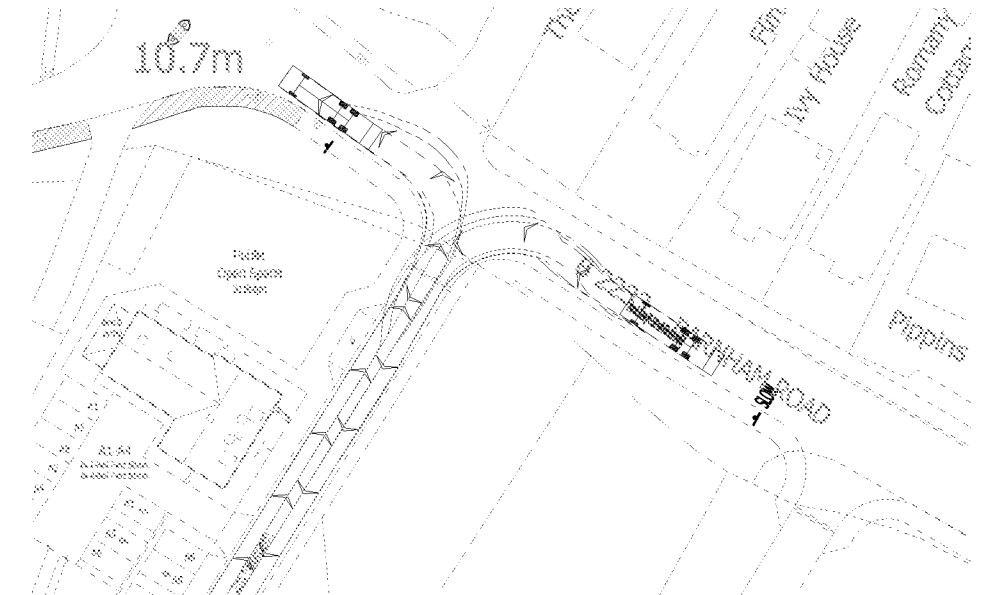
The development seeks to relate to these proposals by providing:

- Connection points from shared surface areas to future off-site footpath to the west
- 5.5m wide link road with 2m wide footpaths either side to connect to wider vehicular and pedestrian network both east and west.
- Connection to the existing footpath (PROW) which runs along the southern boundary
- Connection point from the southern POS to the future off-site cycleway along the eastern boundary

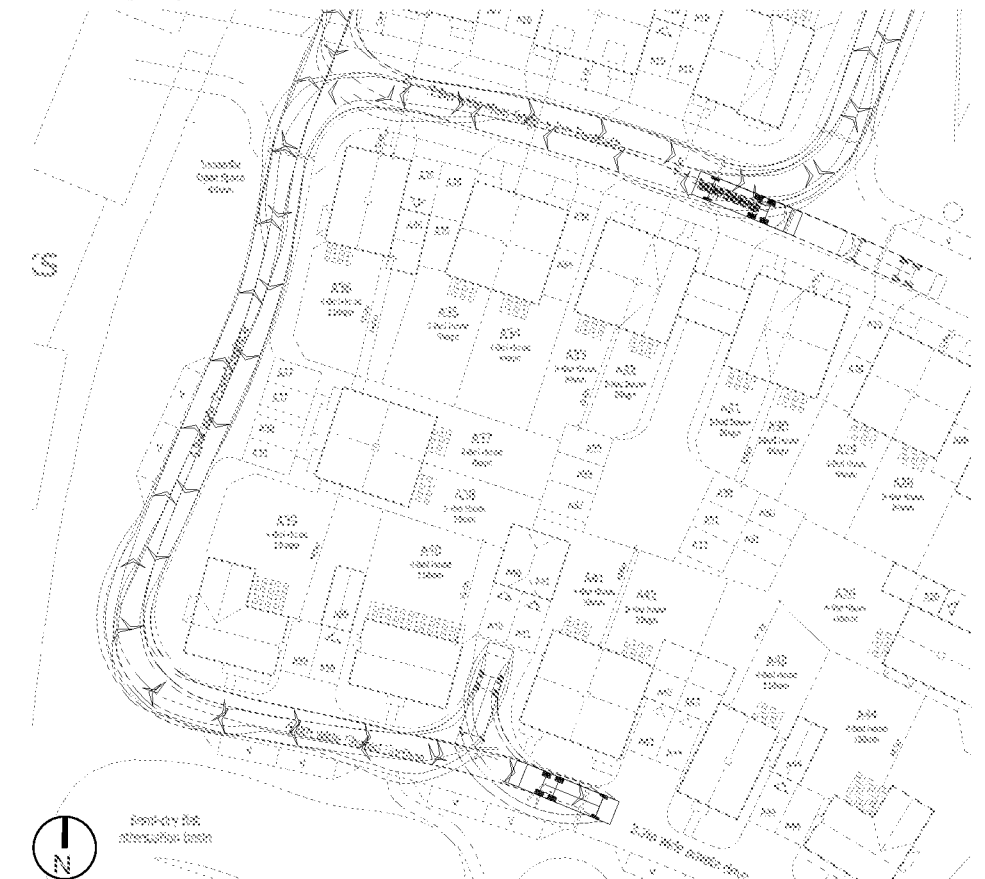
The existing off site footpath to the south of the site provides safe off road access to both Eastergate Primary School (via the shared surface Church Lane) and the secondary school in Barnham.

