



ARCHITECTURAL DESIGN AND ACCESS STATEMENT

Accompanying an application for
Reserved Matters comprising Layout, Scale,
Appearance and Landscaping pursuant to
outline permission (EG/71/14/OUT) for the
erection of 60 dwellings , vehicular access, open
space and ancillary works

Land at Former Eastergate Fruit Farm,
Barnham Road
Eastergate

For Linden Homes (South)



Urban Pulse Design Ltd

The Studio
Unit 17 Vinange Farm Business Park
Winchester Road
Folkestone
Kent

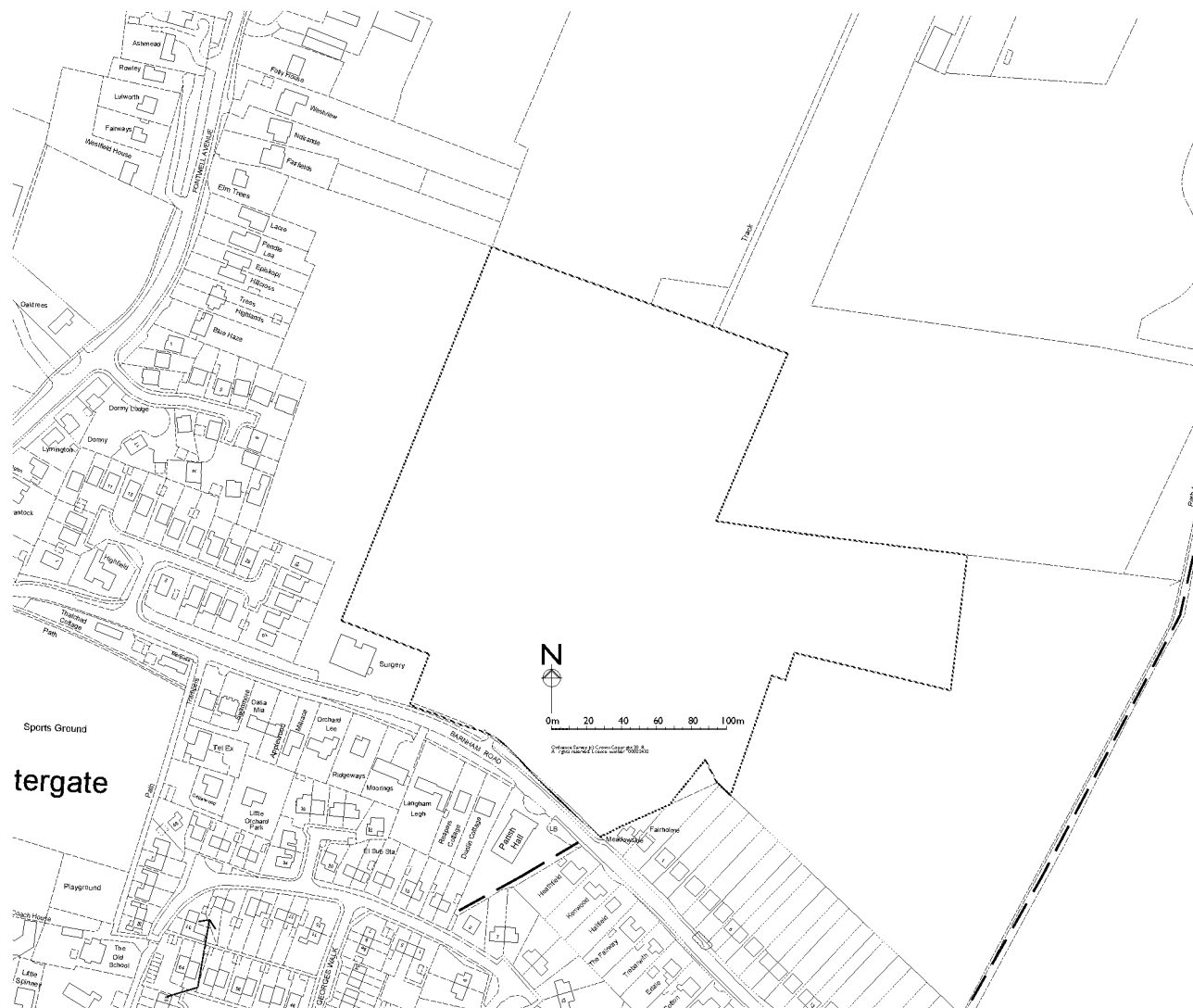


INTRODUCTION

This Design & Access document is submitted in association with the Reserved Matters Planning Application for a housing development of 60 dwellings with Outline Planning Permission, granted under Arun District Council Ref. EG/71/14/OUT. This permission, dated 3rd. Feb. 2015 lists Condition 1 as the following:

