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DESIGN & ACCESS STATEMENT



Image Courtesy of Google Maps

PREPARED IN RESPECT OF:

A DETAILED APPLICATION

ON LAND AT:

CHURCH FARM,

CHURCH FARM WALK,

UPPER BEEDING.

2517 REV C



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1.00 INTRODUCTION

1.01 THE DESIGN TEAM

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ARBORICULTURALISTS	-	ARBORTRACK SYSTEMS LTD
FLOOD RISK, DRAINAGE & SERVICES	-	AQUATERRA CONSULTING LTD
ARCHAEOLOGY	-	ARCHAEOLOGY SOUTH-EAST
HERITAGE	-	W S HERITAGE

1.02 SCOPE AND CONTEXT OF THIS DESIGN AND ACCESS STATEMENT

This Design and Access Statement accompanies a Detailed Planning Application that has been submitted to Horsham District Council seeking consent for the erection of 4No. detached houses on land at Church Farm, Church Farm Walk, Upper Beeding.

This Statement, which is part of the Validation Requirements of the General Development Procedure Order (GDPO), sits alongside the application drawings and embodies the information provided by various consultants who have contributed technical assessments.

The application description comprises:

Erection of 4No detached dwellings with associated amenity space, car-parking spaces, detached car-ports, access road and other associated infrastructure.

This Design and Access Statement uses the following criteria:

- Assessment - of the planning and physical context of the site.
- Evaluation - identifying the site constraints and opportunities that will guide and inform the development principles.
- Design - sets out the vision for the site and identifies the key parameters and illustrates the solution.

1.03 EXISTING SITE APPRAISAL

The application site is shown edged in red on the following aerial image and the Location Plan extract, and is shown in relation to Upper Beeding.

The proposed development land is circa 0.495 ha in size and sits at the northern end of Church Farm Walk - from which access will be gained.

The application site is located on the north-western side of Upper Beeding.

Upper Beeding is a Village and Civil Parish sitting within the administrative boundaries of Horsham District Council, within West Sussex. The parish is comprised of three villages, of which Upper Beeding itself is one, the other two being Edburton and Small Dole.

As can be seen from the adjoining Ordnance Survey extract, the site is bounded along its eastern side by the neighbouring caravan park, the grounds of St Peter's Church and Priory to the west, the rectory associated with the church to the south and open pastureland to the north.

The site itself comprises unused pasture.

There is a screen of trees and planting on the southern boundary that visually separates the Rectory from the site, and a similar, albeit denser screen on the western side of the site that comprises a number of mature trees with under planting. This screening of the Listed Buildings is acknowledged in some of the narrative in the Neighbourhood Plan when the Church Farm site was being considered.

The boundary on the east of the site, adjacent to the caravan site, is fairly open with only relatively small areas of hedging.

In topographical terms the site slopes down towards the north. The site is outside of the flood zone associated with the River Adur.

Church Farm Walk connects Church Lane to the site boundary. It is a relatively narrow, winding road that at present does not benefit from a formal turning head that would allow service vehicles to enter and leave in forward gear. There have been a number of infill plots created along the western side in more recent years which have altered the character of the street.

As mentioned earlier the site sits on the north - western side of Upper Beeding. The village just sits within the South Downs National Park and is located at the northern end of the River Adur gap in the South Downs, some 4 miles to the north of Shoreham by Sea.



Fig. 3

1.03 EXISTING SITE APPRAISAL CONT..../

Upper Beeding has a number of retail facilities in the High Street area and Hyde Square. These include a NISA supermarket, a pharmacy and associated shop, a Post Office, newsagent and takeaway food outlets.

What is evident from looking at the wider area of Upper Beeding is that there is no particular architectural or historic style that is prevalent in the local housing stock. The local vernacular varies and, as with many villages, reflects the piecemeal expansion of a settlement, with new housing adopting the prevailing design preference of the era in which they were built. (See Figs 4, 5, & 6)



Fig. 4



THE SITE

LOCAL CHARACTER STUDIES / 1



THE SITE



Fig. 5



THE SITE



Fig. 6

1.04 APPLICATION OF THE DESIGN AND ACCESS CRITERIA

ASSESSMENT - of the planning and physical context

The site appraisal provided in this Statement and those provided by CSA Landscapes, show the application site in relation to its physical context. The Location Plan and Aerial Location Plan (Figs. 2 & 3) show that the site sits adjacent to the residential area of Church Farm Walk to the south, and the existing Caravan site to the east. The proposed development site provides a natural extension to this part of Upper Beeding – allowing for well-designed development to sit comfortably in the location.

