

DESIGN & ACCESS STATEMENT Bonhams Field, Yapton, Arun



existing view Bonhams Field, Yapton

Context

Immediate Area

The site is situated to the west of Yapton village centre and is accessed from Main Road between existing developments on both sides. The site is adjacent to development on parts of three sides and overlooks open countryside to the North West. Yapton village has a host of amenities including a primary school, churches, doctor surgery, shops and village hall making it highly sustainable.

The Site

The site is relatively level with a gentle slope down to Main Road to the South. It is currently agricultural land.

Site Area

The total site area is 3.2hectares.

Design Principles

Proposed Use

The use will change from agricultural to residential dwellings (C3). There are a total of 56no dwellings proposed.

The Design and Layout

This is a traditional scheme in its overall style but a range of ridge heights, architectural styles, layouts and materials will be incorporated to provide a vibrant and varied environment characteristic of a naturally evolved village influenced by the local vernacular.

The east side of the site is primarily given over to a wildlife corridor with only single storey barn conversion type dwellings occupying this area. These have parking courtyards in front of them consistent with a converted agricultural development. The west side of the site is exclusively two storey housing comprising a range of terraces, semi-detached and detached dwellings.

Brick is the predominant material in Yapton and this will feature throughout the scheme. Painted brick and render will also highlight some focal buildings and help avoid any monotony. The barn style housing will be a combination of timber cladding and brick and flint typical of local barns.

Cars have been removed from the fronts of houses where possible and a more pedestrian friendly street scene has been created. The roads benefit from organic forms, raised platforms and changes in surface all helping to naturally reduce traffic speed while green swathes of planting soften the street edge. There are a number of no-through roads which also keep down traffic speed but these all have adequate turning areas in appropriate places to facilitate ease of movement. Wayfinding is made easy through feature buildings and a widening and narrowing of the street. Public areas are well overlooked offering passive surveillance particularly over the rear parking areas.

Concept & Scale

The concept behind this development is to create local neighbourhoods as seen around much of Yapton. The proposal is for predominantly smaller scale housing in line with the local need. The density has been kept to a low level with only 21.3 dwellings/hectare with large areas of public open space for use by the local community. The largest houses are four bedroom houses with a GIA of 140m² while the smallest is a one bedroom flat of 55m² comfortably within the acceptable range in accordance with the nationally described space standards for new dwellings. The proposed dwellings have been kept away from the neighbouring properties as far as possible. Public open spaces on the east and west sides offer buffer zones between existing houses and the proposed development.

The proposal is for a mix of house types ranging from one bedroom flats up to four bedroom family homes with a mix of tenure offered on site. There is a combination of one and two storey elements with a variety of ridge heights providing interest to the street scene.

This scheme is tenure blind so the affordable housing is mixed in with the market housing and there is no discernible difference in type or quality.

Refuse Collection

All dwellings have sufficient space to store bins out of public view in rear gardens close to the private driveways within easy access to the highway.

Parking

The Parking Demand Calculator was used to allocate sufficient parking for all residence within the proposal and any anticipated visitors.

All of the three and four bedroom houses have a minimum of 2no. parking spaces. Three of the two bedroom houses have 2no. parking spaces while the remaining two bedroom houses as well as the 1 bedroom flats have 1no. designated space. 15 dwellings also have garages which have not been included in the parking calculations but could provide additional capacity. All dwellings have access to some of the 35no. unallocated spaces.

Cycle Provision

Each house has sufficient space in the rear garden for a bike storage shed. Many of the houses have much larger gardens and 15 of the dwellings have garages also.

Landscaping

A landscape plan will be necessary to confirm the detail of the site but there are a number of public open spaces including two large park areas. These will be planted with trees. The park to the east of the site will form a wildlife corridor along the eastern boundary and will provide a buffer zone between the conservation area (and listed building) and the proposed development. This space will also provide an opportunity for a LAP for residence of the new development and those in the nearby streets of Yapton.

Private boundaries will be defined by a combination of 1800mm high brick walls and close boarded fencing to rear gardens and dwarf brick walls with loop top railings to front gardens.

Existing landscape features including the hedge dissecting the site, the boundary trees and hedges will be retained. Additional hedges will be planted along the north boundary edge to fill in gaps where they have formed over the years and provide natural habitats for wildlife.

Sustainable Development Statement

The following are the criteria which have been applied to this particular design to comply with the government's planning policy statement on renewables and to create a sustainable development:-

Passive Solar Design

- **Orientation**

Where possible the main glazed elevation of the houses on this site face in a southerly direction.

- **Thermal Mass**

Dense concrete will be used for the construction of the houses to provide a high thermal mass, enabling the building to absorb heat during the day and release it slowly at night. This also aids cooling in the summer.

- **Room Layout**

Where possible all principal rooms face south. Circulation, storage, bathrooms, toilets, stairways and the entrance are located on the north side of the building.

- **Avoidance of Overshadowing**

Buildings are spaced on the site to prevent overshadowing of southern elevations, particularly during the winter when the sun is low.

- **Window Sizing and Positions**

Where possible the north elevations of the houses are provided with small windows while the south elevations are provided with larger windows to increase the solar heat gain. There are generally fewer windows on the north side than on the south side.

- **Natural Ventilation**

Many of the houses are provided with French windows at ground floor and all have large areas of opening window to allow good natural ventilation.

- **Natural Lighting**

The areas of glazing will reduce the need for artificial lighting during daylight hours.

Green Issues - Sourcing of Materials

- **Energy Efficiency**

All light fittings will be suitable for low energy lamps

- **Materials**

Locally sourced and traditional materials will be used wherever possible.

- **Labour**

Local labour will be used where possible in order to reduce travelling costs.

- **Insulation**

There will be a high level of natural insulation.

- **Embodied Energy**

Materials used in the construction will have low embodied energy and be recyclable.

- **Sustainable Urban Drainage**

Surface and foul water are attenuated on site.
Refer to drainage design by others.