The permission hereby granted is outline permission under Article 3(1) of the Town & Country Planning (General Development Procedure) Order 1995 and the application for the approval of the Local Planning Authority to the following matters must be made not later than the expiration of 3 years beginning with the date of this permission:

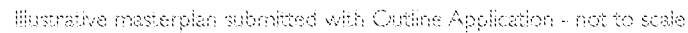
- a) Layout
- b) Scale
- c) Appearance
- d) Landscaping

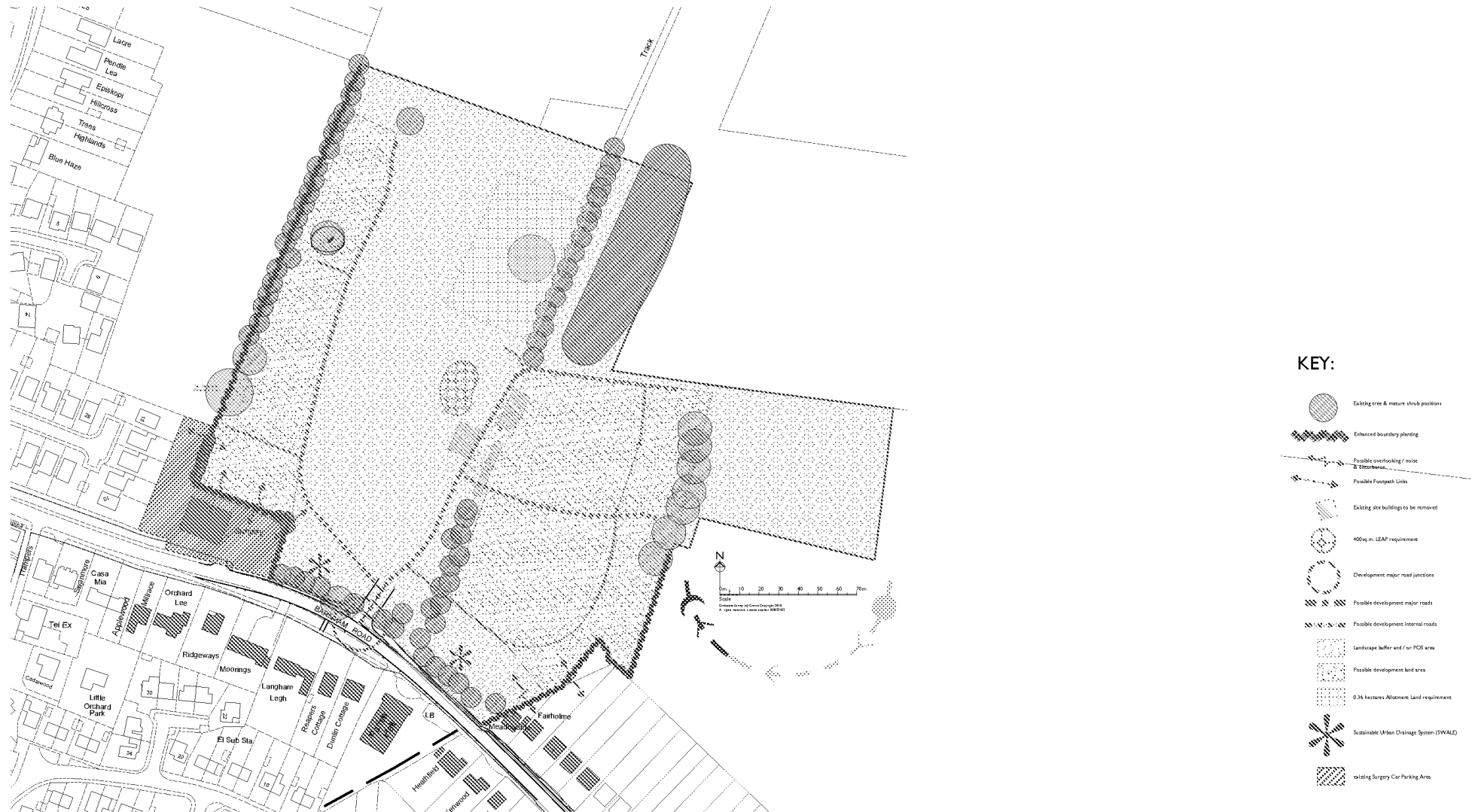


Location Plan

The application site lies to the north of Barnham Road on part of the 9.8 hectares of land formerly known as Eastergate Fruit Farm. This application proposal comprises a land area of approx. 6.4 hectares and is generally covered in a mix of old fruit trees, dense bramble and shrubs and long rough grass. At present the proposed development land area is unused and becoming overgrown. Gated access is directly off Barnham Road, and there are a number of existing derelict buildings towards the centre of the site area, these previously having been to do with the general heating of buildings and the overall business use of the Fruit Farm. There are a number of individual as well as groups of mature trees throughout the site area as well as on the proposed boundaries, some to be retained, while others are to be removed to allow for access as well as development within the site. There is one major Pedunculated Oak tree on the south western boundary, near to the rear of the adjacent Surgery car park that has a TPO on it. Ref TPO/EG/11/17

A Site Constraints and Opportunities drawing has been produced to outline the overall site characteristics and proposals.

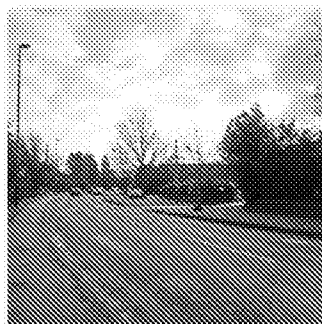




Constraints and Opportunities Plan- not to scale



View west from New Barn Lane towards site access location



Barnham Road from site looking East



Barnham Road from Surgery looking west



Existing development opposite surgery access



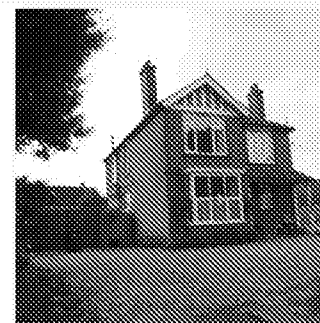
Existing Surgery building from Barnham Road



Surgery carpark boundary onto site