The transport proposals for this site include improvements to Barnham Road including a dropped kerb crossing east of the site access which will connect the site to a footpath north, improving the interconnectivity of these two paths.

Please refer to the Transport Statement produced by GTA Civils for further information.



Access Junction Tracking With Pedestrian Crossing Improvements To Barnham Road



Refuse Vehicle Tracking Within Site

3.3 USE & AMOUNT

The site is a wholly residential development on an edge of settlement site and whilst the adjoining site to the east is currently with a mix of 13.6% flats and 86.4% houses.

The breakdown of dwelling sizes is as follows:

- 6no. 1 & 2 bed flats (13.6%)
- 9no. semi-detached or terraced 2 bed houses (20.5%)
- 19no. semi-detached or detached 3 bed houses (43.2%)
- 10no. detached 4 bed houses (22.7%)

This gives a broad mix of dwellings to create a sustainable community with substantial contribution of family sized dwellings to the local housing stock.



3.4 SCALE

When developing proposals for the scale of a development, consideration must be given to the following factors:

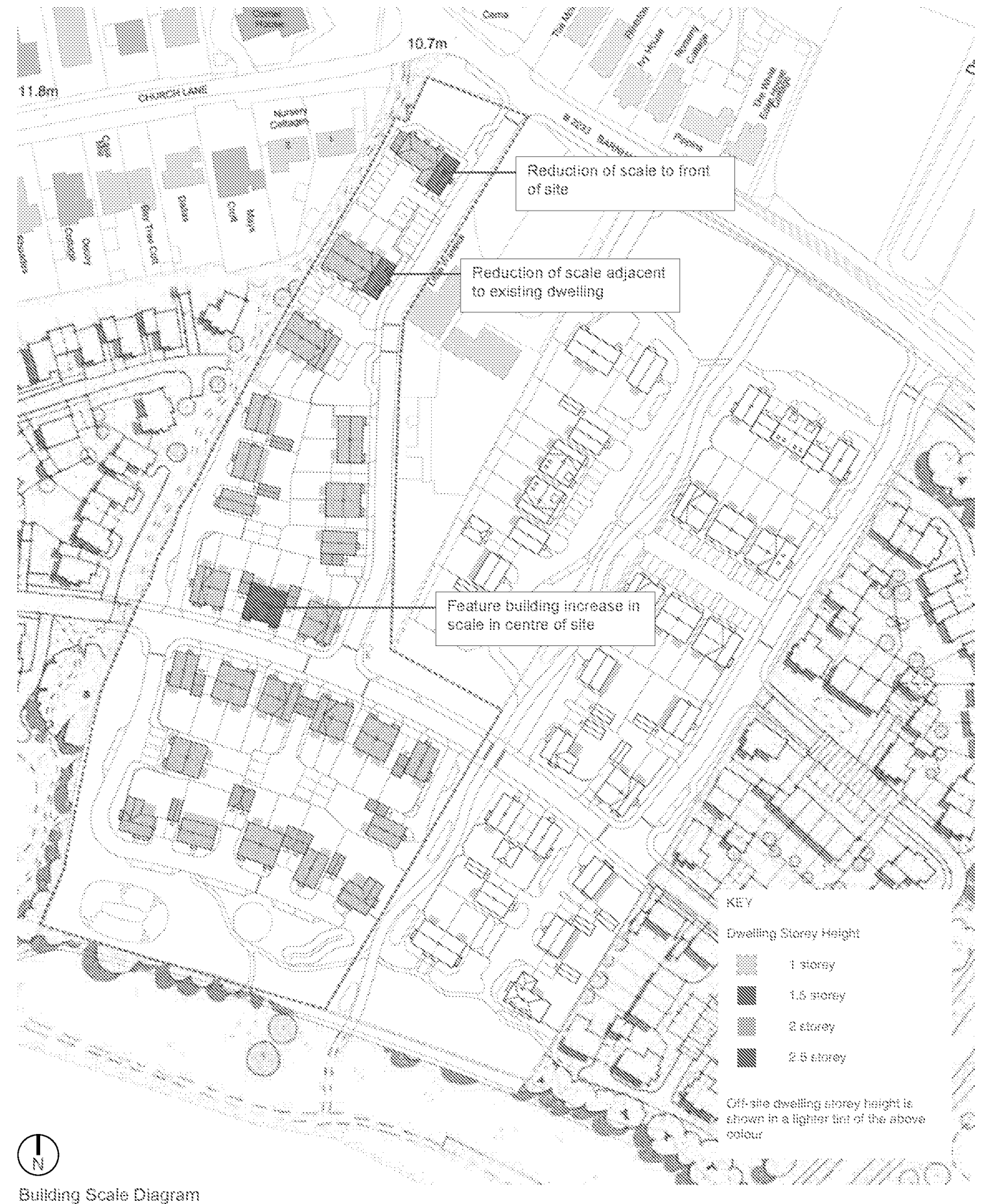
- Predominant scale of local development
- Scale of existing buildings adjacent to site or in existing street scape
- Maximising land use for a sustainable development
- Future development proposals in immediate area

The development immediately adjacent to the site is a mix of one and one and a half storey dwellings with two storey dwellings on the opposite site of Barnham Road to the site entrance. However, similar local housing estates such as Upton Brooks along Barnham Road to the east or St Georges Walk off Church Lane are predominately two storey.

