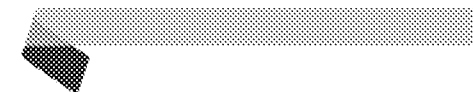


Batcheller Monkhouse



DESIGN AND ACCESS STATEMENT

**Land to the rear of Clare Court
67 Barnham Road
Barnham
PO22 0EP**

**On behalf of
Mrs E Bradley**



February 2022



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1. Introduction

This Design and Access Statement has been prepared in support of a planning application for the following:

Erection of four dwellings and associated parking.

The application is made on behalf of Mrs E Bradley.

This documents sets out the aims of the proposal, the steps taken to appraise the context of the site, and explains the design principles and concepts that have been applied to the proposed development.

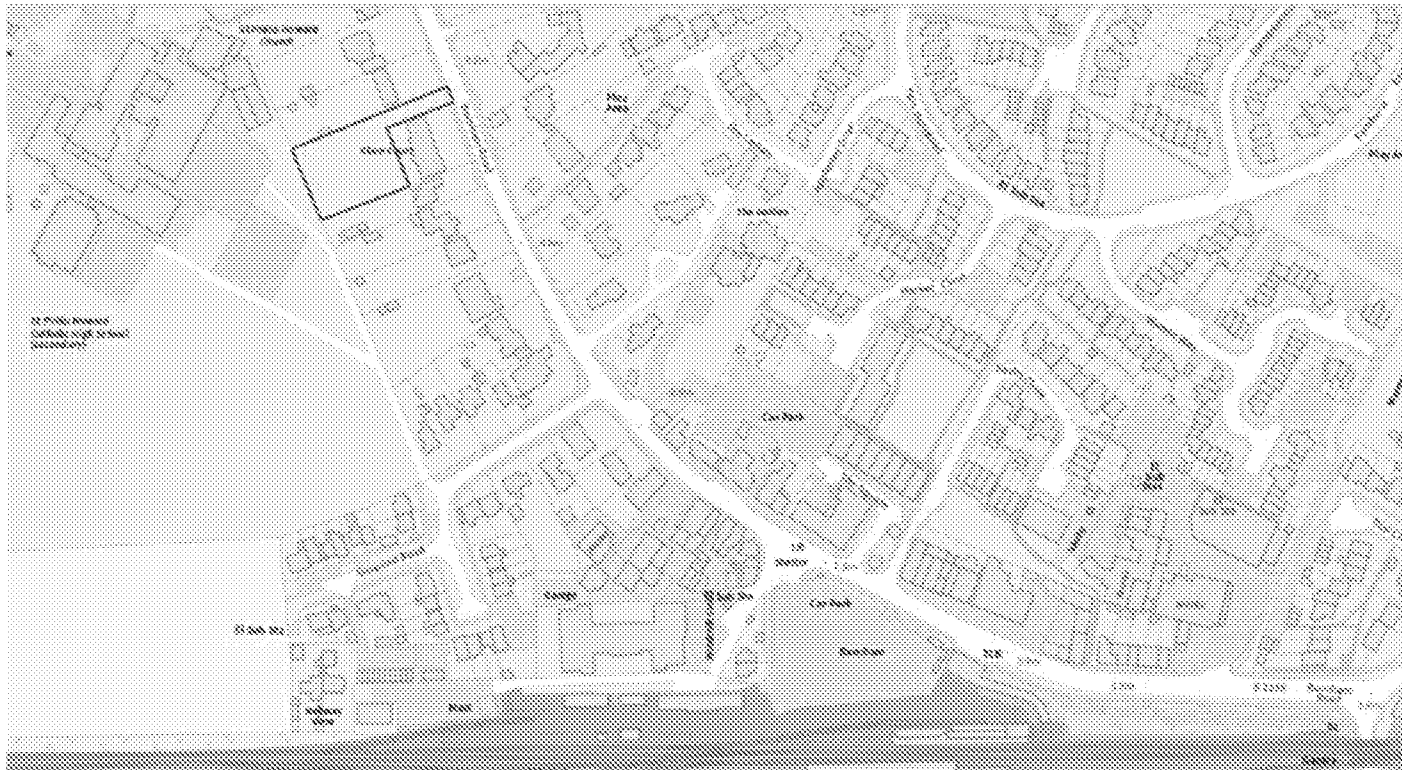


Figure 1 - Site Location Plan

2. Site Description and Surrounding Area

The Site

The application site is located on the western side of Barnham Road in Barnham. Barnham is a semi rural village in the parish of Barnham and Eastergate. It lies to the rear of Clare Court which is a 2-3 storey block of flats.