Eastergate Hall opposite site



Existing development opposite site

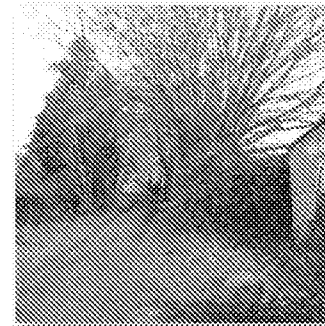
Converted brewery



Existing site buildings to be removed



Existing site buildings to be removed



Existing site buildings to be removed



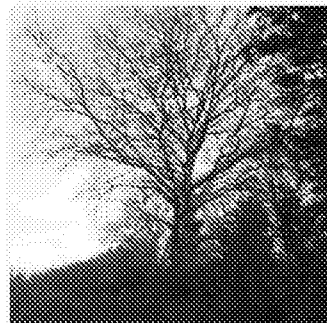
Existing site buildings to be removed



Existing site buildings to be removed



Avenue of existing trees to be retained within POS



Existing boundary/TPO tree



View from inside site entrance of existing road boundary screening looking west



View from SW corner of site towards adjacent development beyond surgery car park



General view across site
looking north east



General view across site
looking north

General view across
site towards northern
boundary of retained POS



General view east
of retained POS and
boundary



RESERVED MATTERS APPLICATION PROPOSALS

The Outline Planning Application and subsequent permission Ref. EG/71/14/OUT included the proposed new site access off Barnham Road as well as the principle and overall unit numbers for this development and therefore this document does not seek to revisit or justify the planning policies that went with this application. For more detailed information on the approved Outline Application, details of this Reserved Matters application and the relevant Planning Policies, see the Planning Statement by Genesis Town Planning which forms part of this Reserved Matters application submission. This Design And Access Statement deals directly with the approval and the Reserved Matters and will deal with the overall layout development design, the scale, design and location of each building set within the overall development and each buildings appearance. Landscaping for the overall development is also listed as a reserved matter to be approved at this time and this is dealt with in an illustrative way within the architectural and building design information and in detail by drawings, reports and schedules produced by ACD Environmental to be submitted under separate cover.