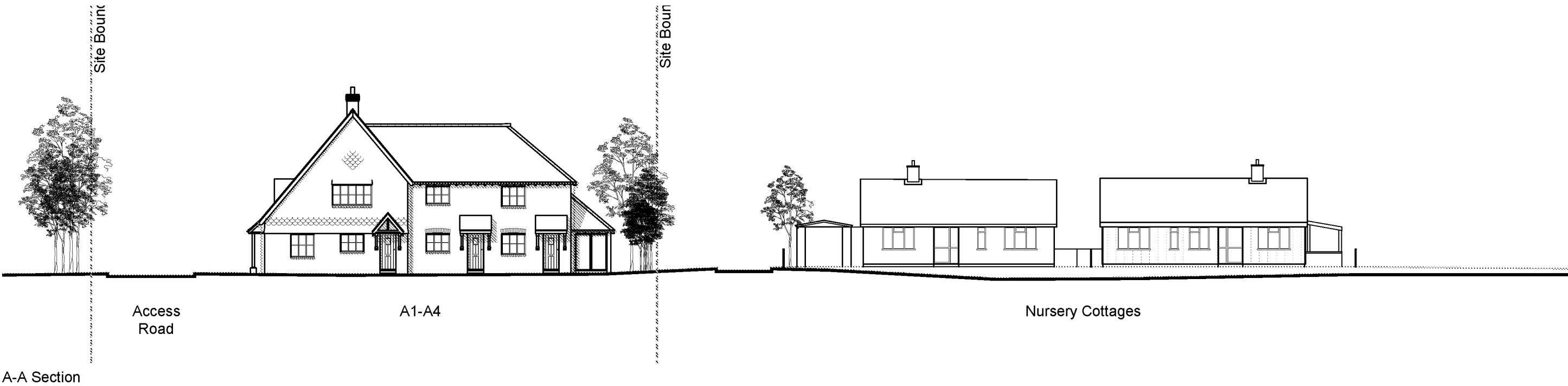
Within Barnham and Eastergate villages there are a few examples of two and a half storey dwellings.

At present the site is bounded to the east by nursery buildings but the aim of the masterplan is for this site to also come forward as housing.

Therefore, the scheme has been designed to be predominately two storey with a pair of two and a half storey dwellings on the main access road in the centre of the site to add interest and variety to the street scape. Fronting Barnham Road and adjacent to Little Warwick, the dwellings have been designed to be one and a half storey to respond to the local context. Scale also steps down towards Nursery cottage with a single storey store element.



3.4 SCALE



Elm Grove - two and a half storey feature building



Barnham Road - typical two storey residential development



Church Lane - one and a half storey dwellings

3.5 APPEARANCE

CONTEXTUAL INFLUENCE

The architectural form and character of the development, the design of the houses, and the proposed materials are intended to strongly reflect the style and materials traditionally used within the local area, but set within a more contemporary and sustainable context.

The Site Layout, with an overall density of 25.6 dwellings per hectare, provides for well proportioned housing with simple roof forms in a traditional style. Buildings are intended to incorporate elements of symmetry along with feature gables, projecting bays, chimneys and porch details to create a high quality of aesthetical interest within the street-scene.

The design of the dwellings will create both variety and individuality within the street, whilst being representative of the character and architecture of Eastergate and Barnham. Traditional elements such as working chimneys, feature bay windows are intended to be utilised to add to the scheme's local identity.

MATERIALS

A palette of building materials will be incorporated within the scheme design, all of which are reflective of the traditional West Sussex vernacular and utilised within the Arun district.

As such, the proposed development will utilise the materials to create a varied palette throughout the site, including a mixture of local red/brown stock brickwork, plain clay tile-hanging, red brick quoin and weather boarding to create variation within the street-scene.

Individual landmark or accent buildings or building groups which vary in scale or massing may exhibit a more individual architectural style or include particular architectural detailing, and alternate materials may be used where visually appropriate within the public realm.



Drovers Way



Elm Grove, Barnham



Barnham Road

3.5 APPEARANCE



Street Scene A-A



Street Scene B-B



Street Scene C-C

3.5 APPEARANCE

DETAILING

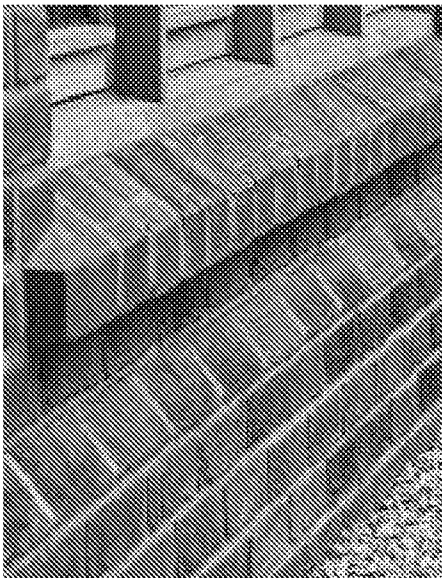
The surrounding architecture of Barnham and Eastergate is extremely varied with no common architectural details or materials. In order to develop a proposal which is designed to accord with the character of the area, some specific details have been drawn from surrounding historic buildings. In addition, the wide range of vernacular materials used reflects the varied nature of the surroundings.