EVALUATION - identification of the site constraints and opportunities that will guide and inform the development proposals.

The site appraisal section contained in the LVIA provides a series of photographs of the site, and these demonstrate that the site is open, with trees and hedge screens generally on the perimeter, leaving an un-constrained area that is suitable for development. The tree and ecological reports and assessments prepared by Arbortrak Services and Ecology Co-op respectively, that accompany this Statement indicate that the principal constraining features are on the boundaries - as are the opportunities to improve wildlife corridors and strengthen the planting.

DESIGN - sets out the vision for the site and identifies key parameters and illustrates the solution.

The vision for the site is to construct a well-designed development of 4 houses that sits comfortably in the location. They should reflect the local vernacular, including materials, yet have contemporary design features to ensure it is a highly sustainable form of development.

The local vernacular which will inform the design of the house is shown in the photographic montages of neighbouring properties (Figs. 4, 5 & 6).

The key parameters have been established and identified via the assessment and evaluation of the site and the Design Principles and Solution section will show the design evolution.

2.00 PLANNING HISTORY AND POLICY

- 2.01 Matters related to the Planning History of the site, and current Planning Policy are addressed by the Planning Statement prepared by ECE Planning.

3.0 DESIGN PRINCIPLES AND SOLUTION

3.01 National Design Guide 2021

The National Design Guide 2021 (NDG) seeks to address the question of how we recognise well-designed places. This has been done by the government via the introduction of the NDG which outlines and illustrates 'how well-designed places that are beautiful, enduring and successful can be achieved in practice'.

3.02 TEN CHARACTERISTICS OF WELL-DESIGNED PLACES



The ten characteristics of well-designed places

Fig. 7

The NDG identifies the Ten Characteristics of Well-designed Places listed below, and also the Components for Good Design which are noted on the following pages.

CONTEXT - enhances the surroundings

IDENTITY - attractive and distinctive

BUILT FORM - a coherent pattern of development

MOVEMENT - accessible and easy to move around

NATURE - enhanced and optimised

PUBLIC SPACE - safe, social and inclusive

USES - mixed and integrated

HOMES AND BUILDINGS - functional, healthy and sustainable

RESOURCES - efficient and resilient

LIFESPAN - made to last

3.0 DESIGN PRINCIPLES AND SOLUTION CONT..../

3.03 COMPONENTS FOR GOOD DESIGN

The Components for Good Design as identified in the National Design Guide are as follows:

LAYOUT

Layout shows the routes through a scheme and the blocks of development - illustrating how they are arranged to relate to each other to create streets, open spaces and areas of built form.

The Layout defines the following:

- the structure and settlement pattern;
- the grain - pattern of development blocks and plots;
- the broad distribution of different uses, and their densities and heights.

FORM

Form is the three-dimensional shape and modelling of buildings and the spaces they define.

Buildings and spaces can take many forms, depending upon their:

- size and shape in plan;
- height;
- bulk - their volume;
- massing - how bulk is shaped into a form;
- building lines - the alignment of building frontages along a street;
- relationship to the plot boundary - and whether they share party walls or not.

In the case of spaces, their form is influenced by the buildings around them.

The form of a building or a space has a relationship with the uses and activities it accommodates, and also with the form of the wider place where it is sited.

3.0 DESIGN PRINCIPLES AND SOLUTION CONT..../

COMPONENTS FOR GOOD DESIGN

3.03 SCALE

Scale is the height, width and length of each building proposed within a development in relation to its surroundings.

This relates both to the overall size and massing of individual buildings and spaces in relation to their surroundings, and to the scale of their parts. It affects how a space can be used and how it is experienced.

Enclosure is the relationship between the height of the buildings across a space, and the dimensions of the space itself.....different degrees of enclosure influence how people use different spaces, by creating differences in character that suit different activities.

APPEARANCE

Appearance is the aspects of a building or space within the development which determine the visual impression the building or space makes, including the external built form of the development, decoration, lighting, colour and texture. In the case of a space, its landscape also influences its appearance.