SCHEME DESIGN

Application Drawings and Information:

Urban Pulse Design Drawing Ref

17-1103-001 Site Location Plan Scale 1:2500

17-1103-004 Constraints & Opportunities

17-1103-005 & 006 Site Plan Planning Layout Scale 1:500

17-1103-007 Site Plan Planning Layout Colour Scale 1:500

17-1103-010 & 011 Site Plan Planning Layout Massing & Active Frontage Scale 1:500

17-1103-012 & 013 Site Plan Planning Layout Refuse Strategy Information Scale 1:500

17-1103-014 & 015 Site Plan Planning Layout Parking & Cycle Storage Information Scale 1:500

17-1103-020 through to 17-1103-057 Plot Unit Type Drawings Floor Plans & Elevations Scale 1:100

17-1103-075 Site Sections & Street Scenes Scale 1:200

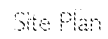
17-1103-070, 071 & 072 Garages, Ancillary Buildings & Boundary Details Scale 1:100 & 1:50

Detailed Unit Type Accommodation Schedule

3090/01 Site Survey

The Reserved Matters scheme design for this development has evolved having regards to

- a. The site's physical context, access, retention of existing natural features, location and the parameters as set out by the Outline Permission.
- b. Housing development mix relating to the Outline Permission as well as Local and National Standards and with regards to overall internal and external space requirements for each unit type.
- c. Overall development density and built amount including the required affordable housing requirement (30%).
- d. Local and National parking standards for all housing types and sizes, including individual unit cycle storage provision, (use of Parking Demand Calculator).
- e. Servicing refuse and access requirements throughout the proposed development.
- f. Required Public Open Space, Permitted Development Land area, 0.36 hectares, Allotment Land requirements and access, 400sqm LEAP amenity and new road and pedestrian access.
- g. Individual housing styles, build scale, design detailing and material choices.
- h. Development landscaping, existing and proposed, both hard and soft.
- i. Development that respects its immediate, local and wider urban form and landscape setting.



ACCOMMODATION SCHEDULE - PROPOSED DEVELOPMENT MIX : 60 Units

Private homes x 42

- 2 bed houses x 11
- 3 bed houses x 12
- 4 bed houses x 19

Affordable (30%) x 18:

- 1 bed apartments x 4 Rented
- 2 bed houses x 8 Rented
- 2 bed houses x 2 Shared Ownership
- 3 bed houses x 2 Rented
- 3 bed houses x 2 Shared Ownership

Overall Development Mix:

- 1 bed properties x 4 (6.66%)
- 2 bed properties x 21 (35%)
- 3 bed properties x 16 (26.67%)
- 4 bed properties x 19 (31.67%)

A more detailed Accommodation Schedule is included as part of this application. This lists individual house types and unit size information.

HOUSE STYLE, FORM AND DETAILING

There are a number of house styles and designs used within this development. These range between a number of two and three bedroom houses in detached and small terrace forms, along with a number of larger detached four bedroom houses with attached or detached garages. This range of house types and sizes across the development gives interest as well as helping to promote a community feel within individual housing group areas with ranges of family types and sizes. In general, building frontages lie parallel to the line of the access road and are set back from the pedestrian footpath line. This reinforces the definition of the street frontage as well as allowing for some individual front garden amenity area and privacy.

Parking for individual plots is either directly attached or immediately adjacent to the unit to help with overall security whilst not becoming over-dominant. The original Outline Permission and the included indicative site development plan gave general parameters for certain building types and a base for the overall development form, road layout and housing location. These parameters have been used as the initial starting point for the final detailed development site plan that is being submitted to clear the reserved matters.

The proposed house styles use a modest palette of design detailing with distinctive key features at specific locations, especially where there are exposed corners or dual aspect house designs. These base house designs will be linked throughout the development to form areas of two storey detached, semi-detached and small terrace blocks of

units. Spaces between houses are dealt with by the use of infilling with high quality detailed feature walls and fences where required. This helps to promote street and eye level changes and points of interest, but retain plot boundary privacy and security. Any exposed boundary walls will be 'softened' by the addition of planted landscaping along their frontage. This will produce a more 'local street scene' feel with variety in the form, level and texture, material finish and colour, helping to promote a more human scale with immediate local character. Material and detailing choices will be a key factor in the final quality and aesthetic feel of the development and it is important that these factors are kept within a simple, limited mix to maintain finish quality and continuity.



