

folkes architects

Design & Access & Planning Statement

Proposed development at

**Land North of
Lake Lane
Barnham
West Sussex
PO22 0AJ**

Rev C - 21.01.24 – Amendments

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1.00 Introduction

- 1.01 This statement has been prepared for Property Sphere Development Ltd in conjunction with the above development and no responsibility is accepted to any third party for all or part of this statement in connection with this or any other development.
- 1.02 This Design, Access and Planning Statement has been produced to evidence the construction of 7 (seven) new detached dwellings at Land North of Lake Lane Barnham.
- 1.03 The site forms part of the land off Lake Lane, Barnham, West Sussex PO22 0AJ and is approximately 0.51 ha in size. The site is surrounded by residential housing on the western, eastern, and southerly boundaries.
- 1.04 The site is located within Arun District Council's jurisdiction. It is outside of the South Downs National Park and any Conservation Area.

2.00 Location & Purpose

- 2.01 The site is located off an access lane connecting to Lake Lane, Barnham. It is currently unoccupied.
- 2.02 It is proposed that the existing access from the end of the access lane will be upgraded and resurfaced providing access to the seven dwellings. On site turning will be provided together with car parking for each dwelling.
- 2.03 The area to the east is occupied by the existing dwelling St Anns with Lynton to the west.
- 2.04 To the north of the site is Toddington Nurseries.
- 2.05 There is a timber frame stable block located to the southeast of the site. This will be demolished as part of the proposal.
- 2.06 A flood risk assessment has been prepared for the site. Please refer to this document for details of the site.



Image above: illustrative extent of the site (n.t.s.)
Image courtesy of Google Maps - 2024

3.00 Proposed Layout

- 3.01 The existing established access from the lane that connects to Lake Lane has been retained to reduce the impact and need to remove any of the existing screening. Also by using one access to the site reduces the impact and retains the enclosed nature of the site that forms the character of the local area.
- 3.02 Q.01 of the Arun design guide sets out that the proposed development is approached in sensitive and inobtrusive way, whilst appropriately integrated into its landscape setting.
- 3.03 The siting of the new dwellings has been designed to reduce the impact on the neighbouring properties and reflects the established development pattern. The layout utilises the existing mature site screening and maximising the distances from the neighbouring properties. The proposed site layout is included to the right.
- 3.04 The backdrop of the mature trees and planting make for a clear separation of the development to the landscape beyond to the north and east. Whilst there is development beyond these boundaries, the development pattern reducing in density to become agricultural land at a distance of 350m to the north and 900m to the east.
- 3.05 The layout has been designed in a way as to not compromise the amenity of each unit. Careful consideration has been made to ensure that overshadowing and unacceptable noise has been mitigated. Principal habitable rooms being placed overlooking the rear gardens. Habitable rooms that overlook the flank walls of a neighbouring property are at least 14m away. This accords with J.06 of the Arun design guide

