



Cover Storey
A r c h i t e c t s

Planning Application
Downview Cottage, 26 Downview Road,
Barnham PO22 0EG
18025 January 2019

c o n t e n t s

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introduction 1.0

The 'L' shaped site is located north to the village of Barnham at the end of a residential cul-de-sac. Located to the north of the West Coastway Line, the site is located off the Barnham Road (B2233), that links onto the A27 Arundel Road. Comprising a detached post war Marshalls prefab bungalow with accompanying garage. The vehicular access to the site is provided directly from Downview Road with Ewens Gardens edging the site along the garden along the north and west boundary.

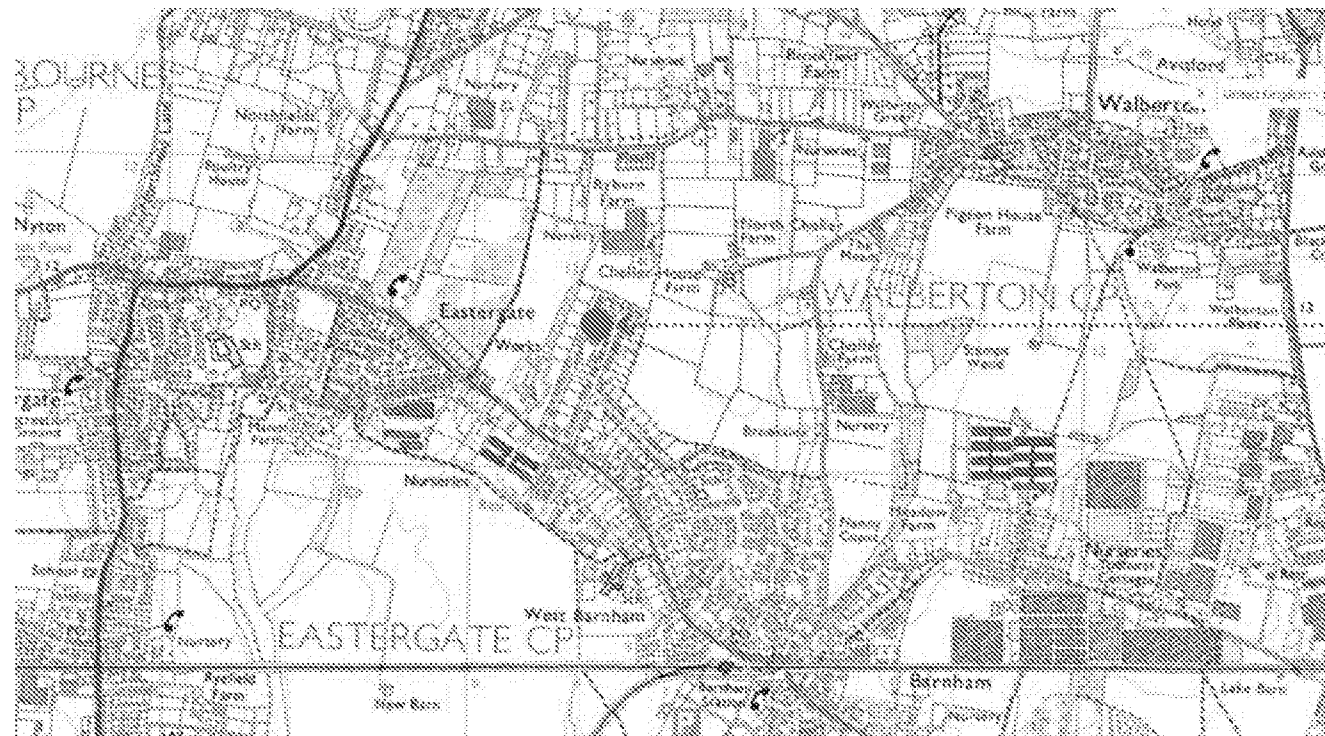
A variety of residential properties immediately surround the site with agricultural greenhouses to the north, a bus hire depot to the south west and open fields sit to the east and west.

Barnham town centre is approximately a four minute car journey or just under a twenty minute walk.

The site does not fall within a Flood Risk Zone.

Proposed Use

We are proposing the demolition of the existing detached single storey one bedroom dwelling and accompanying garage and replacing with a detached single storey chalet style two bedroom dwelling with accommodation in the roof space and side car port.