STREET SCENE ELEVATION ON A-A.

Overall house design is of a traditional form in a tenure neutral finish and material choice, with linking features and detailing across the development. Landscaping will be in the form of 'native' species and suitable to the location and situation.

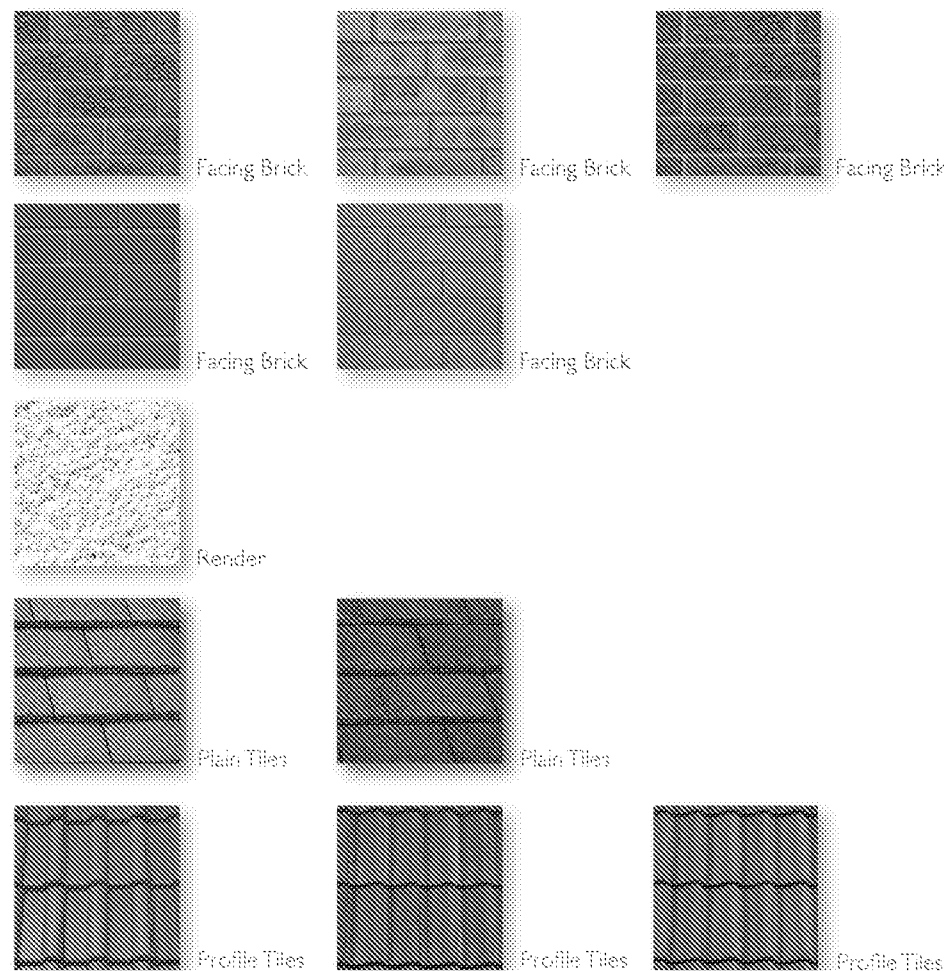
Within the development as a whole, the use of varying street scene forms and road delineations incorporating both hard and soft landscaping, defined and shared surfaces along with key landscape features will all aid in producing a good sense of place. Access points into more private or shared areas, either as main or secondary pedestrian access routes, linking footpaths or as entrances into shared parking areas have all been taken into account within the overall design. Building types, styles or specific orientation will help add to area or plot security with natural surveillance or more direct viewing, whilst taking care to prevent direct overlooking and loss of privacy between units across the development and adjacent to the site boundaries. Consideration has been given to longer internal street scene views and in these areas it is the differences in all the materials, detailing and landscape that will help to promote interest. Where houses look out onto the areas of Public Open Space, it is the main habitable rooms that are on these frontages, helping to give good visibility and natural surveillance as well as creating a detailed, attractive and active build frontage.