LANDSCAPE

Landscape is the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site, the area in which it is situated and the natural environment. Landscape includes landform and drainage, hard landscape - such as surfacing, boundary treatments, street furniture and play equipment. It also includes soft landscape - trees, shrubs and other planting.

MATERIALS

The materials used for a building or landscape affect how well it functions and lasts over time. They also influence how it relates to what is around it and how it is experienced. The scale, form and appearance of a building influence what materials may be appropriate for its construction. Materials should be practical, durable, affordable and attractive. Choosing the right materials can greatly help new development to fit harmoniously with its surroundings.

DETAILING

Detailing affects the appearance of a building or space and how it is experienced. It also affects how well it weathers and lasts over time.

3.0 DESIGN PRINCIPLES AND SOLUTION CONT..../

3.04 Application of the Ten Characteristics of Well-designed Places

CONTEXT

The application proposals seek to ensure that through careful design and siting a proposed new development scheme at the end of Church Farm Walk could be undertaken. As can be seen from the Context Plan (Fig.9) there are detached properties to the south and in various areas nearby, and therefore the new houses will sit comfortable in the surrounding area.

IDENTITY

The proposed houses are of a high-quality design that takes cues from the existing neighbouring dwellings and local architecture to ensure that the character and appearance is in keeping with the local vernacular.

Identity and distinctiveness will be enhanced through careful material choice - with high quality multi-stock facing bricks, traditional detailing and small format plain clay roof tiles.

BUILT FORM

The proposed houses being detached and two-storey, reflect the local grain and patterning of development along Church Farm Walk - as is clearly shown on the Context Plan (Fig.9).

MOVEMENT

The access off Church Farm Walk provides a safe means of access and egress from the site. The proposed layout of the development allows for ease of movement within the site and for service vehicles to enter, turn and leave in a forward gear.

3.0 DESIGN PRINCIPLES AND SOLUTION CONT..../

3.04 Application of the Ten Characteristics of Well-designed Places cont...../

NATURE

The proposal will provide biodiversity net gain - see the Ecology Statement prepared by Ecology Co-op.

The proposal maintains the existing landscape features and ecological margins, and through the new native tree and hedge planting shown on the Site Layout and Landscape Strategy Plan provided by CSA Landscape, there will be significant enhancements.

PUBLIC SPACES

The proposal is for 4 detached dwellings with good sized residential amenity areas ensure that there will be no need for public open spaces.

USES

As mentioned earlier, the proposed new houses sit in a residential area - with similar sized detached housing immediately to the south. As a result of the use and the proposed pattern of the layout the scheme will integrate into the surrounding area.

HOMES AND BUILDINGS

The proposed dwellings will be functional and sustainable. They will have good sized accommodation including drawing room, dining room, kitchen/breakfast/family area, a study and utility room on the ground floor and four first floor bedrooms with en-suites and bathrooms. The amenity areas around the houses are of a good size. The additional landscaping, which will include native species trees and hedging, will all help contribute to a functional, healthy and sustainable development.

3.0 DESIGN PRINCIPLES AND SOLUTION CONT..../

3.04 Application of the Ten Characteristics of Well-designed Places cont...../

RESOURCES

The Sustainability measures proposed for this development encompass not just renewable and energy generating systems but also enhanced ecological margins and water management measures. These are explored in more detail in Section 4.0 of this Statement.

LIFESPAN

The proposed houses will be constructed to a lifetime standard and includes flexible spaces and various sustainable and energy generating features. The accommodation is laid out to allow for ease of access for those less ambulant, or wheelchair users, with good sized corridors and door openings - together with oversized toilet facilities and appropriately positioned electrical fittings.

3.0 DESIGN PRINCIPLES AND SOLUTION CONT..../

3.05 LAYOUT

The Layout for the proposed development is informed by the local grain of the area, and particularly the neighbouring patterning of not only Church Farm Walk, but also developments such as Tudor Drive. As can be seen from the Block Plan drawing and Context Plan that follow, there are a number of small 'cul-de-sac' areas close by.