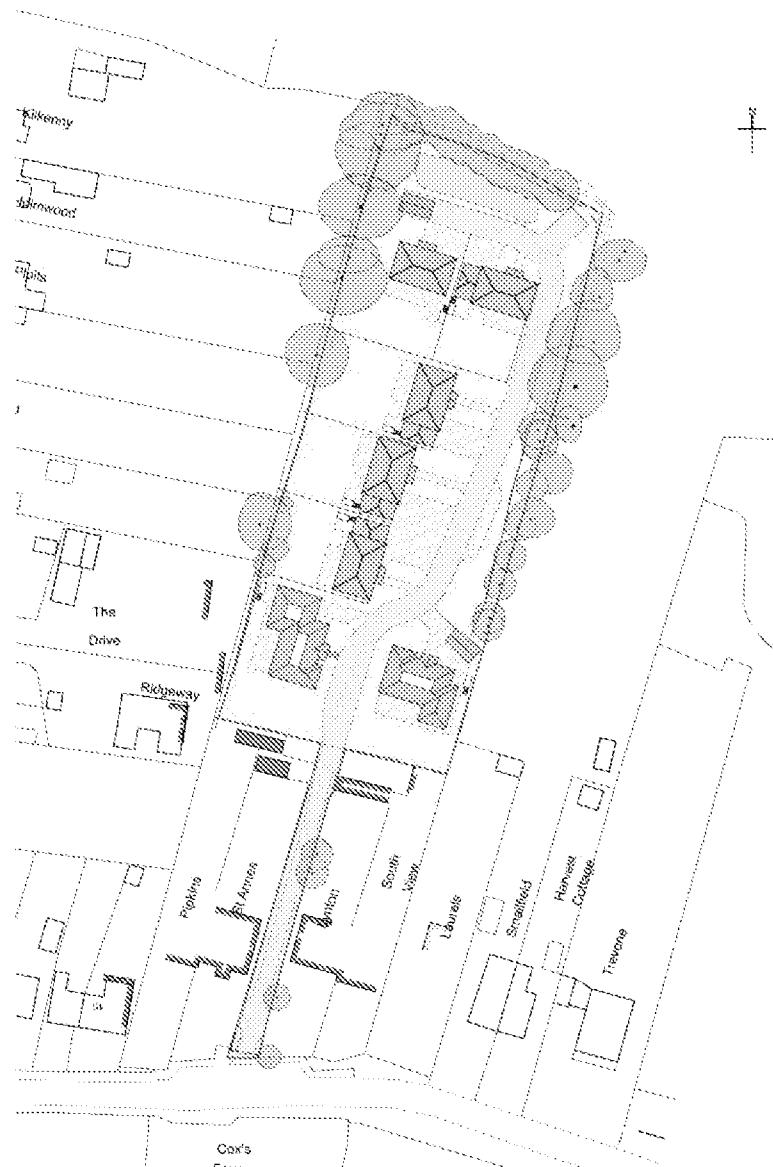
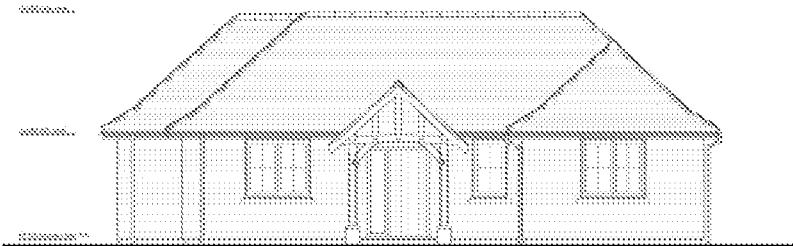


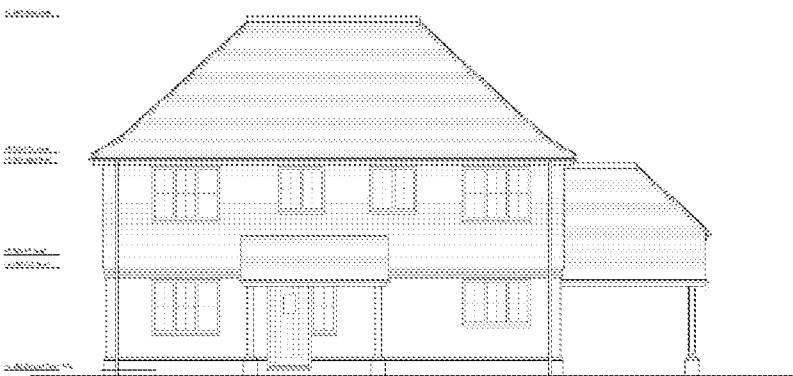
Image above: Proposed Site Plan (n.t.s)