There are several examples of contrasting bricks being used to add interest to brick buildings, as quoining, bands and arched window heads. These features have been incorporated on a wide number of dwellings.

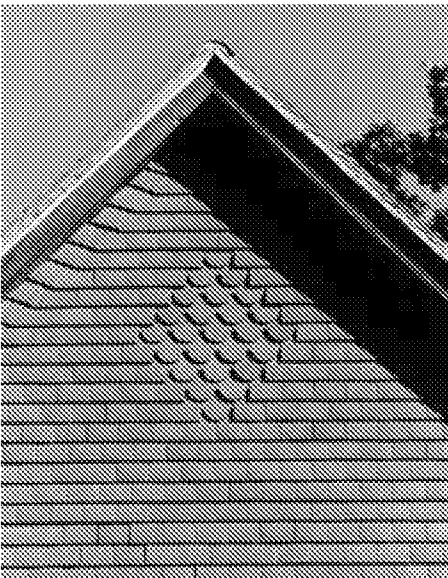
On larger detached plots, the porch canopy has been extended and supported on timber posts as the below example on Barnham Road. Gables with deep bargeboards and exposed rafter feet both with and without fascia boards have been identified in the locality and used as a detail to add context and unity to the development.



Red Brick Quoins with Brown infill



Brick Plinth



Tile Hanging



Brick header detail

3.6 SKETCHES



3.7 LANDSCAPE

PROPOSED OPEN SPACE

The proposed open space has been developed to provide the residents with community-led amenity areas, whilst safeguarding the amenity of existing residents adjoining the site.

The open space has been separated into areas located throughout the site: frontage, pocket, incidental, incidental (TPO), central and southern. The individual amenity areas provide an important role in developing the community, health and well being of the residents, enhancing biodiversity and education.



Semi-dry attenuation basin



Proposed enhancement planting



Informal LAP area

Existing landscape along road edge retained and enhanced.

Replacement planting along western boundary

Pocket of open space for informal use.

Incidental open space along western boundary.

TPO Area

Attenuation basin LAP

Path integrated into landscaped public open space to southern site boundary, linking into the green corridor/ cycle and pedestrian route.