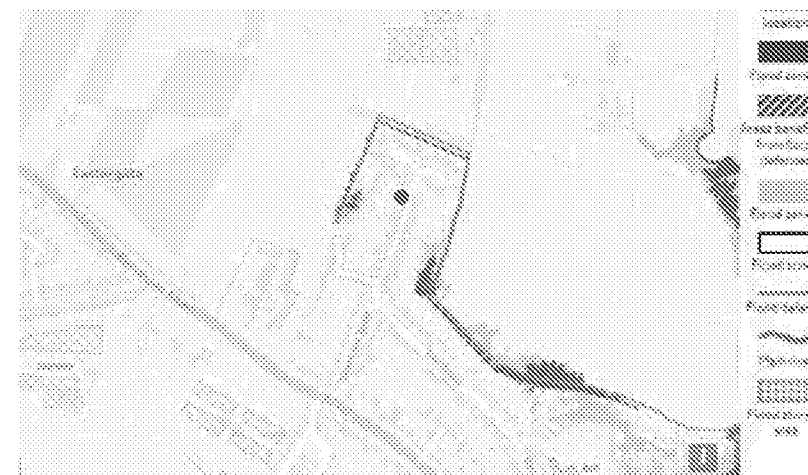


Ordnance survey map
<http://www.bing.com>

The site



Road map
<http://www.bing.com>



Flood Risk Map for Planning
<http://www.environment-agency.gov.uk>

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site analysis 2.0



The site

Barnham Train Station and Town Centre

Aerial view
<http://www.bing.com>

Current Use

The existing property comprises a detached single-storey post war Marshalls prefab residential property. Constructed from concrete panels, reinforced with steel then bolted together, clay interlocking roof tiles and single glazed crittall windows. The property is currently badly insulated (if at all) and suffers from condensation.

The property is surrounded by garden which is predominantly grassland with a mature magnolia tree located in the front garden and several mature trees located along the north and west garden boundary with Ewens Gardens. There is also mature hedging along the north and west boundary and dotted within the front and rear garden.

The site falls within: The Local Planning Authority Boundary of Arun District Council - Map 1:

- Built-up Area Boundary
- Policy T SP3: Safeguarding the Main Road Network - Indicative
- Falls outside Area of Character (AoC) (located to the south of Downview Road)
- Gaps Between Settlements, Barnham to Walberton (located to the east of Downview Road)
- Strategic Housing Allocation, Site Specific, SD5 BEW (located to the south west of Downview Road)
- Sharp Sand and Gravel Minerals Safeguarding Area (MSA)