The site measures approximately 0.19 ha and comprises maintained grassland.

Figure 2.1 – Photograph of the site looking eastwards towards the rear of Clare Court



Figure 2.2 – Photograph of the site looking towards south-west corner



Surrounding Area

The site is bordered by Clare Court to the east, residential properties to the north and south, and St Philip Howard High School to the west.

The Barnham area largely comprises early twentieth century large Edwardian properties interspersed with newer single and two and three storey properties. Clare Court flats facing Barnham Road are two-three storeys in height with neighbouring properties being two storeys.

Barnham centre is a short distance away with a grocery store, pharmacy, opticians, and food takeaway and coffee outlets all within 200 metres of the site. Barnham train station, taxi rank and bus stops served by the 8A, 85A, 66 Compass buses are within 300m of the site. There is a continuous pavement between the site and these shops and services making it a highly sustainable location.

Figure 2.2 - Site Location



Figure 2.3—Property Types in Barnham



3. Proposed Development

The planning application seeks to make efficient use of an unused field located within the built-up area boundary of Barnham.

Layout

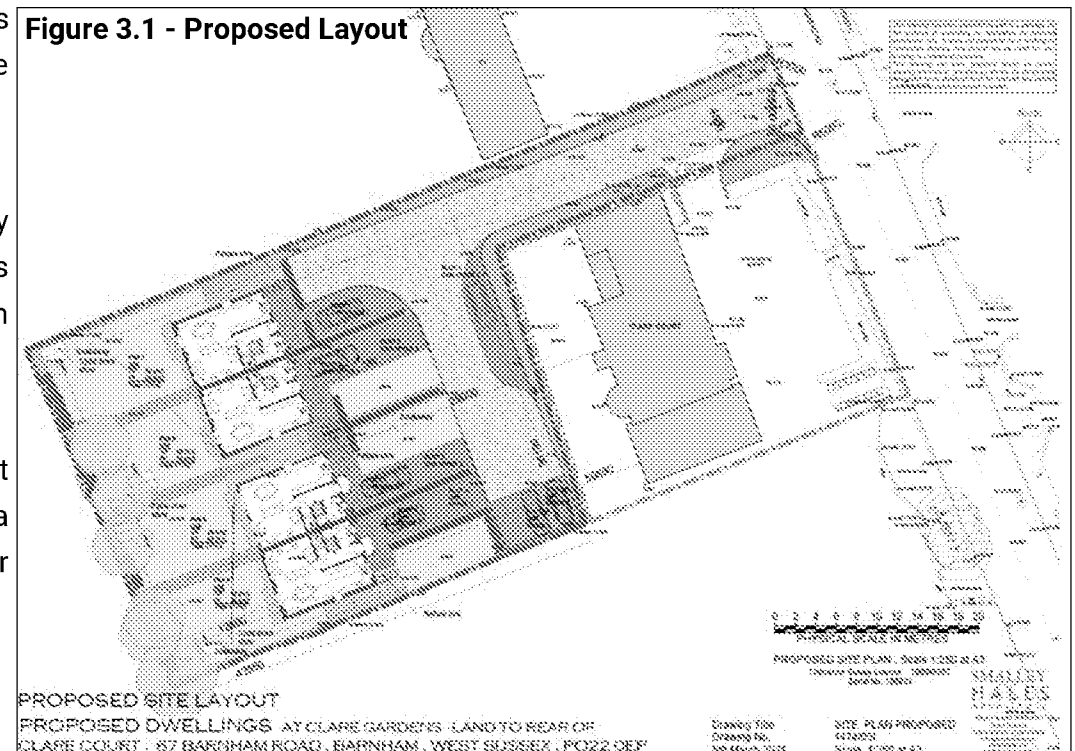
In determining the appropriate layout for the proposed development an assessment was made of both the site and immediate area. The site is well hidden with only glimpses available from the site access on Barnham Road, however it was considered appropriate for the new houses to follow the typical alignment found locally. By positioning houses east to west gardens and main living areas can be located to the west to make the most of the sun path during the day. A linear arrangement of houses is therefore proposed which runs parallel to Clare Court.

The arrangement of houses as two pairs of semi-detached properties reduces the bulk of the development and allows for each house to have direct external access to each rear garden.

The proposed layout of the site offers parking for two cars per property with electric vehicle charging points at the front of the properties together with generous screened space for refuse bins together with cycle storage / sheds in the rear gardens.

