



FORMER OFFICE LAND OF POLLARDS NURSERY BARNHAM

DESIGN & ACCESS STATEMENT

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Introduction

This Design & Access Statement has been prepared on behalf of Redrow Homes (Southern Counties) in support of the full planning application for Land at Pollards Nursery Site.

Outline and reserved matters approval have recently been granted for the redevelopment of the western area of the former nursery as new housing and open space. This application relates to a vacant area between the proposed new housing and the remaining nursery, which is currently occupied by a single storey office building.

This document sets out the design process, including, site analysis, constraints, design concept and site layout and should be read in conjunction with the completed application forms, drawings and technical reports

The application provides details of siting, design, external appearance of the buildings, landscaping and car parking.

This statement illustrates how the design process has considered and responded to the issues affecting the site.

About Redrow Homes

Redrow homes is a national housing developer. Whilst Redrow build everything from starter homes to large executive family housing, they are best known for building premium quality family homes. Redrow's dedication to building quality homes has earned many awards, as has their pioneering approach to design, community involvement and marketing. At the 2011 What House Awards, Redrow won gold in the Best Large House Builder Category.

Redrow's objective is to create places which they are proud

to have developed; places that make a positive contribution to the environment and places that future occupants are proud to live at. The company's heritage is built upon its reputation for excellence in design. "Our product is distinguishable not only through the design and specification of each home but also through the focus on their setting and environment." The company aspire to create attractive places that will stand the test of time.

General Development Principles

The proposals set out on the following pages reflect current government guidance on creating high quality development, and improving the design quality of the urban environment.

In particular, they reflect guidance within the following documents:

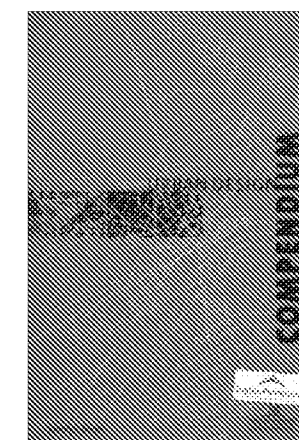
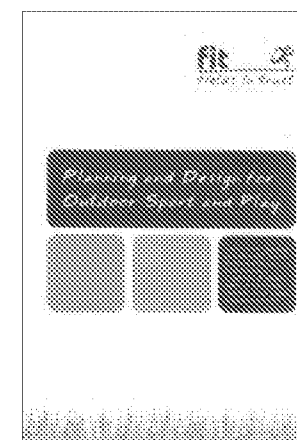
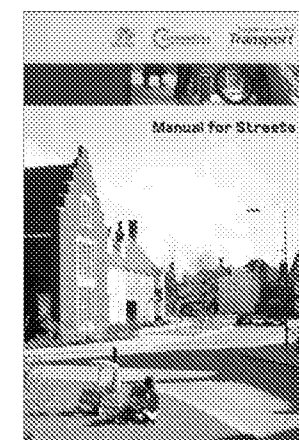
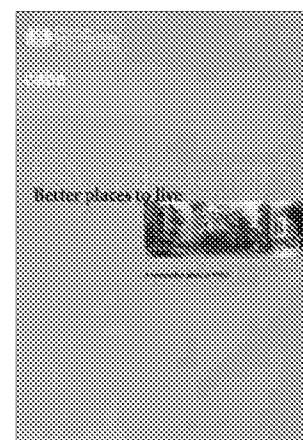
- NPPF: National Planning Policy Framework (2012).
- Urban Design Compendium 1 & 2 (2007).
- By Design (2000) CABE.
- Manual for Streets (2007).
- Manual for Streets 2 (2010).
- Urban Task Force Report - Towards an Urban Renaissance (1999).
- Responsive Environments: A Manual for Designers (1985).
- Planning for Sustainable Development: Towards Better Practice (1998).
- Sustainable Settlements: A Guide for Planners, Designers & Developers (1995).
- Planning & Design for Outdoor Sports & Play: Fields In Trust (2008).

The above sets out objectives to create sustainable and well-designed efficient developments, planned to respond positively to local context and promote environmentally friendly activity patterns.

To this end an opportunity exists to enhance the consented proposal. The scheme seeks to respect the setting and strives for quality in design of the built environment, townscape and landscape. The principal objectives considered throughout the amendment process were as follows:

- **Identity:** Creating an environment that has its own sense of identity whilst retaining positive characteristics of its local environment.

- **Legibility:** Making a place that people can understand and negotiate with ease.
- **Permeability:** Creating sustainable connections within the development and to the wider area.
- **Sustainable Transport:** Encouraging walking and cycling and making public transport widely available to reduce social exclusion.
- **Energy Conservation:** Settlement designed to reduce resource consumption and promote the use of environmentally friendly materials.
- **Landscape Enhancement:** Safeguarding and enhancing the existing landscape framework and mitigating the impact upon existing wildlife.
- **Sustainable Drainage:** Provision of SUDS designed to blend with the existing landscape features.