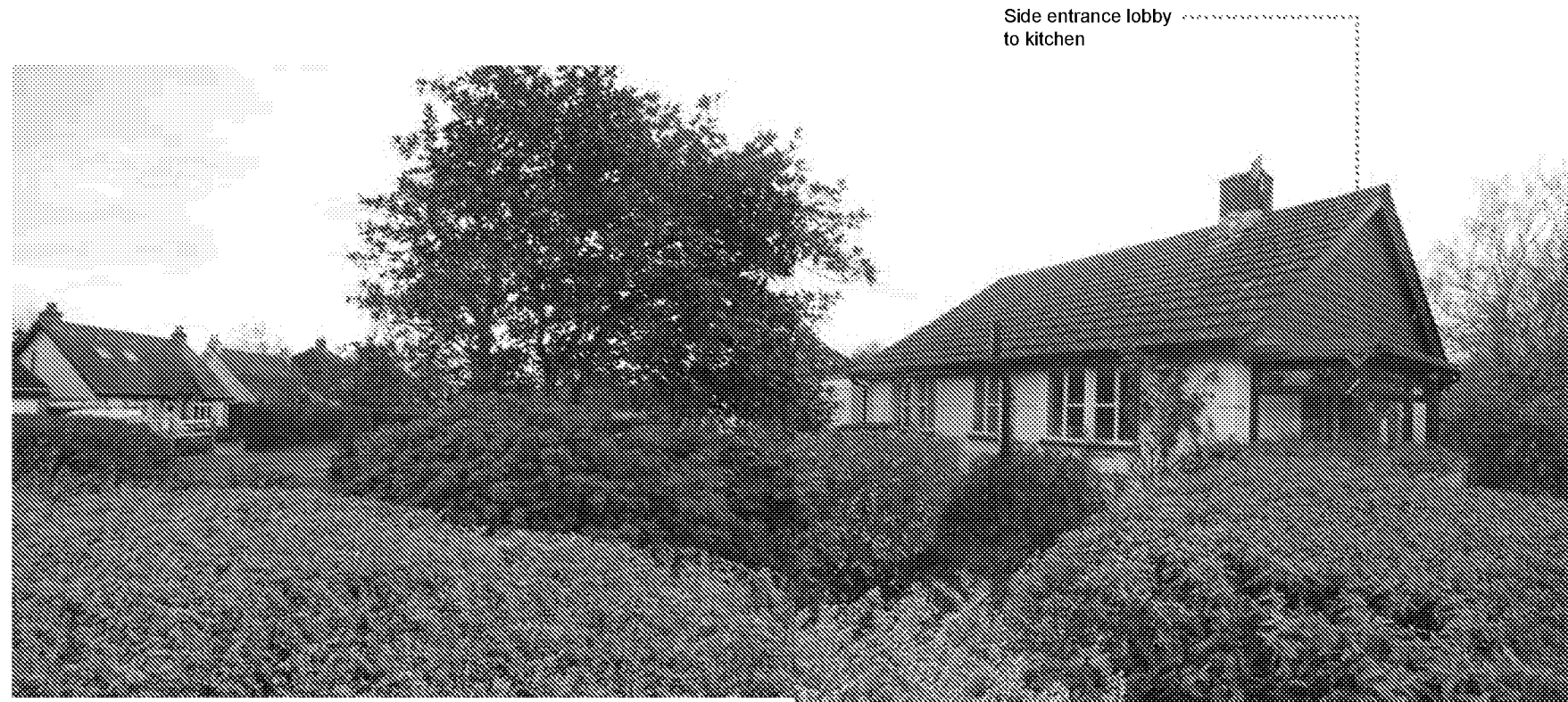


The site

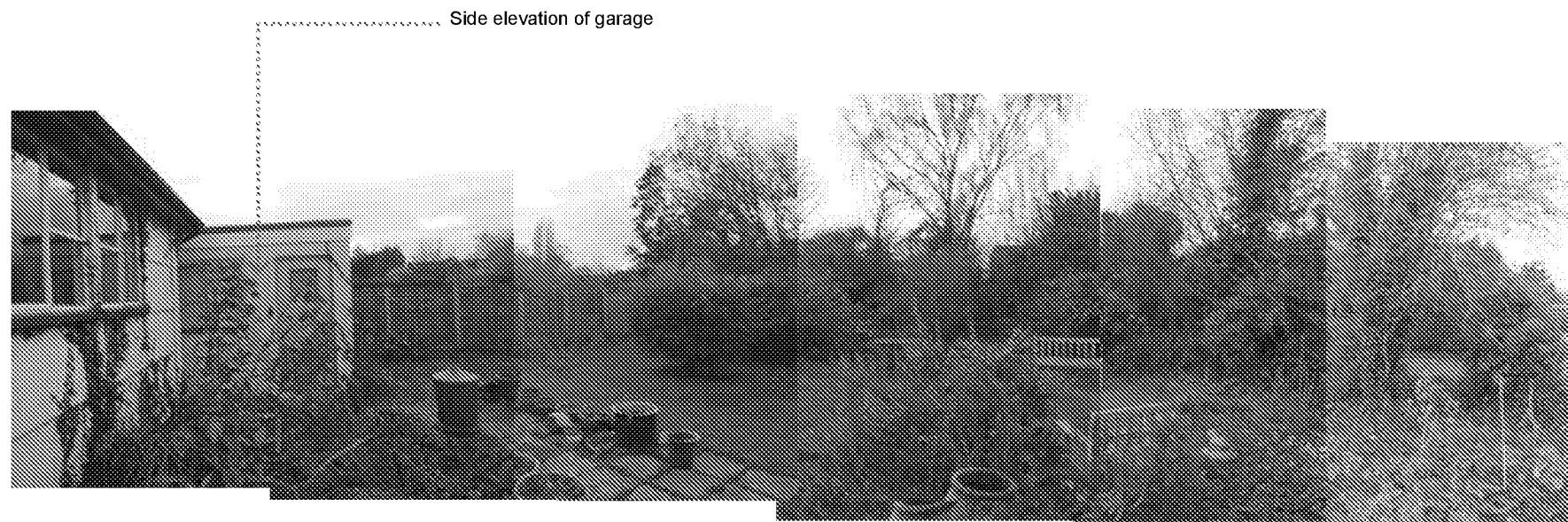
The Local Planning Authority Boundary of Arun District Council, Map 1
<http://www.arun.gov.uk>

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View from corner of Ewens Gardens looking south down Downview Road



View from rear of bungalow looking towards the garden / southern boundary



Rear elevation of existing bungalow; single glazed crittall windows; steps up to entrance doorway

site analysis 2.0



View from opposite the site looking south along Downview Road and north towards Ewens Gardens



View looking south from the junction of Downview Road and Ewens Gardens



Rear elevation of existing bungalow; single glazed crittall windows; steps up to entrance doorway