4.00 Scale & Massing

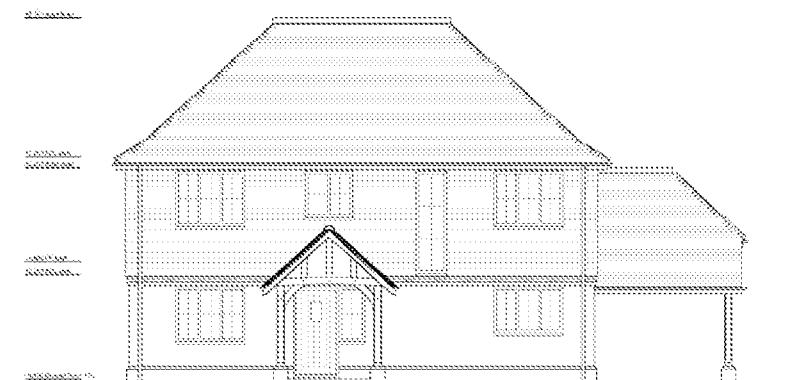
- 4.01 The proposals have been designed in consideration of the scale of the overall site, boundaries, and the neighbouring properties, taking inspiration from the mixture of single and two storey dwellings in the near vicinity regarding the overall height of the proposals.
- 4.02 The proposal relates to the provision of 5no. 4-bedroom houses and 2no. 3-bedroom bungalows. This provision is felt to be adequate in terms of policy for the proposed scheme. In keeping with local character, buildings are shown as detached houses. The bulk of the development will be hidden behind the residential houses along Lake Lane and Park Lane and therefore will not be highly visible from either road.
- 4.03 The proposal is in line with existing dwelling types situated in the immediate area and has no demonstrative impact on adjoining properties or setting of the existing residential dwelling along both Lake Lane and Park Lane.
- 4.04 In line with Q.01 of the Arun design guide, the form, scale and massing of the proposed dwellings are more traditional form and scale which is an adoptive approach from the guide for development located with a semi-rural setting. The design represents high quality design that has a simple form comprising of a rectangular floor plan and a simple pitched roof. The development pattern is representative of the surround development.
- 4.05 Each of the plots have been sited within generous plots to provide suitable private amenity space between the buildings and to follow the development pattern of the surround area.
- 4.06 The gross internal floor area of a single proposed two storey dwelling is 125m² GIA, which exceeds the technical housing standard's nationally described space standards for a 4-bedroom dwelling at 124m² GIA. Similarly, the bungalows gross internal floor area of 98m² GIA exceeds the 95m² GIA for a single storey 3-bedroom dwelling.



Plot 1 - Proposed Elevation - n.t.s.



Plot 3 – Proposed Elevation - n.t.s



Plot 6 – Proposed Elevation - n.t.s

5.00 Landscaping

- 5.01 The proposed site currently consists of paddock, used for keeping horses, a stable block, and irregular areas of hardstanding to the south of the site. The boundaries on all sides consist of a mixture of mature hedging, self-seeded trees, close boarded fencing and post and rail fencing. To the north and east of the site a drainage channel defines the edge of the site.
 - 5.02 The soft and hard landscaping has been designed to reflect the semi-rural nature of the site with muted colour tones for the hard landscaping, which in turn acts as part of the Sustainable Urban Drainage strategy.
 - 5.03 The pavements throughout the development are proposed as natural toned block paving which contrasts with the tarmacadam road surfacing and reinforces the semi-rural feel of the site.
 - 5.04 The proposal seeks to retain much of the existing mature hedging on all boundaries. However, these are to be trimmed back to tidy them up. Any lost or damaged boundary planting to be replaced as well as new close boarded fencing is to be installed in some areas.
 - 5.05 The new boundary between the detached dwellings will be 1.8m high close boarded fencing installed on top to maximise screening between the sites.
 - 5.06 Furthermore, the development will have native hedging planted selectively throughout the site to increase biodiversity. Also, areas that are not proposed to have hard standing installed will be lawn.
 - 5.07 To the north of the site, it is proposed to incorporate an attenuation pond with remaining areas given over to a native wildflower meadow as part of the Sustainable Urban Drainage strategy and Biodiversity Net Gain strategy.
 - 5.08 If required, additional planting to enhance and reinforce the existing tree line along the boundaries will further soften the visual impact of the scheme and forms a key component in the Biodiversity Net Gain strategy for the site via the creation of new, native, habitats.
 - 5.09 The majority of the boundaries between the plots are to be formed with timber close board fencing.

