

obarchitecture ltd
architecture + design

Suite 5, Talbot House, Staple Gardens, Winchester SO23 8SR

(w) www.obarchitecture.co.uk

Company Number: 7463920

Design and Access Statement

for

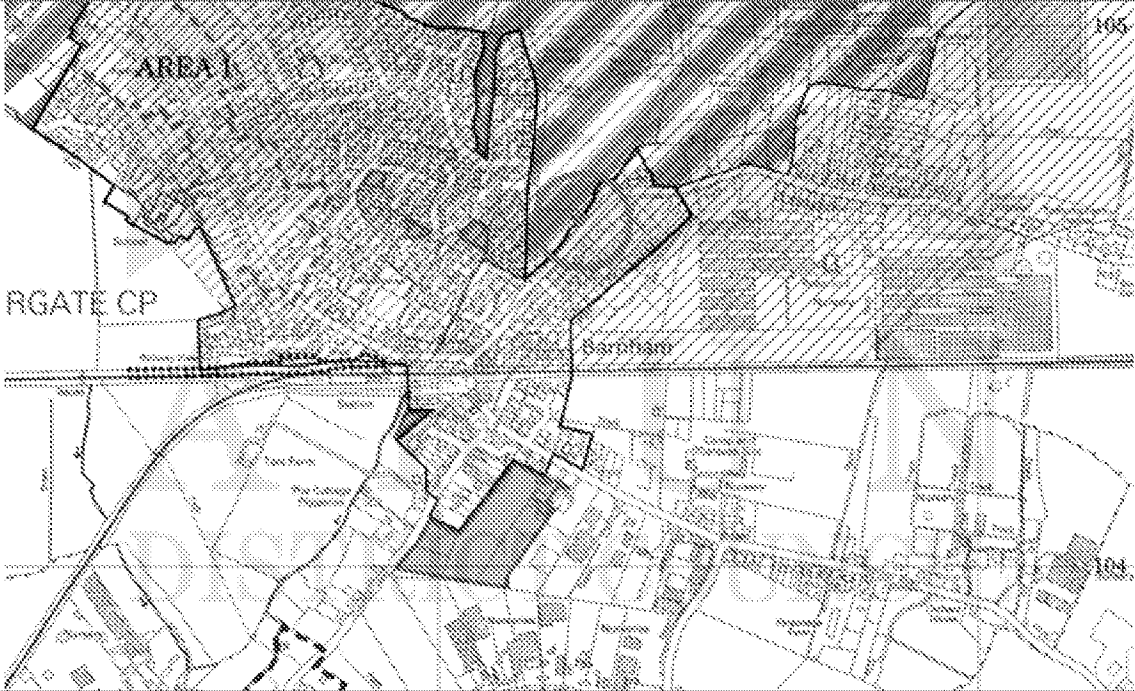
**Demolition of Existing Dwelling; Pair of Replacement Semi-detached Dwellings
4 Lake Lane, Barnham, West Sussex**

June 2015



1.00	Introduction
1.01	This Design and Access Statement outlines the proposal for the demolition of an existing 2 storey detached house and the construction of a pair of semi-detached replacement dwellings
1.02	The statement aims to show how the proposal provides an opportunity to replace an existing dilapidated dwelling with 2 new sustainable family homes.
1.03	This statement will justify the scale of the proposal and the design approach through analysis of the site and the surrounding area, using the local planning policy document as a framework.
1.04	This application follows a refusal for planning permission under the application BN/39/13/FUL at appeal and the withdrawal of application BN-52-14/PL.
1.05	Great care and attention has been given to the planning inspectors reasons for refusal of the appeal. The revised scheme addresses these whilst maintaining the positive attributes the planning inspector noted, as well as those that led to the planning department recommending the scheme for approval at committee.

2.00	The surrounding area
2.01	The site lies to the east of the village centre along Lake Lane.
2.02	The site lies within a Built Up Area Boundary and adjacent to a Policy Area II Local Gap
	