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local precedents 3.0



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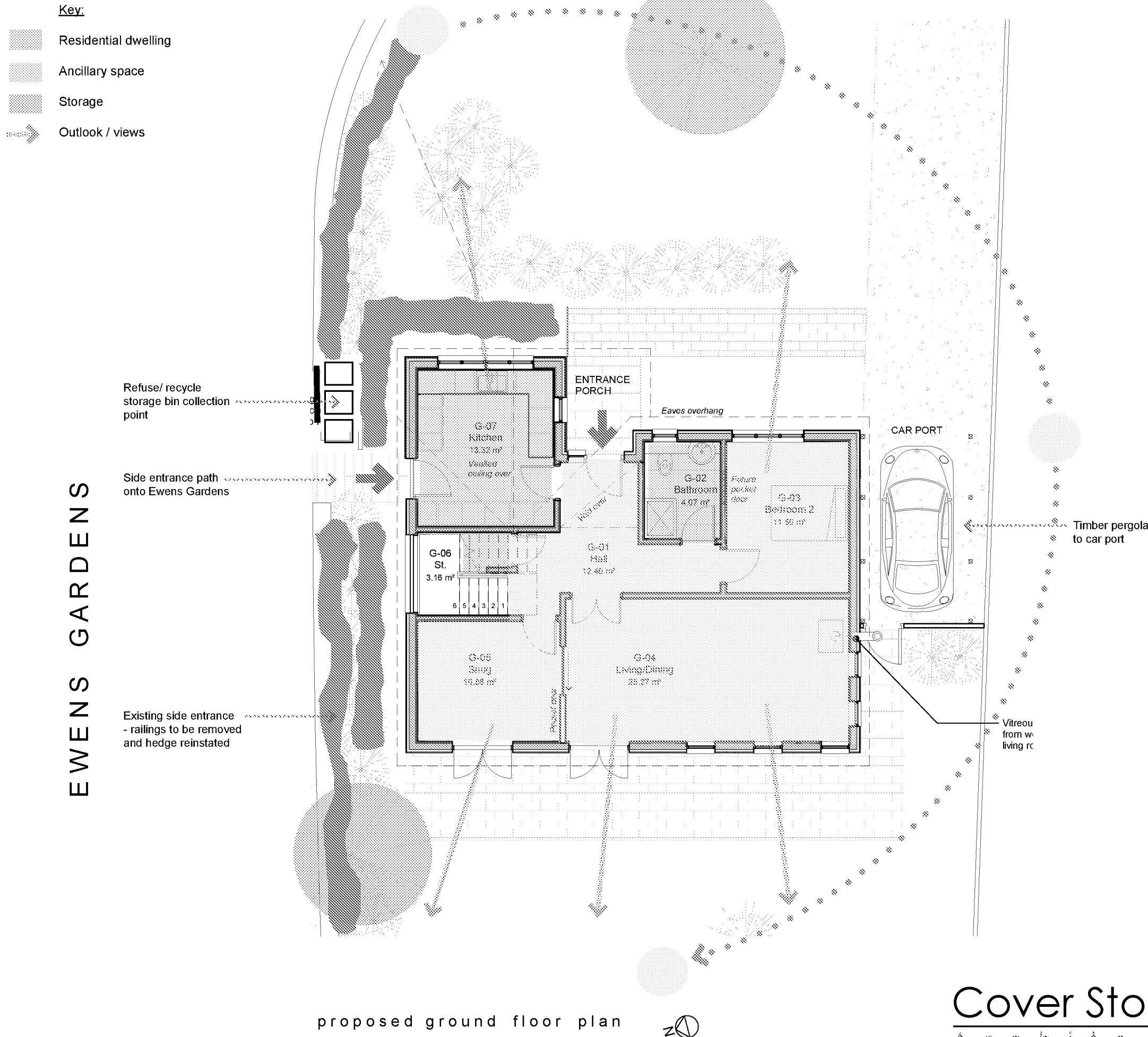
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layout 4.0

The layout of the dwelling has been designed to be sympathetic to the existing and to sit comfortably within the surrounding context and vernacular.

The proposal includes:

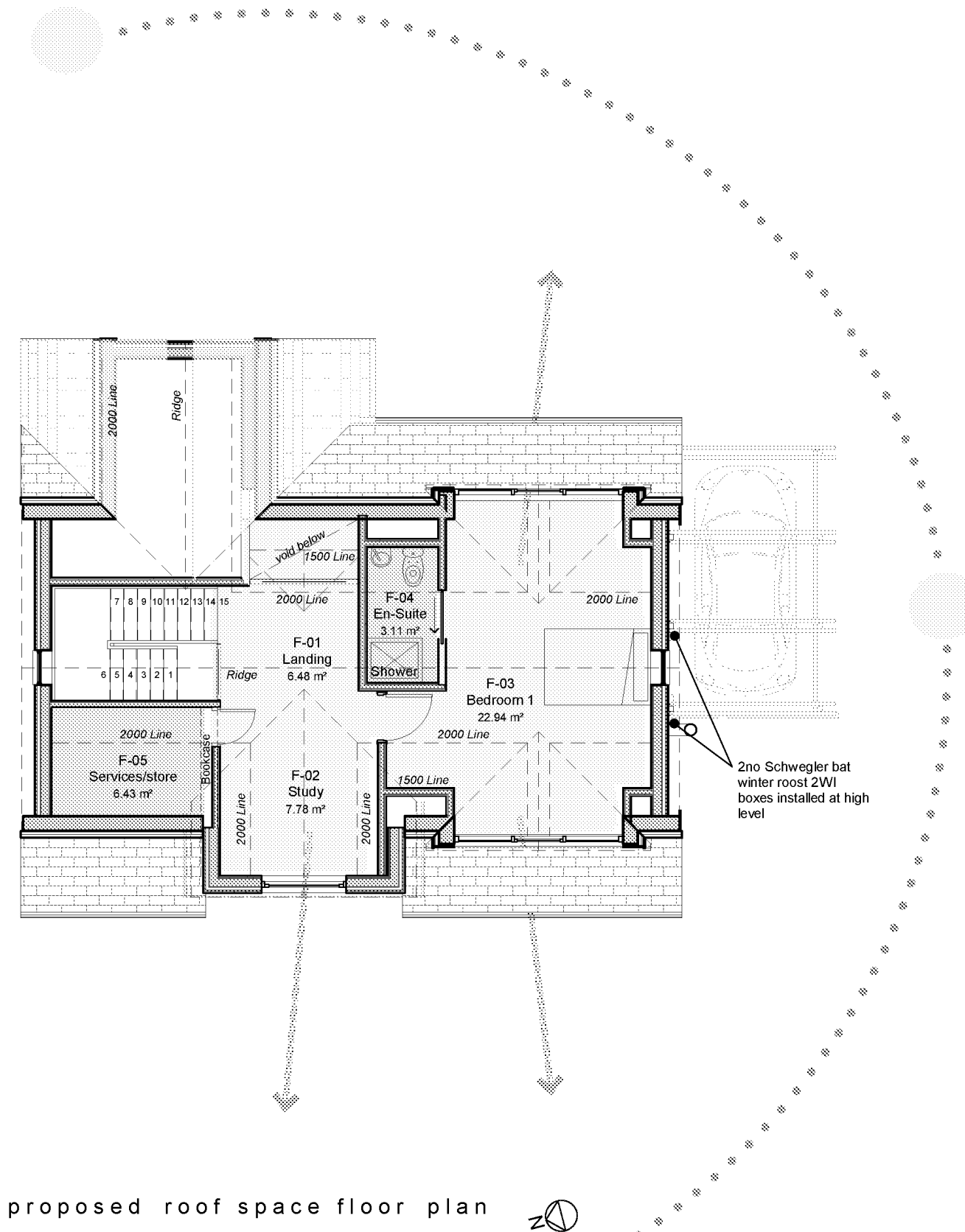
- The proposal sits predominantly on the footprint of the existing property and garage
- Flexible living accommodation on the ground and roof space level
- Daylight, dual aspect and natural cross ventilation levels are considered with windows located to the front and rear elevation and dormers located within the roof space
- High level strip window openings to side elevations
- Minimum floor to ceiling height of 2.4 metres
- Existing designated refuse/ recycling storage located on the northern boundary, Ewens Gardens, accessed directly from the kitchen to be retained
- On site car parking for minimum two vehicles, one located beneath a pergola located at the side of the house
- Large full height windows to the rear elevation providing views over the garden
- Retention of all existing mature trees and hedging
- Two bat boxes to be located on the south elevation of the building and within existing mature trees in the garden (locations to be agreed).



layout 4.0

Key:

-  Residential dwelling
-  Ancillary space
-  Storage
-  Outlook / views



We are proposing a two bedroom, single storey with habitable roof space, residential dwelling comprising:

- Existing approximate GIA 73m² (incl. garage)
- Total proposed GIA 127m² (an increase of approximately 54m²)
- Flexible ground floor living space with separate kitchen, snug, bedroom and bathroom
- Flexible first floor bedroom with en-suite and study area

The dwelling will meet the minimum size requirements of Technical housing standards - nationally described space standard March 2015 and Lifetime Homes July 2010.

The scheme will meet the principles of Secured by Design HOMES February 2016.

Refuse and recycling

A designated refuse/ recycle collection point is located at the northern boundary/ kerbside on Ewens Gardens. This location will be retained.

A designated hard standing area will accommodate:

- 1 x 240L bin - refuse wheelie bin
- 1 x 240L bin - recycle wheelie bin
- 1 x 240L bin - garden waste

Car parking

A timber pergola car port is located at the southern side of the property, within the same location of the existing garage, providing space for one car, a further car space is provided on the driveway.