Site Background

Site Location

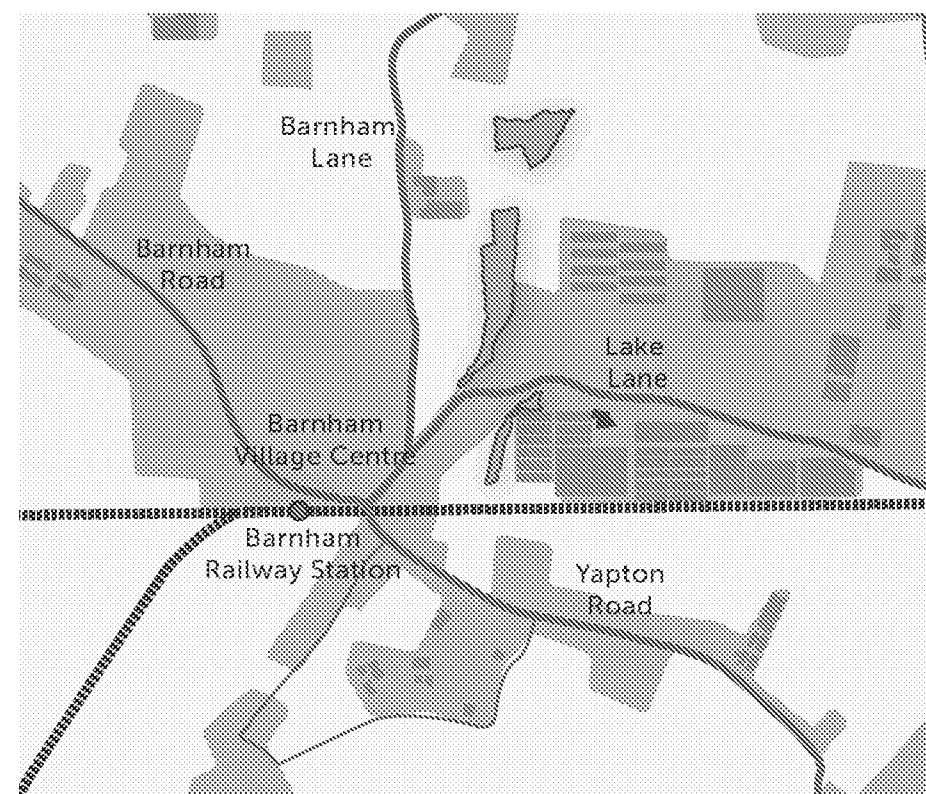
The site is located towards the eastern edge of Barnham Village on land that is currently part of the Eric Wall Nursery (also known as Pollards Nursery). It is situated to the south of Lake Lane.

To the south the site is the still functioning Eric Wall nursery which houses various sheds and greenhouses. Existing residential housing can be found to north and east boundaries. To the west are various disused commercial buildings and greenhouses which also formed part of the Pollards Nursery site. This area has recently been granted outline planning and reserved matters approval for its redevelopment as 107 new homes, open space and landscape.

The site lies approximately 500m (just over 5 minutes walking distance) to the east of Barnham village centre, which includes a range of essential facilities such as shops and a Post Office. Barnham Railway Station lies approximately 650m from the site, accessed via Goodacres. The railway station offers services to Chichester, Brighton and London Victoria stations.



Site Location Plan



Site Context Plan

Site as Existing



Site Entrance from Lake Lane



Existing Housing within Pollards Nursery



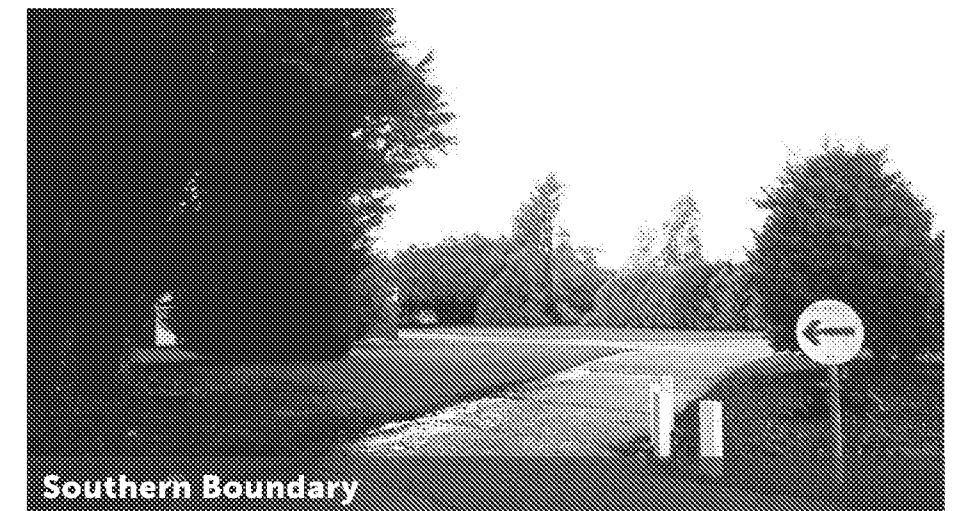
Existing Industrial units on Pollards Site