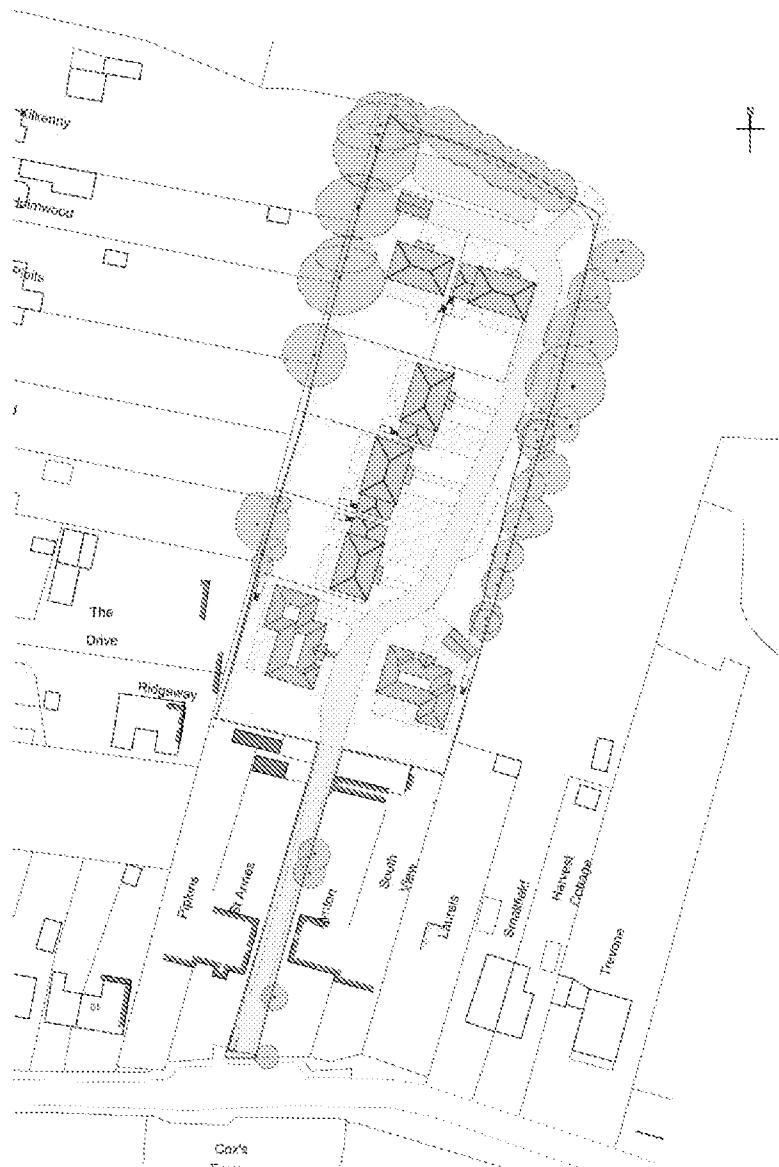


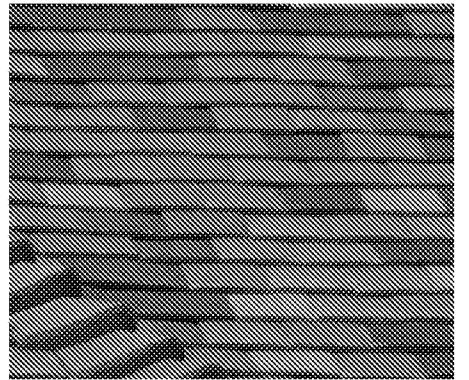
Image above – Proposed Site Plan - n.t.s