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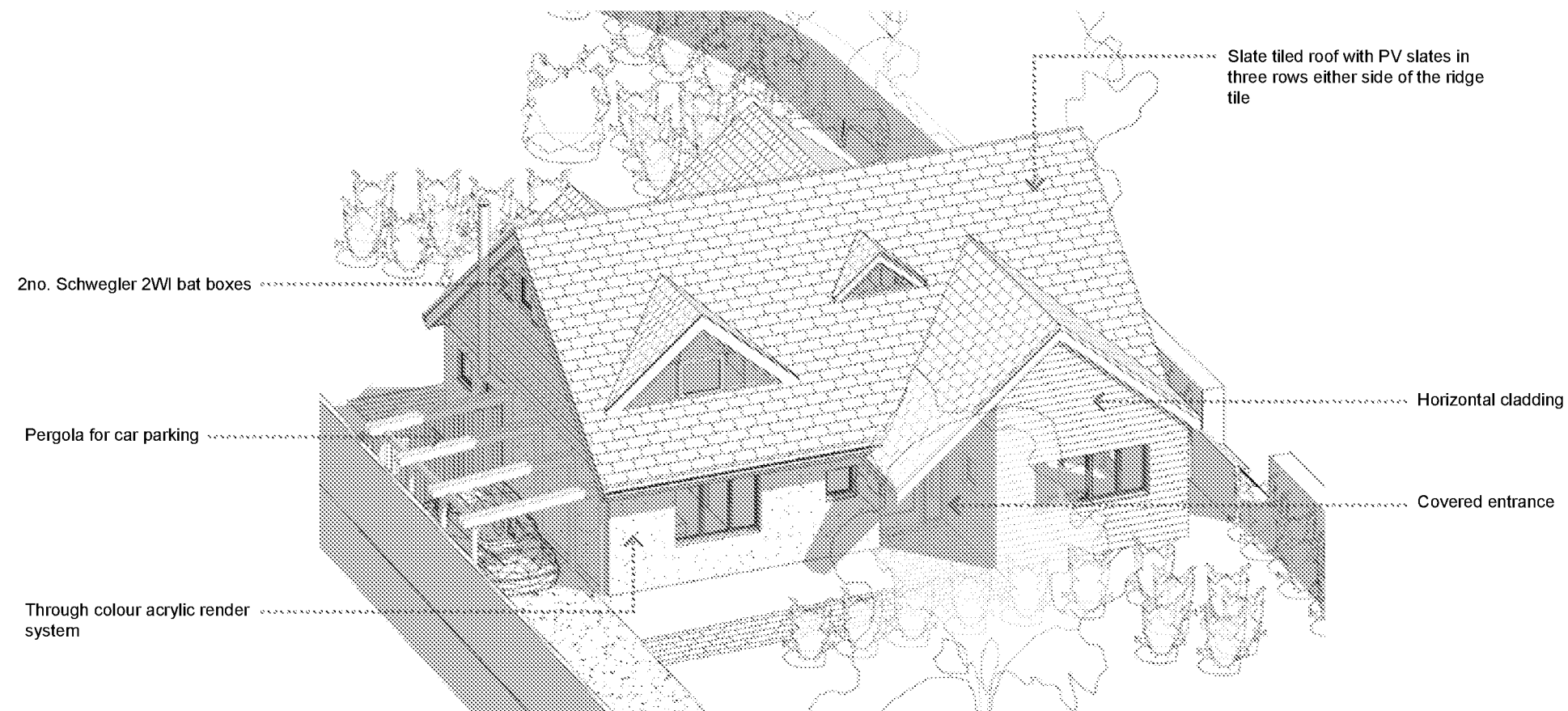
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scale 5.0