Existing Offices



Office Unit, Car Park & Western Boundary



Southern Boundary



View towards Lake Lane



View towards Site Entrance



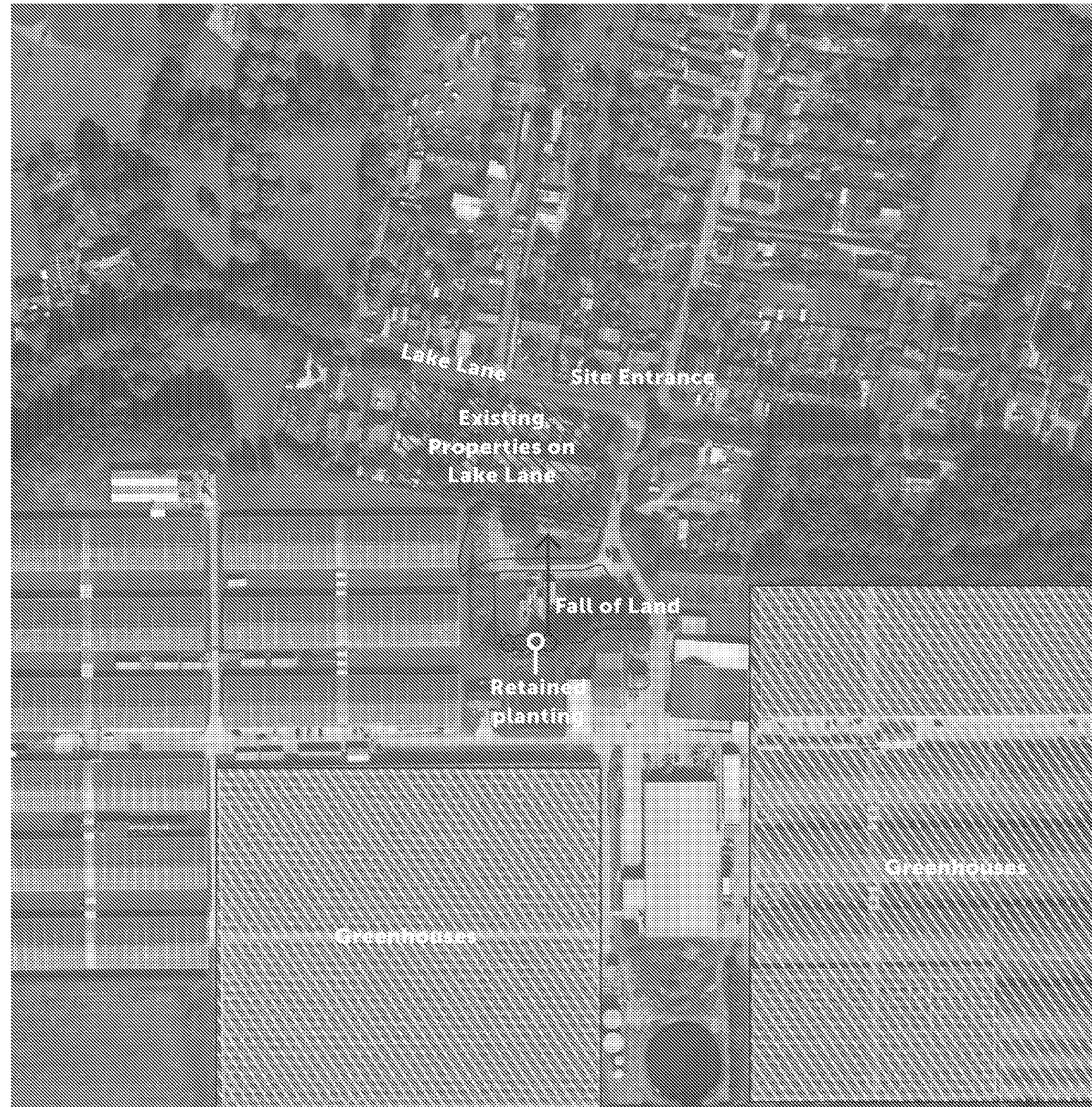
View from adjacent reservoir towards Office Unit

Constraints & Opportunities

Redrow have appointed a design team to review the potential constraints and opportunities to the development on this site, as identified in the outline scheme, and to revisit these in light of the conditions attached to the outline consent.

The main constraints and opportunities of the site are seen to be:

- Existing houses on Lake Lane and respecting their privacy.
- Existing nursery site to the south where large vehicles enter and exit the site.
- The site is within walking distance of the village centre, local facilities and the train station.
- There is a general fall across the land.
- The single vehicle access point is fixed to the north east of the site.
- The retention of as much of the existing landscaping to help screen the development from the surrounding areas
- To create a strong pedestrian/cycle access point into the Poilards Nursery development (and therefore Barnham Village centre).