Proposed Open Space

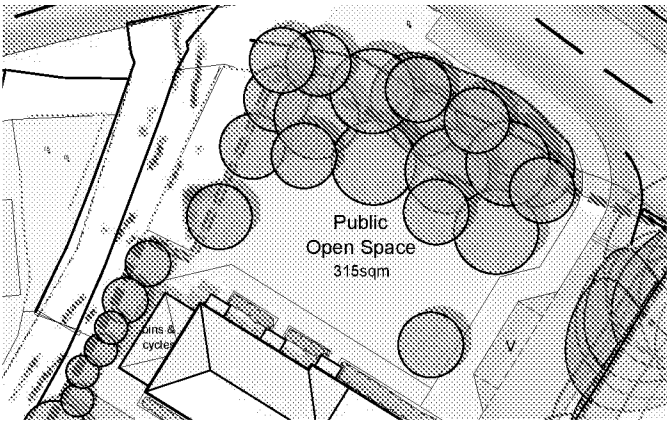
3.7 LANDSCAPE

PROPOSED LANDSCAPING

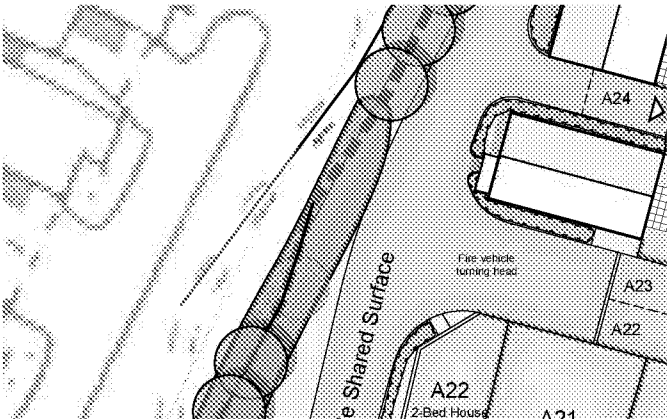
The overall landscape strategy is focussed on the following objectives:

- To retain and protect the high quality mature trees on the boundary,
- To provide a green setting for the new buildings,
- To maintain and enhance the existing connection and landscape buffer between the proposed development and Barnham Road,
- To integrate paths and parking within a legible and structured landscape setting,
- To encourage wildlife and biodiversity,
- To provide formal and informal recreational opportunities.

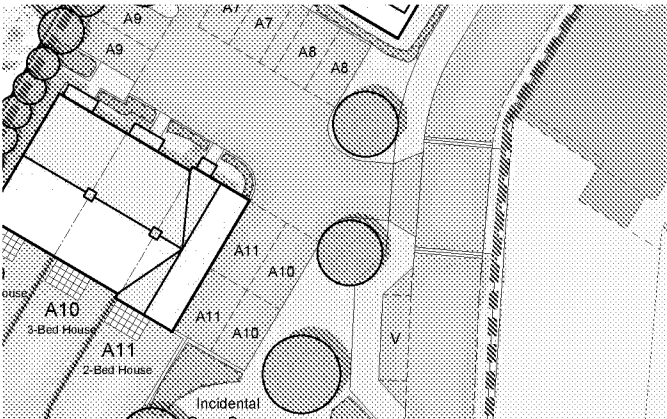
Please refer to the Landscape Strategy produced by Furse Landscape Architects for further information.