The existing access off Barnham Road which currently serves Clare Court is proposed to be used and will be extended into the site to create a single roadway. This preserves the plot size of Clare Court and allows for the planting of a long continuous hedgerow on the northern boundary.

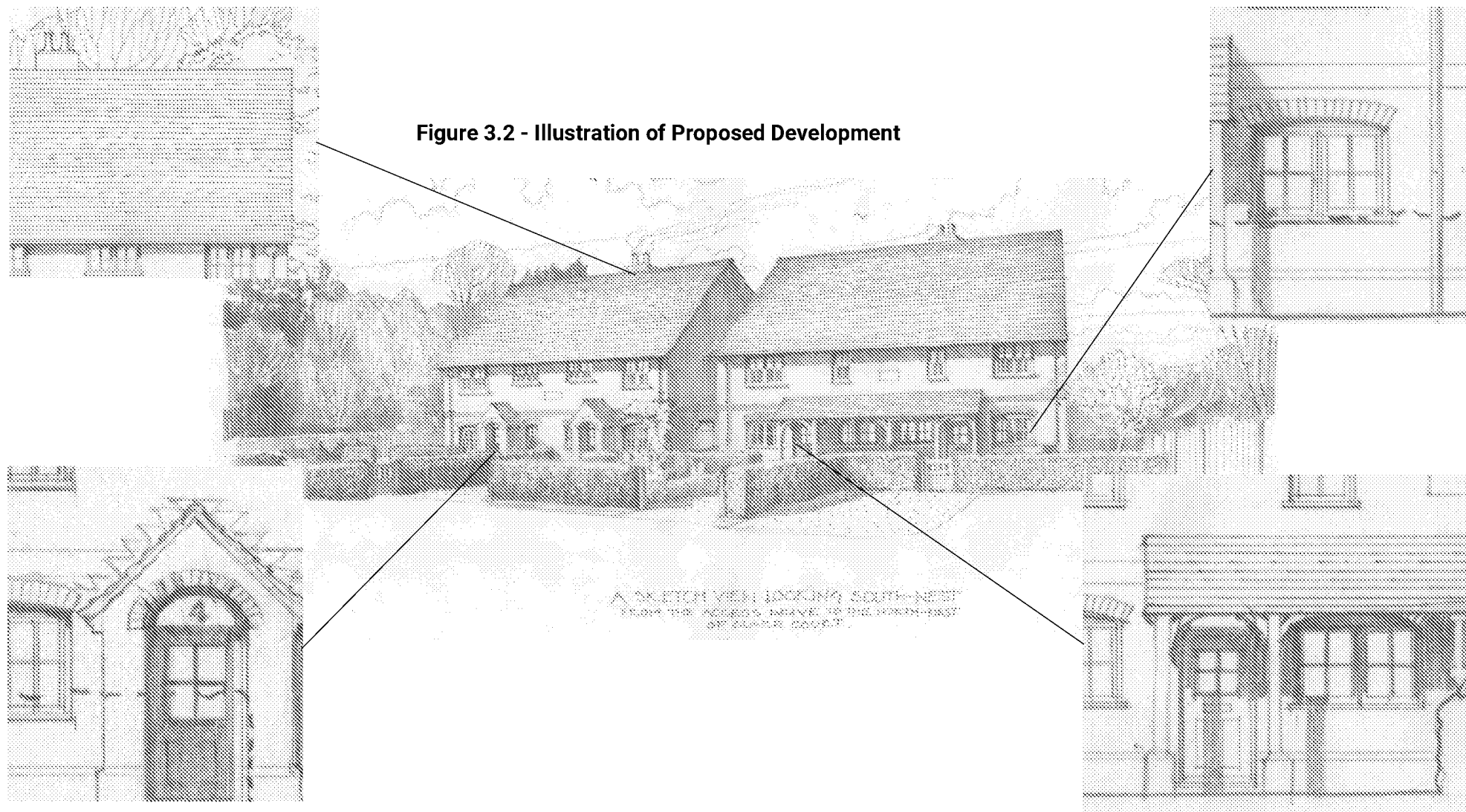
Figure 3.1 - Proposed Layout



Design

The houses have been designed in a linear fashion systematic of earlier terraces with planting and hedges to the frontages offering soft screening to the new driveway, all to create a welcoming approach.

Use of quality materials, commensurate with early 20th century solidly built homes of the time will provide a homely feel, not necessarily with a 'new' look.