In this instance the units are orientated in a similar manner to many of the existing houses in Church Farm Walk with the two units at the end of the drive turned ninety degrees so that they look down the new driveway. As can be seen from the Context Plan extract in particular, the units and the form of the layout create a natural extension to the edge of the village settlement boundary - infilling the 'corner' on the western side of the caravan park.

The access off Church Farm Walk will create a useful extension to this roadway - and the provision of a suitably sized turning head at the end of the driveway means that service vehicles will be able to turn and leave in a forward gear - which they cannot do at present.

Each of the houses has covered car parking - with forecourt spaces and secure cycle storage installed as part of the fabric of the structure.



Fig. 8



Fig. 9

3.0 DESIGN PRINCIPLES AND SOLUTION CONT..../

3.06 FORM

Form encompasses a number of aspects of a scheme - including size and shape, height, bulk, building lines and relationships to boundaries.

The form of the proposed units has been carefully considered and determined, in particular, by the relationship of the development to the Listed Buildings and the landscape.

The Context Plan clearly indicates how appropriate the size and shape of the proposals are, and the aerial image and Block Plan extracts demonstrate how the existing dense landscape screening on the western side reduce any impact on the Listed Buildings, whilst the tree and hedge screening mitigate the impact of the development when viewed from the north.

In terms of bulk and height, the proposed units will sit comfortably in this location as they are similar in height to many of the adjoining properties.

Turning to the relationships of units to boundaries, these are very similar to many of the neighbouring housing stock - albeit they typically are set further apart than most of the units in Church Farm Walk, which comprises houses on relatively small plots. The more relaxed density of built form is, we would suggest, more appropriate in this edge of village location.

3.0 DESIGN PRINCIPLES AND SOLUTION CONT..../

3.07 SCALE

The scale of a proposal is the combination of the overall massing of the individual buildings, the relationships between the proposed units and the space around the number of properties shown on the layout. In this instance, it is clear that the site can accommodate four two-storey units that are well spaced out on the layout, and that sit comfortably in relation to the existing and proposed boundaries.

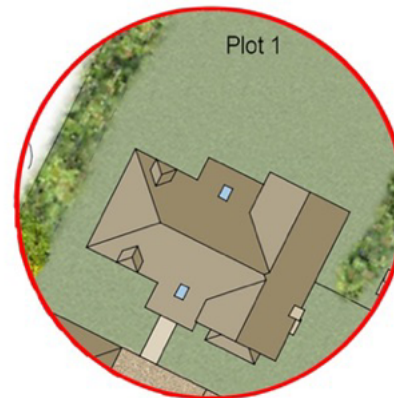
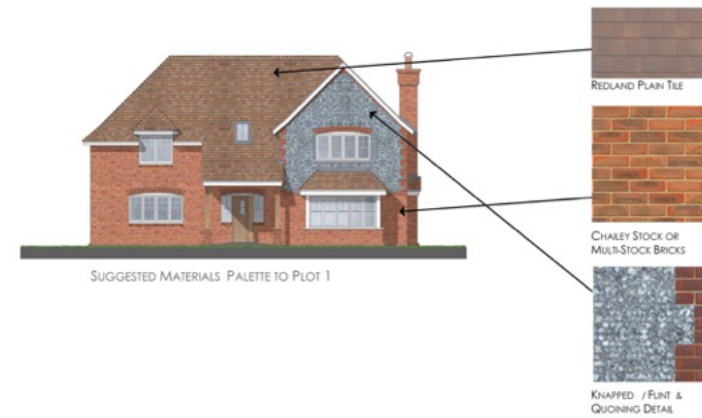
3.0 DESIGN PRINCIPLES AND SOLUTION CONTINUED..../

3.08 APPEARANCE

In many locations determining an appropriate elevational 'style' is relatively straightforward - as there is often a prevalence of one architectural movement or historic form of fenestration or material use. In a number of instances, it is not so easy to establish as there is no one form of design that would inform new proposals. In respect of Upper Beeding the latter of the two applies as there is, as shown earlier, a vast array of elevational treatments present in the current housing stock - with a similarly disparate use of material finishes. The montage of photographs provided show a number of different colour bricks, tile-hanging and render - each proposed in an ad-hoc manner, reflecting the era in which they were constructed.