	<i>Aerial photo showing site outlined in red</i>

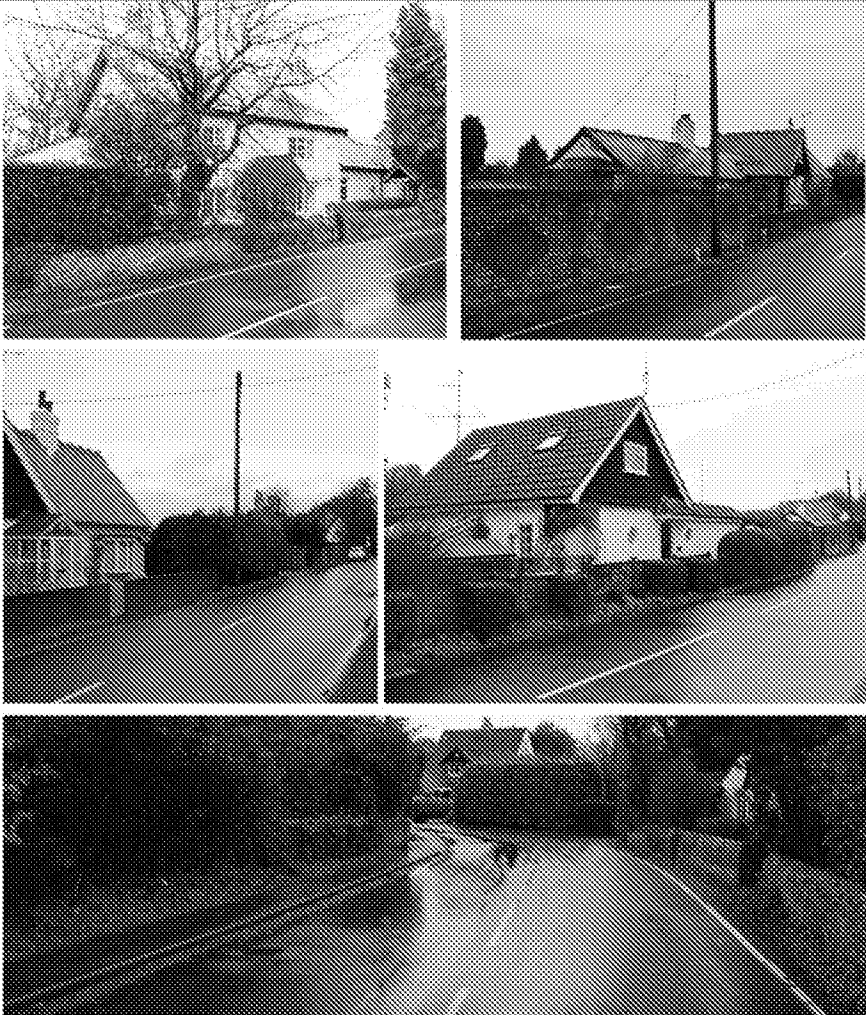
	
	<i>Extract from Barnham Inset Policy Map showing the site location with the Local Gap to the North</i>
2.03	Lake Lane is made up of a varied mix of houses located to both sides of the road. The plots to the north-west of the road are generally quite shallow with the houses built up against the road, whilst the houses to the south-east of the road are set back within deeper plots of land.
2.04	The houses along Lake Lane have developed over many years and exhibit a variety of architectural styles. There is a mixture of early and late Victorian, 1930s, Post-war, 1960s and a number of recent red brick developments.
2.05	The houses to the south-east of Lake Lane are quite upright in their massing whilst the houses on the other side of the road overlooking the fields are quite low lying, with the odd exception.
2.06	As well as there being no overriding architectural style in the area, there is also no predominant facing material. There is occasionally a repeat use of brick and flint, but the materials generally are an eclectic mix of render, tile hanging, weatherboarding, brick, slate and clay and concrete tiles This is an opinion supported by the planning inspectors report on the previous application, appeal ref: APP/C3810/A/14/2222758.

2.07



A sample of the houses along Lake Lane

3.00	The site and the existing house
3.01	The site measures 0.06ha
3.02	The site is wide and shallow and is set between Lake Lane and open fields to the north-west.
3.03	A small stream, part of the Barnham rife, runs along the north-west boundary of the plot.
3.04	Dwellings bound the site on each side. These houses are set a fair distance from the application site boundary meaning there is little if any overlooking between neighbours.
3.05	The houses opposite are set back within their plots, so there is equally limited overlooking.
3.06	The site is currently separated from Lake Lane by a dilapidated timber fence.
3.07	The existing house is a 2-storey white rendered Victorian style dwelling with a clay tiled roof and white uPVC windows.
3.08	It is of limited architectural value and has a neutral affect on the character of the area.
3.09	The building has fallen into disrepair over the years and would require a disproportionate amount of investment to bring it up to current Building Regulation standards
	
	<i>Existing dwelling</i>

4.00	The proposal
4.01	Concept and Amount
4.02	This application design proposes demolishing the existing dwelling and creating a pair of contemporary semi-detached dwellings in its place.
4.03	The semi-detached dwellings are 2-storeys, each with 3 bedrooms, an open plan kitchen/dining/family room, study and ancillary spaces. The site also accommodates parking for 4 cars along with a garden to the rear.
4.04	With a lack of any overriding architectural style or use of material in the immediate and wider area, this proposal was seen as an opportunity to create a highly crafted design, akin to the architectural language of the surrounding properties with the intention of creating a high quality precedent and having a positive regenerative affect on the area.
4.05	The proposed buildings are conceived as a set of traditional masonry forms set within a defined street frontage of foliage creating a street scene familiar to the area. This is a common approach along Lake Lane where differing levels of masonry / timber walls / fences and hedging add a definitive boundary condition along the highway.
4.06	
	<i>Examples of residential boundary treatments to Lake Lane</i>