Each dwelling will have a footprint of 117m² and consist of an open plan ground floor area comprising a kitchen/dinner with living area to the side as well as a utility and WC on the ground floor. The first floor will consist of three bedrooms, an ensuite and family bathroom.

The image displays four architectural floor plans for a residential development, labeled Plot 1, Plot 2, Plot 3, and Plot 4. The plans are arranged in a 2x2 grid, with Plot 1 at the top left, Plot 2 at the top right, Plot 3 at the bottom left, and Plot 4 at the bottom right. A central road runs vertically between Plot 1 and Plot 2, and horizontally between Plot 3 and Plot 4. The Southern boundary is indicated on the left, and the Northern boundary is indicated on the right.

Ground Floor Plans:

- Plot 1 Ground Floor Plan:** Features a Diner Area, Living, Kitchen, Utility, Office, and Hall. External features include a Rear Garden, Refuse Bin, and Electric Vehicle Charging Point.
- Plot 2 Ground Floor Plan:** Features a Diner Area, Living, Kitchen, Utility, Office, and Hall. External features include a Rear Garden, Refuse Bin, and Electric Vehicle Charging Point.
- Plot 3 Ground Floor Plan:** Features a Diner Area, Living, Kitchen, Utility, Office, and Hall. External features include a Rear Garden, Refuse Bin, and Electric Vehicle Charging Point.
- Plot 4 Ground Floor Plan:** Features a Diner Area, Living, Kitchen, Utility, Office, and Hall. External features include a Rear Garden, Refuse Bin, and Electric Vehicle Charging Point.

First Floor Plans:

- Plot 1 First Floor Plan:** Features three bedrooms (Bedroom One, Bedroom Two, Bedroom Three), a Bathroom, a Landing, and an Ensuite.
- Plot 2 First Floor Plan:** Features three bedrooms (Bedroom One, Bedroom Two, Bedroom Three), a Bathroom, a Landing, and an Ensuite.
- Plot 3 First Floor Plan:** Features three bedrooms (Bedroom One, Bedroom Two, Bedroom Three), a Bathroom, a Landing, and an Ensuite.
- Plot 4 First Floor Plan:** Features three bedrooms (Bedroom One, Bedroom Two, Bedroom Three), a Bathroom, a Landing, and an Ensuite.

Energy / Water Efficiency Measures

Part L - Building Regulations

The Building Regulations 2010 Part L1A relates to the conservation of fuel and power in new dwellings.

Schedule 1 states that reasonable provision should be made for the conservation of fuel and power in buildings by:

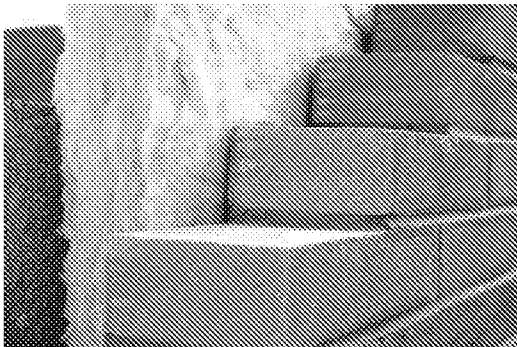
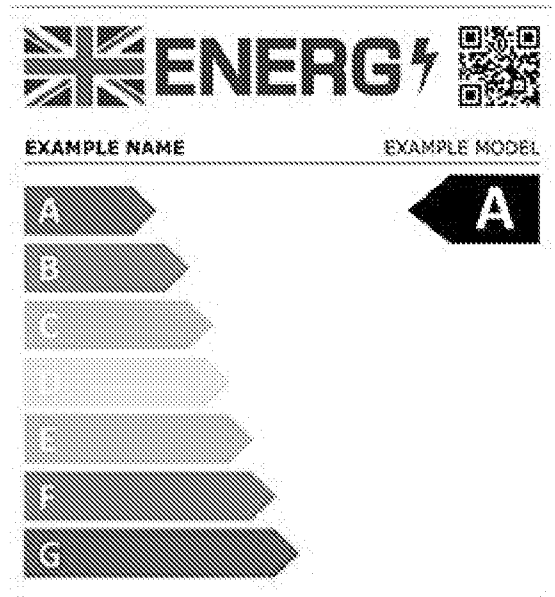
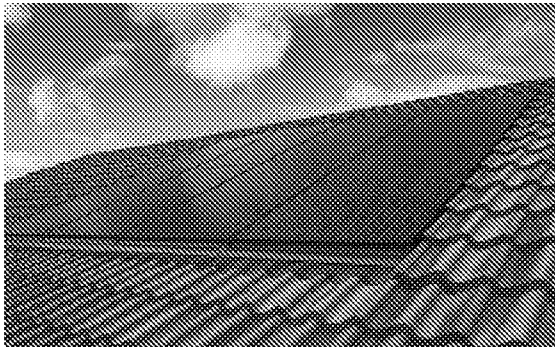
- Limiting heat gains and losses through thermal elements and other parts of the building fabric; and from pipes, ducts and vessels used for space heating, space cooling and hot water services.
- Providing fixed building services which are energy efficient; have effective controls; and are commissioned by testing and adjusting as necessary to ensure they use no more fuel and power than is reasonable in the circumstances.