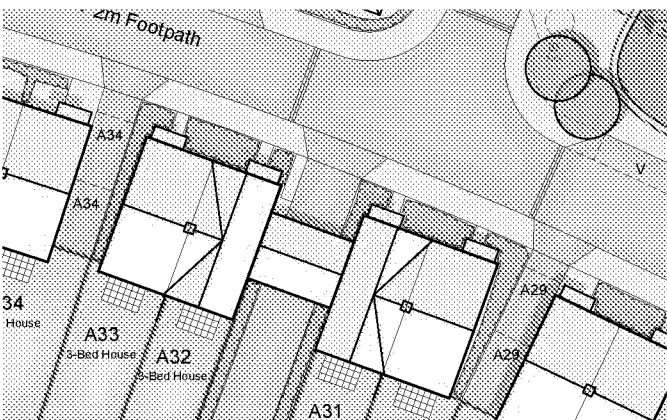
Landscaped Public Open Space



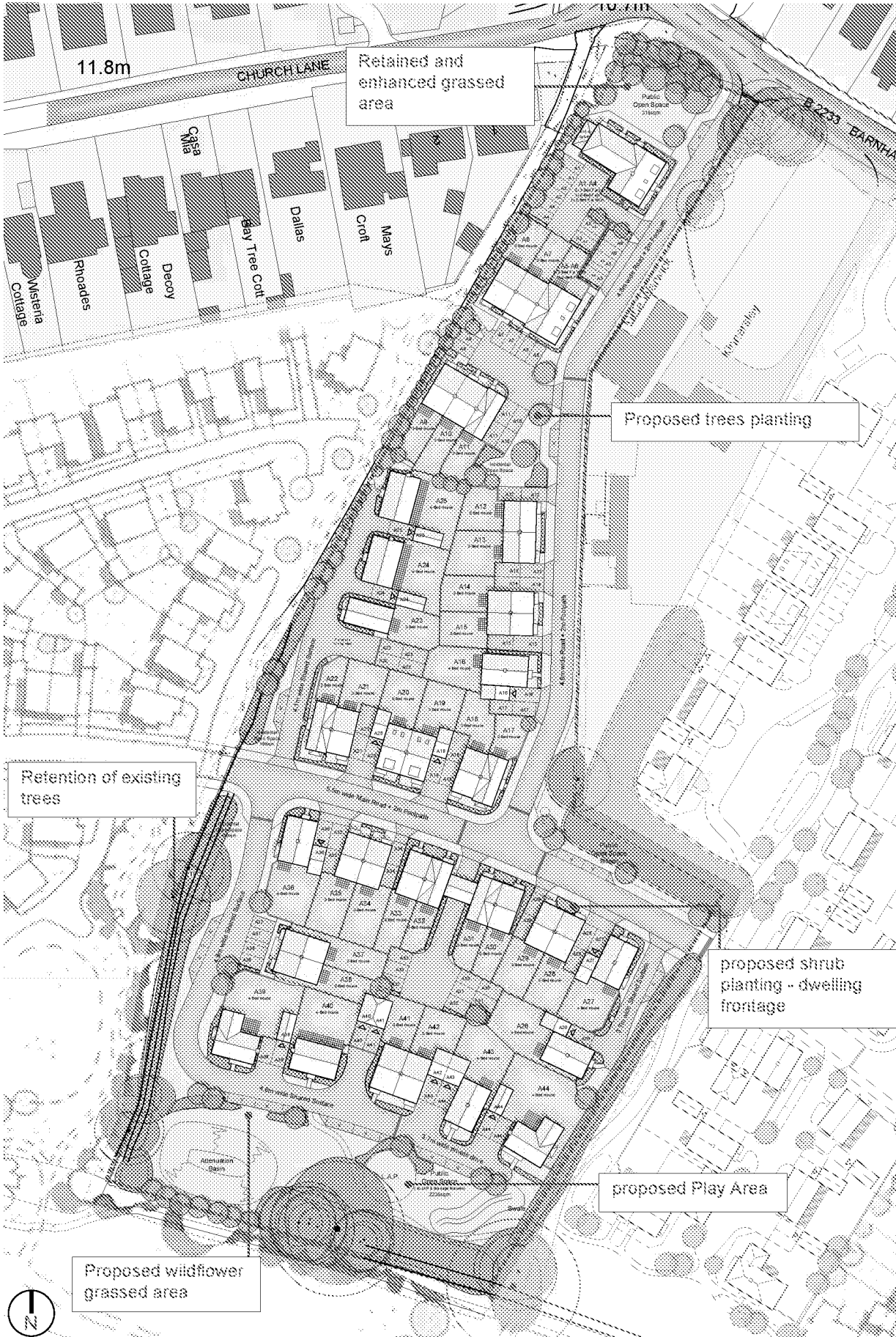
Retained and enhanced boundary planting



The use of different road surfaces to reduce car speeds



Softened approach to frontage of properties



Proposed Landscaping

3.8 SUSTAINABILITY

SUSTAINABILITY ENERGY OBJECTIVES

The overall objectives for this site are to meet, and where possible exceeds, the requirements of the emerging planning policy framework. There is a presumption in the National Planning Policy Framework in favour of 'sustainable development'.

Of particular importance is the need to address climate change, ensuring lower water use and efficiency, creating energy efficient design and layouts, providing for renewable energy, reducing waste, meeting ecological issues and creating appropriate landscaping.

Delivering a sustainable development is clearly about more than just the environment: it is about providing a place where people want to live and where they can prosper over the long term. This process begins with a well-crafted illustrative Masterplan with sustainability as a core part of the design.

LOCATION & ACCESS STRATEGY

The site is considered to be in a sustainable location with good local services within walking distance and good levels of public transport connectivity. Each dwelling will be provided with secure cycle parking spaces as well as car parking spaces to encourage the use of sustainable modes of transport.