6.00 Appearance

- 6.01 The design philosophy has been largely generated by the client's desire to provide traditional dwellings that have character and enhance the quality of the immediate area. The key aspects of the appearance of the development will be:
- 6.02 An attractive development of a high-quality, in keeping with local character in terms of scale, massing, architectural style and detailing.
- 6.03 A mixed palette of traditional vernacular materials is proposed to reflect and compliment the mix of materials found in the surrounding area. The choice of materials is synonymous with the detailed design. The intention is that wherever possible the development will be constructed from materials that will have a reduced impact on the environment and locally sourced.
- 6.04 A selection of the proposed unit types is illustrated showing that they have respected the scale, massing and materials found within Barnham. This ensures that this is a high-quality residential development in keeping with the Village.
- 6.05 Architectural design and detailing will respect relevant guidance.
- 6.06 The proposed landscaping will be an important part of the scheme softening the built form and unifying the scheme within its setting.



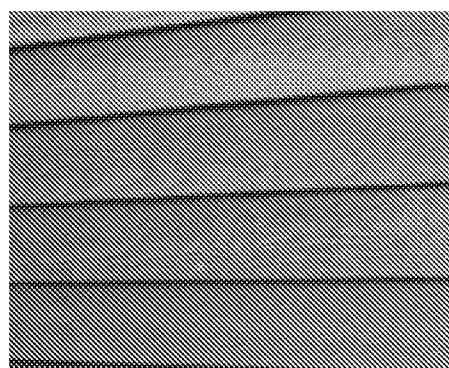
Tile Hanging



Clay Tile Roof



Multi-Red Brick



Grey Boarding



Slate Tile Roof

7.00 Access

- 7.01 The existing access from Lake Lane will be upgraded and resurfaced to safely accommodate vehicles. Between Plots A & B a passing place is proposed to allow two cars to pass one another. There is also provision of a turning place within the site. This will provide turning for refuse vehicles, residents, and visitors.
- 7.02 Each dwelling will have a car port with parking in front to allow for a minimum of 2 No. spaces per dwelling with an additional two visitor parking spaces.
- 7.03 The access road is private and, therefore West Sussex County Council (WSCC) Highways do not maintain the road.
- 7.04 Access to the site by bicycle will be promoted, with space provided to store bicycles at each dwelling. The site is located within a quiet area with low vehicular traffic flows where cycling can be enjoyed by the family for leisure or commuting.
- 7.05 The proposed dwellings have all been designed to meet a minimum of *Approved Document M – access to and use of buildings – volume 1: Dwellings, M4(1) Category 1: Visitable Dwellings*. To accommodate an ageing population and in line with Arun policy, the two new bungalows have been designed to *M4(2): Category 2: accessible and adaptable dwellings* standards.
- 7.06 Chapter J: Building Design, of the Arun Design Guide stipulates that schemes are to incorporate 25% of the proposed dwellings are to comply with the Lifetime Home Standards, which is on the whole provided via the inclusion of the M4(2) compliant dwellings.

8.00 Summary Statement

- 8.01 It is concluded that the proposal would accord with the overall thrust of the development plan as outlined at Arun Local Plan to secure sustainable development that improves the economic, social, and environmental conditions in the area.
- 8.03 The proposed development reflects the surrounding building pattern, maintaining a similar typology and density as the neighbouring developments.
- 8.04 Patronage by future occupiers would offer additional support in these difficult times to sustain local services and facilities, and the proposal would contribute through the Community Infrastructure Levy towards the provision of infrastructure.
- 8.05 There would also be some short-term economic benefits through the construction of the development and would extend some support to the vitality of the settlement as sought by the made neighbourhood plans.
- 8.06 The proposals provide for high quality housing compatible with the surrounding built environment, to meet local need and in a sustainable location. The scheme will make a significant contribution to housing supply.
- 8.07 Finally the proposed scheme would provide much needed homes for families in a village setting, where they would be able to enjoy the wonderful rural environment provided by the South Downs National Park located to the north of the site, which is so important to families, and more especially to children today.