Constraints & Opportunities Plan

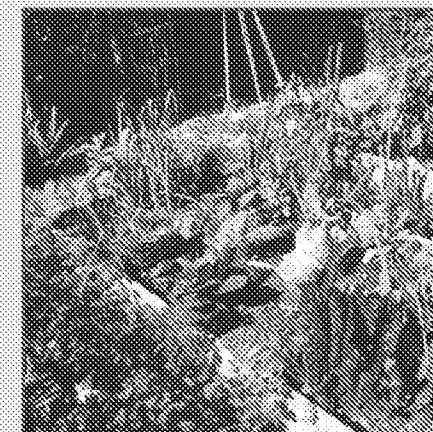
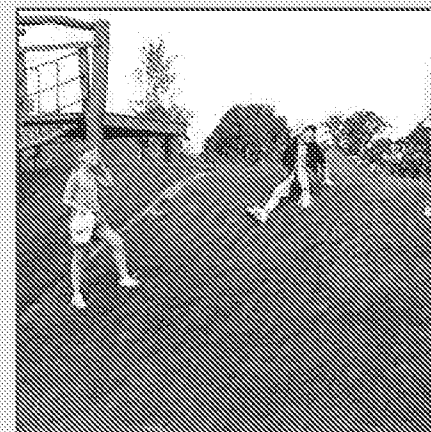
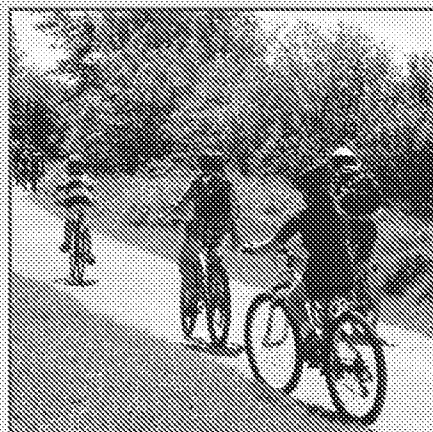
Our Site Proposals

Vision

Our vision for the site is to create a high quality, well connected residential development led by the opportunities presented on site, embracing sustainability and providing an attractive and safe place for people to live.

There will be a strong focus on the existing green infrastructure while providing an informal green space. A mix of attractive and functional homes will ensure that this is a family orientated development that sits well in its village context.

Strong pedestrian and cycle links will allow easy and direct access to Barnham village and local services helping to make a positive contribution to the whole of Barnham.



Design Concept

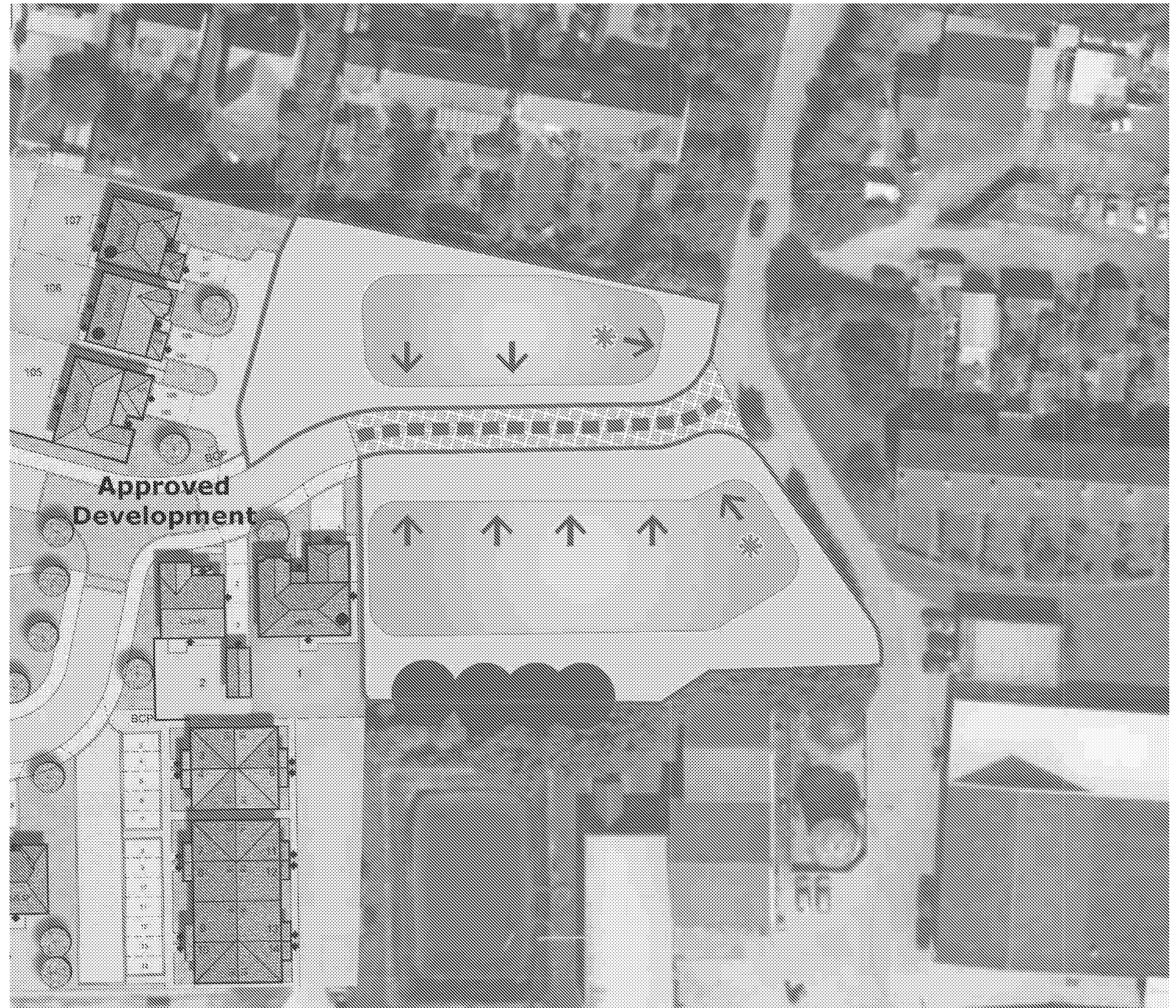
The key issues involved in developing a design for this site include:

- Maintaining most of the existing landscaping present on the site.
- Maintaining the existing vehicle access point.
- Creating a legible and defined route through the site.
- Allowing pedestrians/cycles to connect with the wider areas outside the site.
- Creating a formal green space near the site entrances to help achieve a greater sense of place and aid legibility.
- To blend in seamlessly with the recently approved development on the Pollards Nursery site.

The concept plan demonstrates the initial response to the various constraints and opportunities highlighted in the previous chapter and further investigations by the consultants engaged in the project.

KEY

- Site Boundary
- Development Blocks
- Active Frontage
- Key Buildings
- Public Open Space
- Existing Trees
- Road Network
- Primary Vehicular Routes



Layout

The vision for the site is to create a thriving, high quality and well designed sustainable residential development. The proposals respond well to the features of the site and retain as much existing landscaping as possible. The scheme will have its own unique character but one that will sit well within the context of Barnham Village.

This application will provide for:

- 7 dwellings with a generous level of parking
- 307m² of public open space
- Foot/cycle links towards Barnham village centre
- A safe and secure environment for new residents
- The retention of as much of the existing mature trees as possible accompanied with the introduction of extensive and attractive new landscaping within and around the site.

Housing Mix	
3 Bed	2
4 Bed	5

Parking Mix	
Garage Parking	5
On Plot Parking	14



Storey Heights



The proposed buildings in the development will be a combination of two storey houses and single storey garages.

- 1 Storey
- 2 Storey

Dwelling Types



The mix features a good range of houses to meet local needs and create a family orientated environment. Accommodation is provided in three and four bedroom properties.

- 3 Bed
- 4 Bed

Refuse Strategy



Each dwelling is provided with waste and recycling storage, situated in the rear garden area close to the back of the house. Collections will be taken kerb side from all properties. The waste and recycling requirements will meet with the District and Building Regulations standards.



Refuse Route

Parking Provision



A variety of parking solutions have been integrated within the design, these include on plot and garages. Parking has been provided to comply with Arun District Council guidelines.



Garage



On Plot Parking

Access & Movement



The site sits either side of the main road linking Lake Lane to the Pollards Nursery site. Pedestrians, cycles and vehicles will be able to move through the site on a east west axis.



Primary Access

Landscape Strategy

In developing the Landscape Strategy for this proposal the character areas of the adjacent scheme were reviewed to achieve a consistent approach to the site.

'The Avenue' character area has been continued as this forms the entrance and spine of the site. This is emphasised by the avenue tree planting and long front gardens with hedge planting to the front of plots. This creates a strong consistent street scene which also allow for future personalisation by residents. The roads and footpaths are finished in a tarmac with key junctions highlighted in block paving.

An area of open space provides an area for informal play while creating an attractive setting for the development. Shrub planting to the properties boundaries in these locations will soften the new built form and provide seasonal interest.

Legend

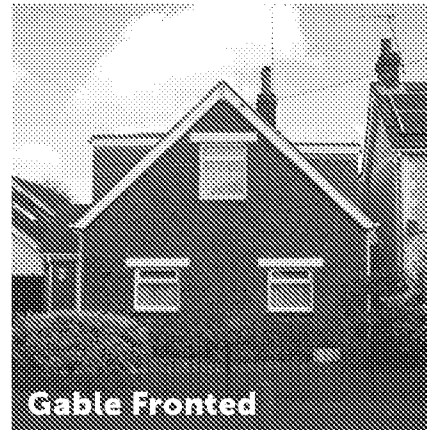
-  Site boundary
-  Existing Trees and vegetation to be retained
-  Proposed Tree
-  Proposed Multi-stem Tree
-  Proposed Hedge
-  Proposed Shrubs
-  Proposed Grass
-  Proposed Bulb Planting
-  Tarmac Road and Footpath to Avenue
-  Private Drives - Tarmac edged with block paving
-  Private Paths - Flag paving with riven finish
-  1.8m high Closeboard fence
-  1.8m high brick walls



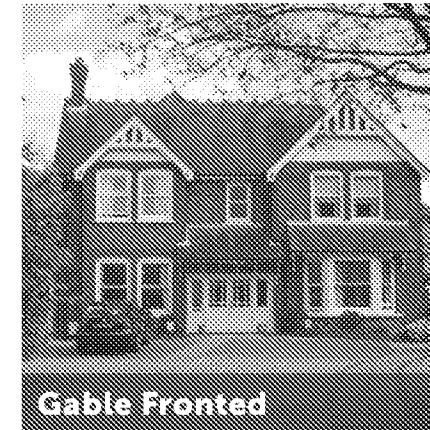
Architectural Context

Barnham is a large village with origins dating back more than 900 years. There is a mix of architectural styles within the village and surrounding area, predominantly covered by the Sussex vernacular which features mainly red brick, light coloured render, timber boarding and tile hanging. The architectural context of the village has been used to inform the design of the houses within this scheme.