The following sheets show the proposed elevations, material suggestions and features in more detail. The properties are unashamedly mellow and traditional, taking design cues from existing properties that sit well in this rural location, abutting the South Downs National Park. The traditional form, and in particular the detailing and material choices, ensure that the proposed units are anchored down into the edge of settlement landscape.

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EXTRACT FROM SITE LAYOUT

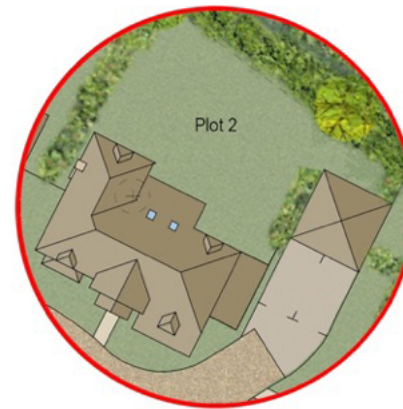
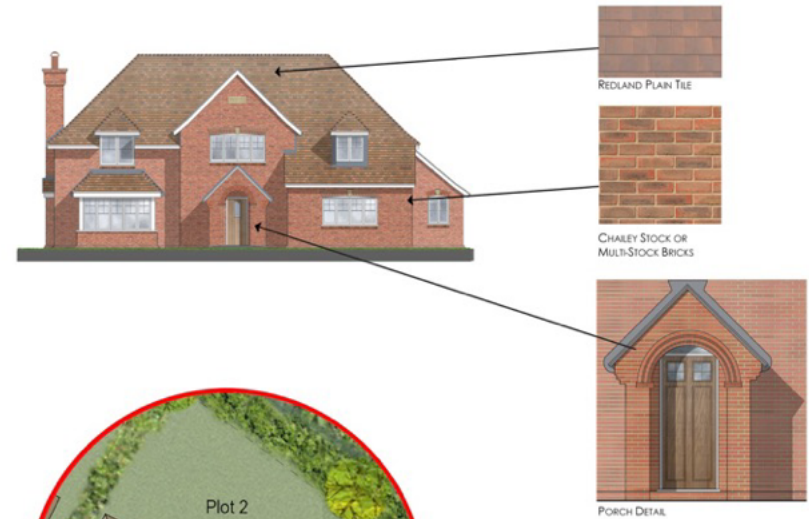
Development at:

CHURCH FARM, CHURCH FARM WALK, UPPER BEEDING - ARCHITECTURE & MATERIALS - SHEET 1



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Development at:

CHURCH FARM, CHURCH FARM WALK, UPPER BEEDING - ARCHITECTURE & MATERIALS - SHEET 2

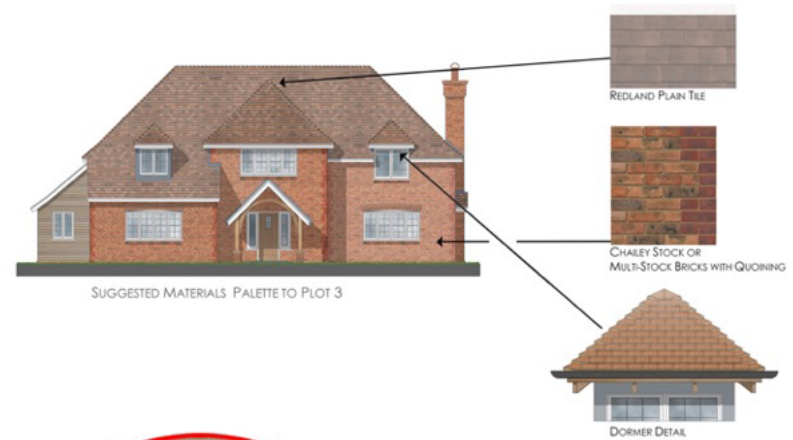


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ELEVATION TO PLOT 3



SUGGESTED MATERIALS PALETTE TO PLOT 3



SITE LAYOUT



EXTRACT FROM SITE LAYOUT

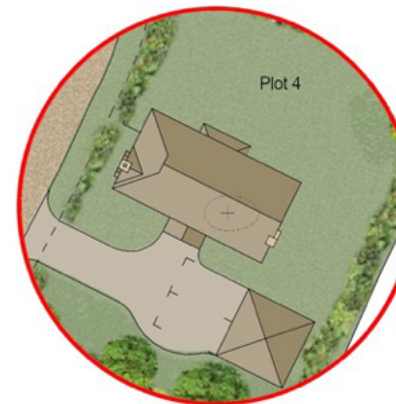
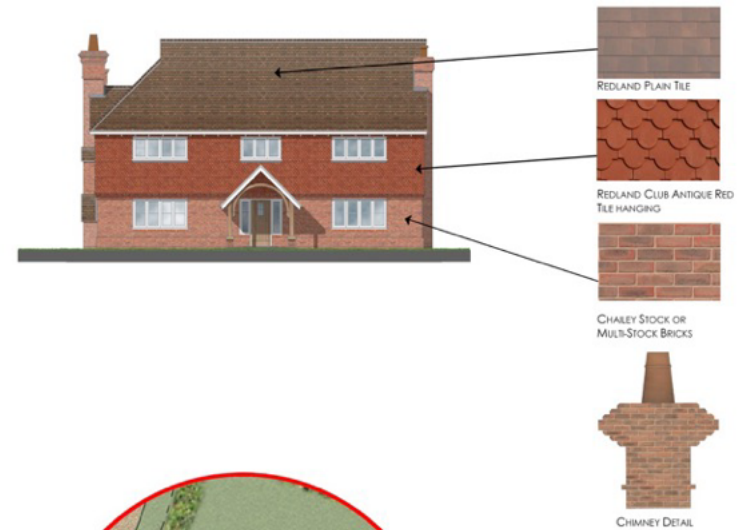
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3.0 DESIGN PRINCIPLES AND SOLUTION CONTINUED..../

3.09 LANDSCAPE

The Landscape Constraints and Strategy that accompany this application package have been prepared by CSA Landscape Ltd.

The key components are the areas of landscaping that are proposed on the northern boundary and on the north-western side. These areas of planting will reduce the perceived impact of the new homes, when viewed from the footpath that runs across the northern boundary - some 80 - 100 m or more from the new properties. This also contributes to the reduction of any visual impact on the Church and Priory.

The front screen of trees to the Rectory will be retained and additional planting will be installed to form a visual buffer between the site and the neighbouring caravan park.

3.10 MATERIALS AND DETAILING

The Architecture and Materials sheets prepared for the Appearance section provide a clear indication of the proposed materials that are envisaged, together with some suggested vernacular detailing that would be considered appropriate for this location.

4.0 SUSTAINABILITY

4.01 Various sustainable measures for the units will be explored.

The measures include the following:

- Energy efficient design, insulation and ventilation
- Energy efficient fixtures and fittings
- Renewable energy such as photovoltaics
- Innovative waste facilities
- Rainwater harvesting and recycling
- Water saving devices
- Bio-diversity enhancements
- Sustainable urban drainage system
- Sustainable materials and construction methods

5.0 ACCESS AND HIGHWAYS

The position of the proposed access to the site is determined by its relationship to Church Farm Walk. The proposed driveway is a natural extension to the existing road and will allow for a service vehicle turning-head to be provided - which the current road geometry doesn't.

As mentioned earlier, this turning area will allow for vehicles to enter and leave this part of Upper Beeding in a forward gear - thereby enhancing the servicing arrangements in a manner that is safe for all users.

For details of the highways arrangements please refer to the Transport Statement prepared by SDP.

Turning to the access arrangements for the new homes. Each of the units will comply with the requirement of the Building Regulations, in particular Approved Document M : Volume 1 - Dwellings. This document provides guidance on ease of access to, and use of, the buildings and facilities by disabled visitors or occupants, and details what provision should be made to allow ease of movement through a new house.

The key features that emerge from Part M are the need for a level access platform and minimal threshold, wider corridor and door widths, an enlarged ground floor w/c facility - and it confirms the specific requirements for the electrical installation - ie switch and socket outlet heights off finished floor level.

6.0 SUMMARY

The application submitted for 4No. detached new homes will sit comfortably in this edge of village/countryside location, and are a sensitive and sympathetic response to the site's constraints.

The vehicular and pedestrian access accord with West Sussex County Councils' requirements and have been designed with safety in mind.

The elevations show a traditional approach to the design of the houses; the detailing, roof slopes and the proposed materials give a strong aesthetic nod to the surrounding area.