MATERIALS

Main brick types and colours will be kept within a limited palette of two or three main bricks with one or two contrasting detail brick types where required. All brick colours will fall within the red to brown colour range with a mix of multi and solid colours to promote a cohesive design across the development. Brick band courses and any brick detailing will be in a contrasting brick to the main brick type. Mortar colour will be natural in all situations. Roof tiles will be in the form of a mix of grey/blue and red/brown colours, in a mix across the site of plain and larger profile concrete tiles. Where ever possible, on plot or attached garages will match the main house materials. Ridges and hips will be in a colour to match the main roofing tile.

Houses in key locations will have a mix of wall finish materials in the form of areas of through colour textured render and facing brick as well as a detail brick bands, lintols and gable features where required. Cills to opening will be in the form of reconstituted stone or

detail facing brick as shown on the individual house type detail drawing. The apartment building will be finished in facing brickwork.



Elevation detailing in the form of traditional window styles, modern front door styles, metal garage doors, upvc detailed profile porches and projecting bay roofs will all be kept within a limited design range to promote overall cohesiveness within the development as well as helping towards tenure neutrality. Rainwater goods are to be in black upvc throughout.

A fully detailed set of individual plot house type drawings are included to enable this section to be fully understood and approved.

DEVELOPMENT SCALE AND MASSING

The proposal shows a development with a mix of two storey dwellings across the site. These are in the form of detached, semi-detached and small terraces of house units, interspersed with single storey single and double garages, along with open parking spaces. Garages are either attached as part of the overall house design, or detached, but adjacent to the unit that uses them. Where plots do not have access to a garage, small individual garden/cycle store sheds are provided.

This information is shown on the adjacent Massing & Active Frontage plan.

LAYOUT, FORM AND STYLE

The proposed development layout adheres in its general form to the Outline Application submission. Although the drawing submitted at the Outline stage was for illustrative purposes only and did not form part of the Outline Approval, it did set out certain base guidelines in dealing with



the design of this site. The Outline Approval did include a detailed design of the proposed new single point access off Barnham Road.

This submitted development access plan and the other information within the original Design and Access document set the initial parameters dealing with the main development and public open space areas. It also dealt with the possible location of the new Allotment Land and associated parking, possible LEAP location and any proposed sustainable urban drainage system. As all of these were submitted as indicative, this has meant that there are certain variations to this original illustrative plan that have been designed into the final proposal to help with house type mix and design, orientation and access whilst still respecting all of the main Outline parameters.

The proposed development thus creates a character and form which sits comfortably within its surroundings and respects all of the overall constraints which this site produces. The finished style and character of the development as a whole will complement the surrounding area as well as enable it to have a distinct character of its own within the immediate surroundings of Eastergate.

PUBLIC REALM QUALITY

The proposed development layout allows for specific detailed design features within the various street scenes and access routes for both the private and public. This will produce an attractive, safe and secure uncluttered place for all to use safely, either on foot, vehicle or cycle.

ROAD DESIGN, ACCESS AND OPEN SPACE

The approved access point off Barnham Road and the subsequent internal road layout design follows the overall principles as initially shown on the original illustrative design layout. This proposed road layout allows all areas of the development to be easily reached by vehicle and foot access as well as allowing service vehicles to track throughout the design.

The hierarchy of streets, their design, general principles and uses was all described as part of the Outline Application Design and Access Statement and this ideal has been included within the finished development design. The overall site layout plan shows the proposed road widths, junctions, turning areas, footpaths and parking areas as well as information relating to proposed service margins. All major road areas will allow full service vehicle use, including full turning requirements. With all the major roads being at a minimum width of 5.5m, any indiscriminate on-street parking will not produce problems, but to help alleviate any perceived problems and as part of the Local Authority requirements, adequate visitor spaces have been provided throughout the development layout. Design features have been included throughout the development road system to help in reducing and controlling the overall traffic speeds, promoting safety and consideration from all road users.

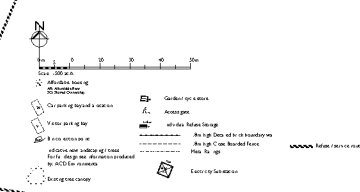
Together with the vehicular access and internal road system, the proposals accommodate pedestrian links into the site and throughout the development. All areas have easy access with full width footpaths and all areas have links to the public open space and adjoining house groups.