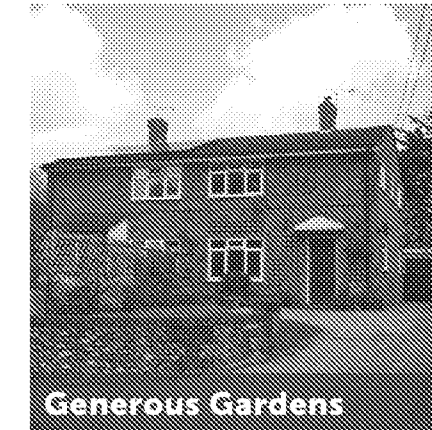
The accompanying photographs illustrate some of the buildings in the local areas.



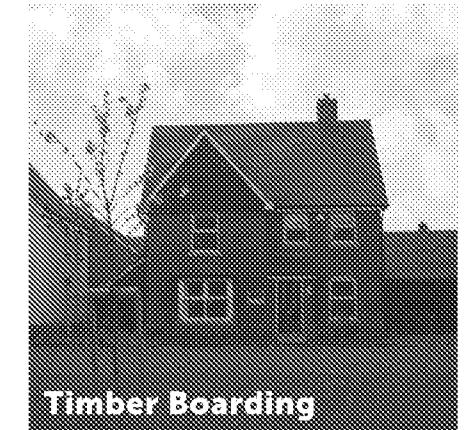
Gable Fronted



Gable Fronted



Generous Gardens



Timber Boarding



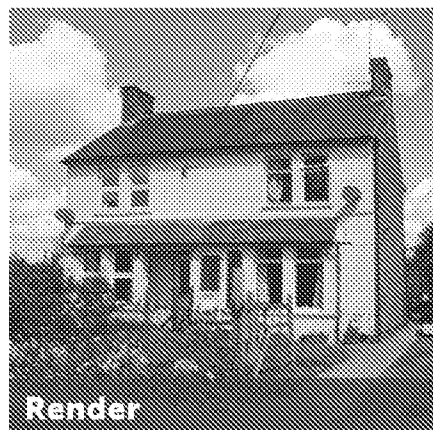
Brick Gable Fronted 2.5 Storey Properties