Further information can be found in the Access section of this document and in the Transport Statement.

ENERGY STRATEGY

It is essential to reduce energy demands as far as possible before considering the introduction of energy generation and supply technologies; a 'fabric first' approach.

There are a number of key design elements that have been applied through the development of the illustrative layout and which will be developed at the Reserved Matters stage for the implementation of the scheme:

- Passive solar design principles – the majority of dwellings orientated to benefit from an east-west or southerly orientation where possible;
- Daylighting – good levels of natural daylighting, as a result of optimised levels of glazing and a development density that ensures appropriate spaces around dwellings, including generous front and rear gardens;
- Building fabric – a highly energy efficient building envelope that meets and may exceed Building Regulations standards;
- Air tight structure - the air tightness of a building is important in minimising heat loss, but also in the prevention of drafts that can make homes feel uncomfortably cold;

After implementation of the above 'fabric first' approach consideration can be given to renewable energy systems. The illustrative layout lends itself to integrated solar thermal and photo-voltaic solutions, which can be incorporated in conjunction with high efficiency gas boiler systems. Where used, photo-voltaic panels can be designed to be integrated within the roof-slope rather than standing proud of the roof, and will be positioned on non-public realm slopes if possible.

The renewable design considerations, coupled with the building specific design measures will enable high quality, healthy and comfortable living spaces to be built and the proposed development will become a very attractive and sustainable place to live.

WATER EFFICIENCY

The detailed design of the dwellings will reduce potable water used within the development through the use of efficient fittings, to include low-level flush WCs and flow restrictors throughout.

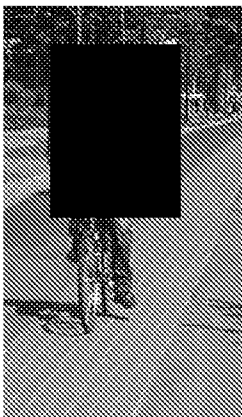
Grey-water recycling will be utilised in a simple form through the provision of water butts for each home. Positioned within the rear garden areas, the water butts will be linked to a rainwater pipe and will provide water for use in private garden areas.

WASTE AND RECYCLING

Within the proposed development, all homes will be provided with internal refuse and recycling bins to split the different recycling streams prior to storage outside. It is intended that composting bins will be provided in gardens in accordance with best practice.

With regard to refuse and recycling, bins will be stored generally within rear garden areas and provided with a suitable hard-standing, to be brought to the fronts of dwellings on collection days only.

All refuse and recycling storage will be designed to be within the required distances specified in The Buildings Regulations Part H to ensure that residents and waste operatives do not have to pull bins any further than necessary.



4.0 CONCLUSION

4.1 CONCLUSION

This Design & Access Statement identifies the locational context, design influences and key principles that have informed the development of the Site Layout for the land at Warwick Nursery, Barnham Road, Eastergate. The Site Layout details a sustainable development proposal which provides 44 residential dwellings including a 30% affordable provision, along with landscape amenity.

A professional project team has fully informed the design development to ensure that all relevant design and environmental aspects relating to the site have been considered in detail. Technical reports have been prepared covering the necessary aspects of the Site Layout and are included within the submission.

The scheme provides a sustainable addition to the Arun District that is designed around current best practice design guidance to create a safe, inclusive and interactive environment. It provides a legible development with an overall design framework, establishing a strong sense of place.

The Site Layout proposes an appropriate landscaped and softened boundary to the rural edge, with open space and a strong landscape buffer utilised.

The variety of open spaces proposed will facilitate community interaction, and will provide high quality recreational settings and landscaped play area for children. Spacious, legible pedestrian and cycle movement routes are provided around the site.

The scheme responds successfully to all of the site characteristics to create a high quality, sustainable addition to Eastergate that limits scale and massing towards the site extents, negating any impact on nearby residents, whilst also providing tangible and significant community benefits.



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