Inclusivity has been considered in all aspects of the public realm design, enabling people with disabilities to use the streets, footpaths and open spaces easily. Throughout the development, pedestrian paths will have dropped kerbs with tactile paving at appropriate crossing points. Certain areas of the road system will be designated as shared surfaces with pedestrian priority, level surfacing aiding access and special care being taken to avoid indiscriminate parking and to providing a 'clutter-free' streetscape to aid navigation in all areas, especially related towards blind and partially sighted people. All main access points to individual dwellings as well as apartment buildings will comply with Part M4 of the Building Regulations.

Established within the parameters as set out within the Outline Permission, the overall development proposes a specific set of land areas to be defined as open space. These include buffers of retained and managed boundary vegetation, general public open space and areas set aside specifically for children's play areas, both formal and informal along with areas of SWALE to help deal with surface water attenuation. All of these land areas are important to the overall development and care has been taken to incorporate these fully, but without compromising the character or management of the development.

REFUSE STORAGE AND COLLECTION

PARKING



Within the development, the required car parking provision has been dealt with by allocating dedicated private parking spaces and garages to individual units as required by Arun District Council, along with a percentage of unallocated visitor spaces pepper-potted across the proposal. This has enabled all units to meet the required parking standards, most spaces being positioned alongside units or directly in front as on street bays.

The apartment building has a dedicated parking courtyard immediately adjacent to the rear of the main building, this courtyard being overlooked for natural security.

All general surface parking spaces are a minimum of 2.4m x 4.8m. All garages are a minimum of 3.0m x 6.0m internal and set back within the dwelling curtilage to allow dedicated parking in front.

All visitor spaces are located either within specific areas to help with the general parking requirement, or as general parking around the development. All are designed to fit within the location chosen to the required dimensions and shape designs to make them easily accessible and obvious for use. A number have been specifically located as pull-in lay-bys off the main access routes to make their use more obvious.

A completed copy of the Parking Demand Calculator has been included as part of the overall information package.

Cycle storage within the proposal also complies with the requirements of Arun District Council. All units have dedicated cycle storage either in the garage provided with the dwelling or in a secure cycle storage building set in the garden. The apartment building has been provided with a dedicated building for the main cycle storage and can also have additional external hoops if required for a more casual or visitor use. This information is shown on the attached Parking Strategy drawing.



ENVIRONMENTAL INFORMATION

Condition 21 of the Outline Planning Approval requires information to be supplied on the provision of energy from decentralised and renewable or low-carbon sources. A detailed report will be submitted under separate cover to clear this condition.

ELECTRICITY SERVICE

A fully designed electricity sub-station has been provided within the site boundary to serve this development. It has been located so as to have access off the main road system and allows for dedicated service vehicle access and parking.

SURFACE AND WASTE WATER MANAGEMENT

A fully designed drainage management system for both the foul and surface water will be implemented and this will be included as part of the full clearance of the outstanding Outline Planning consent conditions.

CONCLUSION

In summary, this reserved matters application expands on the principles and parameters

set out in the approved outline planning permission, dealing in detail with the requirements as listed and providing the required information, drawings and details to enable a detailed understanding of all the proposals.

The outline consent established the principle of developing this site for housing along with fixing the means of access into the site. It also set out initial design parameters for the location and use of the open space areas to be included, the general locations and forms of buildings across the site as well as the general mix and tenure of the units within the development.

The information provided within this reserved matters application provides the details to enable this development to be built. This development will provide an opportunity for an attractive and cohesive living environment that will become an appropriate extension to the immediate surroundings and to the larger area of Eastergate. The proposed housing mix, individual unit design and tenure split allows for a range of dwelling sizes and styles that will make a positive contribution to the overall housing requirements of the immediate area. The new road access and movement throughout the development proposal will be easy and obvious, with distinctive feature buildings at junctions to help with internal directions and movement. The large landscaped open space areas, the allotments and the LEAP will allow for immediate community involvement along with possible future community activities as well as promoting a feel of openness within the whole development. The retention of existing mature tree groups within the site, boundary trees and enhanced boundary screen planting will help towards this development's quick integration and acceptance into the wider Eastergate community.