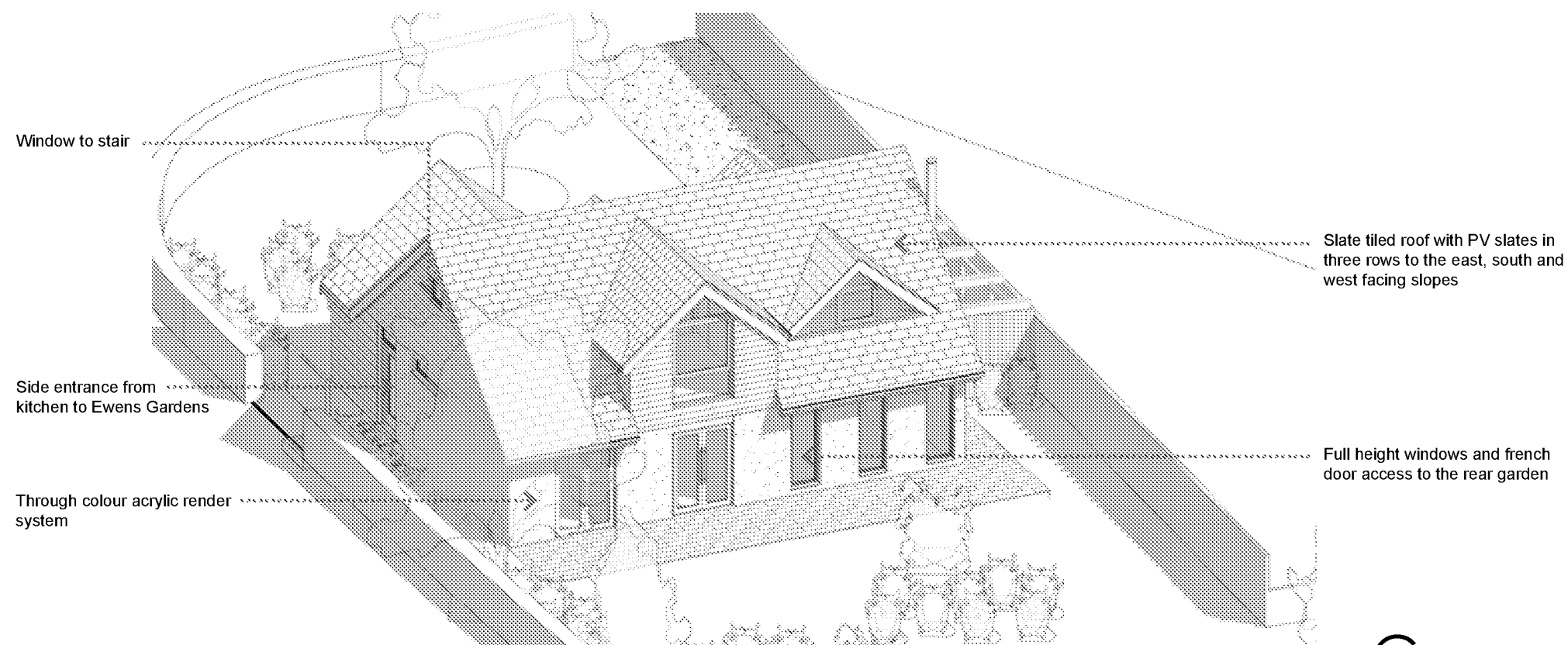
Scale

The proposal in terms of scale and mass sits comfortably within its surrounding context.

- The proposal aligns with the existing building lines of the bungalow along the north (Ewens Gardens) and eastern facade (elevation fronting Downview Road)
- The rear elevation extends approximately 1.5 metres further than the existing dwelling facade
- The southern facade distance from the boundary is increased from the current 1.7 metres to the existing garage to approximately 3.4 metres
- Dormer windows are located to the front and rear elevation, a feature that is prominent along Downview Road and in keeping with the surrounding vernacular.



proposed aerial view looking to the front elevation



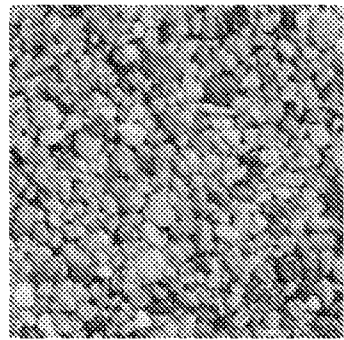
proposed aerial view looking to the rear elevation

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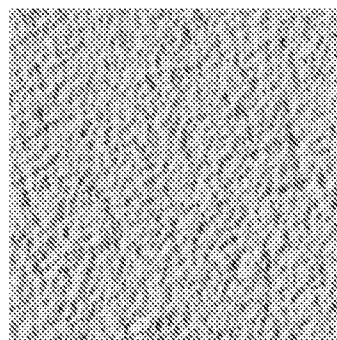
materials 6.0

resin bound gravel



'Norwegian Pearl' resin bound natural aggregate permeable paving
<http://www.sureset.co.uk>

scraped textured render finish



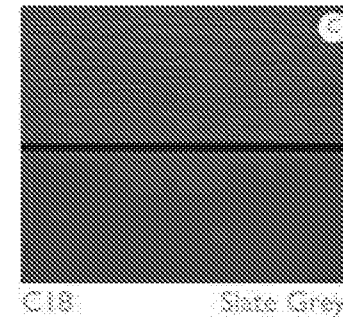
'Granite' scraped texture render
<http://www.k-rend.co.uk>

slate tiles and photovoltaic tiles



Solar photovoltaic tiles
<http://www.thegreenhome.co.uk>

dark timber effect horizontal cladding



Marley Eternit Cedar Lap Board, Slate Grey
<http://www.marleyeternit.co.uk>



proposed ground view looking towards the front elevation

Materials

The context around the site is a mixture of red or brown brick, white/ off-white render, pebble dash, brown clay tile hanging and tudor style timber framing at first floor level with slate or plain clay roof tiles.

Proposed use of materials to include:

- Acrylic through colour render system, colour: Pale grey
- Horizontal fibre cement weatherboarding, timber effect, colour: Slate grey
- Natural slate roof tiles with photovoltaic slate 'lookalike' tiles
- Triple glazed uPVC windows and doors, colour to match cladding board, colour: Anthracite
- Aluminium rainwater goods, colour: Anthracite
- Permeable resin bound natural aggregate to the driveway, colour: Norwegian Pearl.

timber car pergola

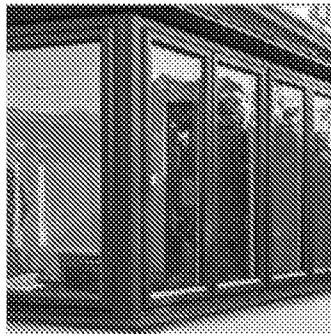


Timber car port with planting
<http://www.tuin.co.uk>

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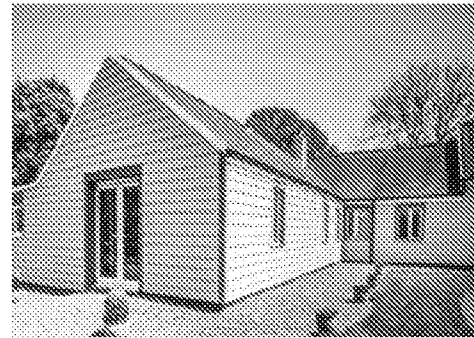
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triple glazed UPVC windows