Proposed measures to limit energy usage include:

- All glazed areas to have elements of shading provided by the building form or internal curtains or blinds.
- Solar gains controlled through Low E glazing.
- All external elements to be well insulated.
- 100% low energy/LED lighting.
- Solar panels on west facing roof slopes to supply a renewable energy source to each dwelling
- A rated white goods

Part G—Building Regulations

This introduced an optional requirement of 110 litres per day for new residential development which has been adopted by Horsham District Council. Low flow toilets and taps, aerated shower heads and water efficient appliances will be used in each dwelling.



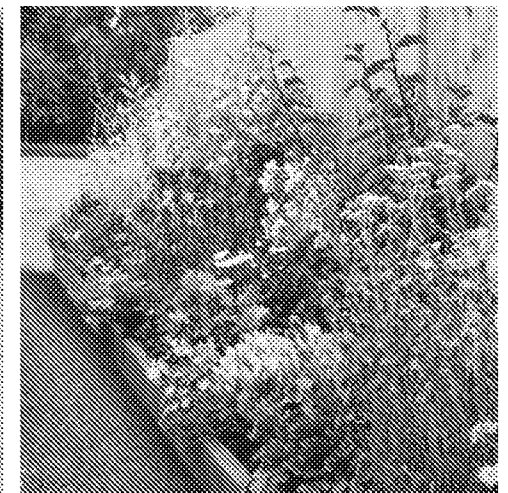
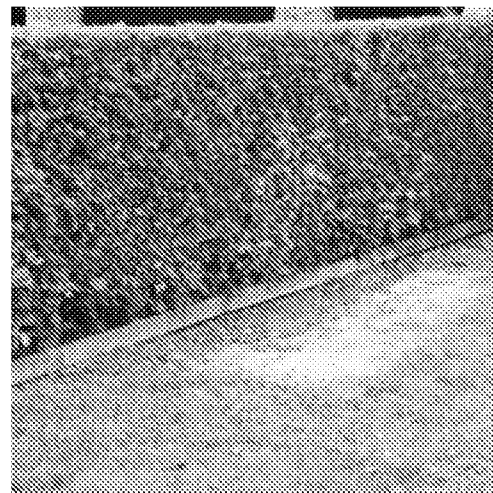
Access

The existing access off Barnham Road which currently serves Clare Court is proposed to be used and will be extended into the site to create a single roadway. Visibility of 2.4m x 43m can be achieved in each direction at the site entrance. The northern splay does however pass through land which is not within the highway or the applicant's ownership. No accidents have been recorded at the access point over the last five years. Indeed the access has been used by the occupiers of multiple flats for over 30 years with no known accidents.

Biodiversity

An outline Biodiversity Enhancement Plan is submitted with the application which proposes the following:

- Installation of bat and bird boxes to elevations of the new dwellings.
- Approximately 70 metres of new hedgerow will be planted along the north and west boundaries. These connect into an existing hedgerow and will add to this green network for bats, birds and invertebrates.
- Garden sizes allow for planted borders which can feature plants to attract pollinators. Compost areas are also provided within each rear garden. Wild-flower turf can also be used to provide additional biodiversity gain.
- Stag beetle log pyramids installed on site boundaries within the hedge-line along the western boundary.
- Sensitive lighting design to avoid adversely affecting foraging bats
- Avoidance of Schedule 9 non-native species in landscaping.



Parking

Space for two cars has been provided to the front of each proposed dwelling. Each house will be provided with an electric car charging point.

Two visitor spaces will also be provided. Whilst this is one more than Arun District Council's parking standards it will allow for delivery vehicles to park without blocking driveways.

Cycles can be securely stored within the sheds provided within each plot.

Figure 3.4- Proposed parking