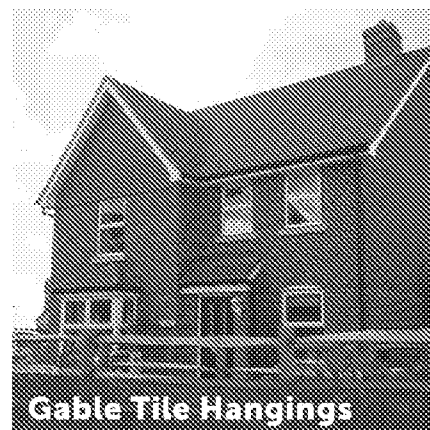
Brick 2.5 Storey Properties



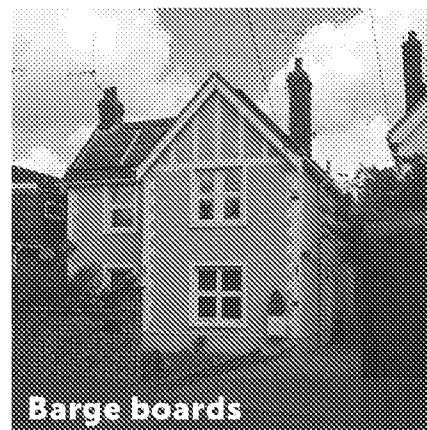
Brick and Render 2.5 Storey Properties



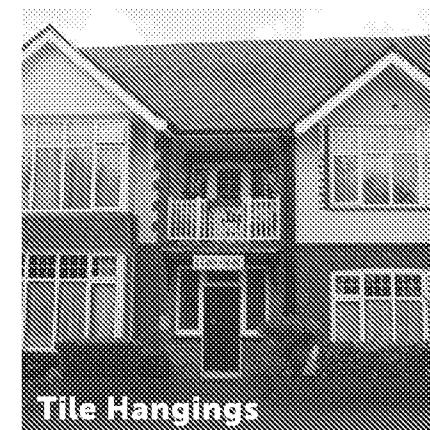
Render



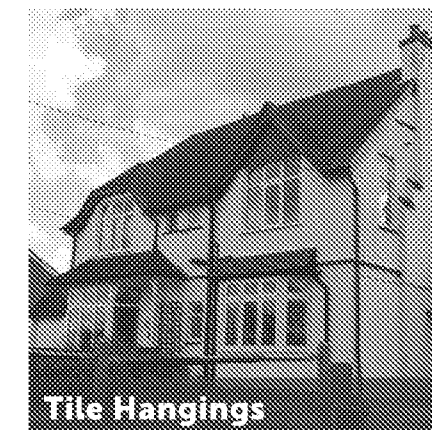
Gable Tile Hangings



Barge boards



Tile Hangings



Tile Hangings



Render

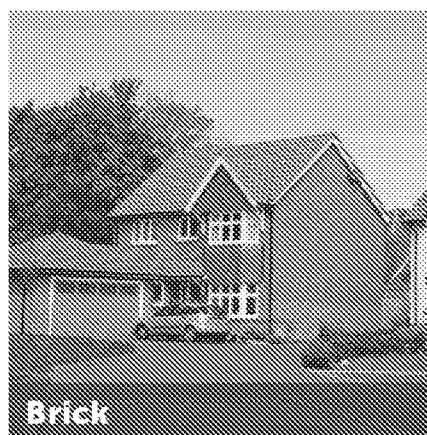
Architectural Response

It is Redrow Homes intention that the design approach will be of high quality to reflect elements of the traditional Sussex vernacular. The proposed scheme is of a relatively low density which is consistent with the suburban character of the surrounding streets and Barnham village in general.

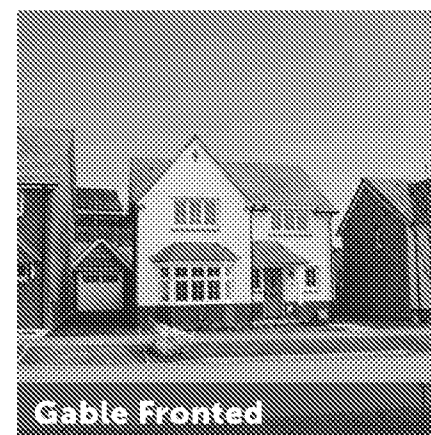
The accompanying elevations provide an indication of the architectural character and high quality detailing.

Typical materials and features will include:

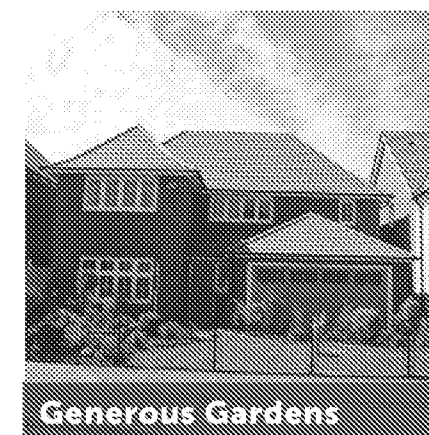
- Generous landscaped front gardens
- Use of brick and render for walling.
- Tile hanging and timber boarding.
- Gable fronted dwellings with barge boards.