Triple glazed UPVC windows, colour: Anthracite
<http://www.rfmwindows.co.uk>

low maintenance and resistance to rot



Residential dwelling
<http://www.marleyeternit.co.uk>

timber pergola



Climber planting to car port
<http://www.rhs.co.uk>

cedral lap cladding / window surround



Residential dwelling
<http://www.marleyeternit.co.uk>



proposed rear elevation

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materials 6.0

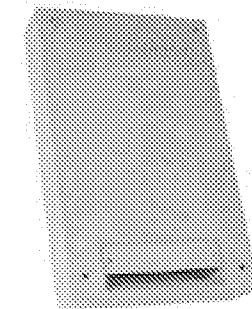
We have had an informal discussion with the Planning Officer to submit the planning application mid January on condition further bat surveys/ reports maybe required, and any mitigation be conditioned.

It is the clients intention to install two bat nesting boxes on the south elevation of the dwelling at high level and provision within the surrounding trees in the garden - the exact number and locations to be agreed.



proposed rear view and car port

bat box - building location



Schwegler 2WI bat box installed on building
<http://www.schwegler-natur.de>

bat box - tree location

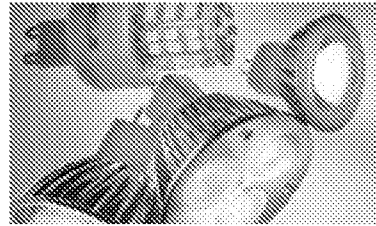


Schwegler 2FN bat box or similar installed on trees
<http://www.schwegler-natur.de>

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sustainability 7.0



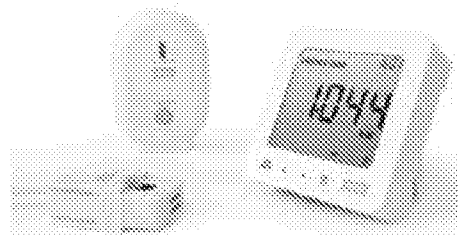
Low energy LED bulbs
<http://www.thegreenage.co.uk>



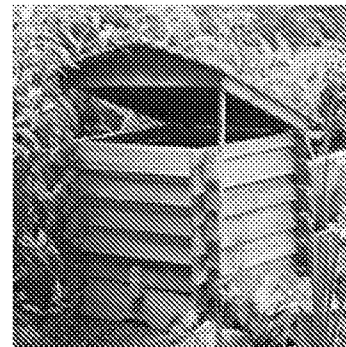
Wesco household recycling bins
<http://www.binopolis.com>



Allotments
<http://www.facultyofscience.shef.co.uk>



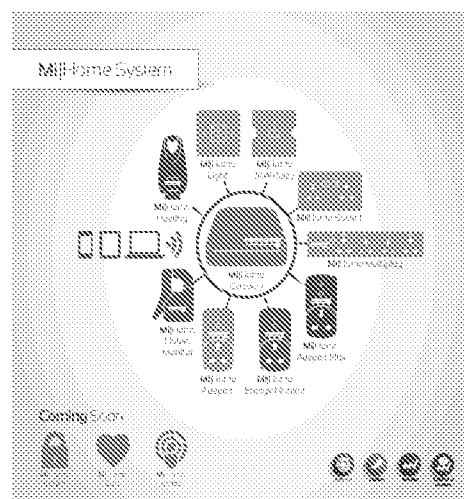
Energy Monitors
<http://www.thegreenage.co.uk>



Compost
<http://www.composteverything.com>



Rainwater butt
<http://www.straight.co.uk>



Home automation app for energy saving products
<http://www.energenie4u.co.uk>



Timber refuse and recycle store
<http://www.fencestore.com>

An holistic approach to sustainability has been taken and will encompass urban design, architecture, energy, transport, materials and water, and may include such measures as:

- Improved u-values and a fabric first approach
- Excellent acoustic and thermal insulation
- Low impact and low-toxicity materials and finishes will be specified wherever possible
- Photovoltaic tiles to extract the energy from the sun to generate electricity
- Water conserving devices dual/ short flush toilets to reduce water flow and provide instant savings on water
- Sustainable drainage system for flushing toilets and watering new soft landscaping
- Rainwater harvesting collected from the roof for reduced utility bills and environmental implications
- Monitoring of energy usage and project energy costs
- Energy efficient light bulbs and energy rated appliances.

Recycling

Providing recycle bins/ designated space within the kitchen will encourage the homeowner to sort and recycle paper, glass, tin and plastic containers.

An existing refuse/ recycling hard-standing area is provided near to the side entrance/ kerbside on Ewens Gardens for sufficient bin numbers. Collection day and frequency to be un-changed.

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