Brick



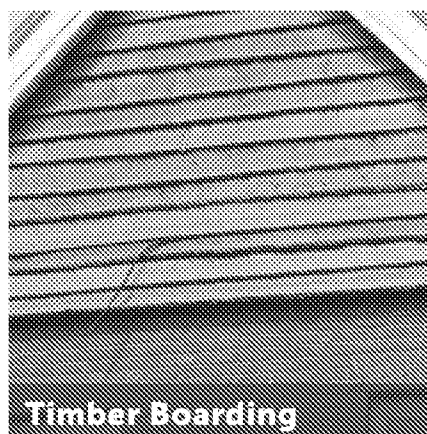
Gable Fronted



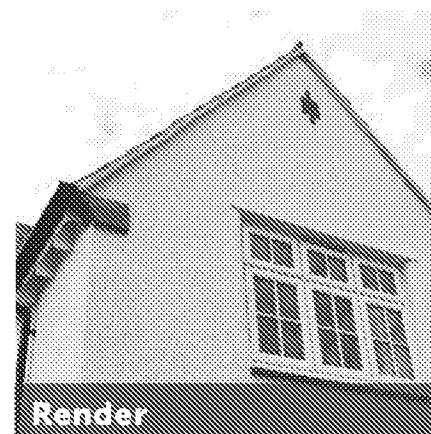
Generous Gardens



Tile Hangings



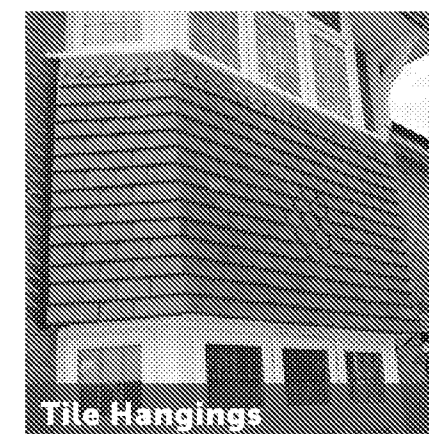
Timber Boarding



Render



Barge boards



Tile Hangings





Elevation A-A

Cambridge
Plot 2

Oxford
Plot 1



Elevation B-B

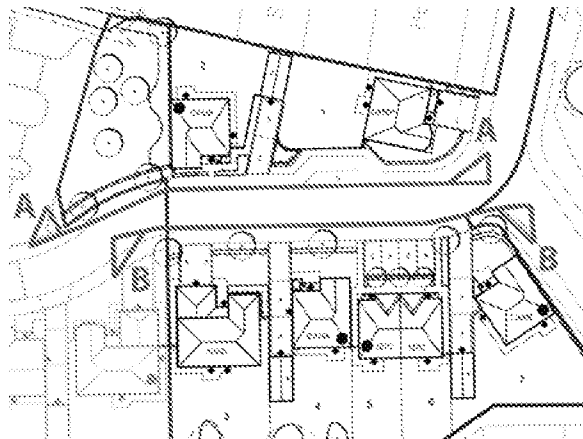
Cambridge
Plot 7

Leichworth
Plot 4

Leichworth
Plot 5

Cambridge
Plot 4

Sunningdale
Plot 3





Secure by Design & Sustainability

Secure By Design

The reduction in opportunities for crime through the design of the proposed development is a key element in creating a secure sense of place. The layout is designed to create natural surveillance and sense of ownership of private areas for householders by the use of a clearly defined perimeter block structure. The aim will be to ensure that every part of the scheme is easily identified as either being public or private space.

The development has been designed to address the key principles, highlighted within the guidance literature for 'Secured by Design' Layout and Design as follows:

- **Defensible Space** - All houses have a private garden and all flats have a private communal amenity space.
- **Appropriate Permeability** - No rat runs.
- **Natural Surveillance** - Houses turned to face onto the public realm.
- **Car Parking** - On plot garages or dedicated surface spaces are provided.
- **Lighting** - Adoptable standard to the roads and wall or bollard lighting to courtyards and lanes.

Well designed, attractive, clearly defined and well maintained environments are likely to be a source of pride for residents. This means that a sense of ownership and responsibility is present which discourages crime to be committed.

Creating a Secure Environment

The proposals respond to Secured by Design criteria, including the creation of active frontages as follows:

- Houses are to be arranged to address the street or individual spaces and to give positive enclosure to these areas so they are overlooked and create a sense of ownership.
- Both vehicular and pedestrian entrances are 'policed' by gateway buildings, which overlook these spaces.
- Various pedestrian routes have been created within the design, including the rerouting of the public footpath which gives permeability to the site layout, encouraging pedestrian movement around the site and natural 'community surveillance'.
- Care has been taken to ensure activity to the frontages at corners with overlooking windows to gable ends.
- The scheme provides a clear definition between public and private areas that are secure and well defined.
- Parking is predominantly on plot where there is good surveillance.

Sustainability Strategy

Sustainability

The sustainability strategy considers how the development is intended to proceed with regards to energy use in buildings, renewable energy, construction materials and water use.

Energy Use – In line with local policy, all buildings will meet current Building Regulations. Domestic combi boilers of a type which will achieve seasonal efficiency of at least 89% as measured according to the European Commission of Boiler Efficiency are recommended. A central thermostat is to be provided along with thermostatic radiator valves and seven-day programmers. Low energy lighting is to be used in the majority of principle rooms with new houses and apartments.

Selection of Construction Materials – The selection of new materials and construction techniques will wherever possible favour those with the lowest ecological impact over their projected lifetime. The Green Guide to Housing Specifications published by the Building Research Establishment will be referred to when selecting materials & construction methods. Each element of a building in the guide provides a rating A to C

With A+ having the lowest overall impact. It is recommended that the majority of materials used will achieve an A rating.

Water Use – The residential units will achieve levels set out as per the latest building regulation standards. Although it is not anticipated that the units will employ rainwater or grey water harvesting it is expected that water butts will be provided to each dwelling.

Drainage

A drainage statement has been prepared to accompany the residential works and reserved matters for the Office Site.

In accordance with current guidance, the site and all surface water drainage has been engineered such that there is no resultant risk of flooding to properties on site and no increased risk of flooding off site, for all storm events up to and including the 1 in 100 year event with a 30% additional allowance for climate change taken into account.

Surface Water run off collected at source will be conveyed to the point of discharge via a traditional pipe work system, designed in accordance with 'Sewers for Adoption'. Discharge from the site will be limited to that of pre-development greenfield run off, thus ensuring there is no increase in peak discharge rate post development.

The site will link in with the recently approved residential scheme on the Pollards Nursery site where in order to balance the flow, SUDs features in the form of 2 No. Attenuation basins will be utilised. These features will be designed to provide a constant shallow standing water level, whilst also accommodating all storm return periods up to and including the 1 in 100 year event + 30% for climate change.

The foul drainage network will also be a traditional piped system, designed in accordance with 'Sewers for Adoption'.

Summary

04





Summary

This statement describes the full planning application details for the residential redevelopment of The Office Land at Pollards Nursery in Barnham.

The details demonstrate how this development will contribute towards the creation of a high-quality and sustainable site, which follows the design principles established in the wider scheme.

This statement should be read alongside the drawings, plans and supporting documents that accompany this application.

In summary the development will:

- Feature 7 new homes with a range of accommodation from 3 to 4 bedrooms reflecting the aspirations of the Local Authority and local need.
- A place with a varied character that responds to the local vernacular and built context in a modern way to provide a distinctive sense of place.
- A sustainable movement framework that encourages permeable and attractive routes to surrounding places and facilities.
- Have quality energy efficient designed to current building regulation standards.



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