



Westbourne Community Trust

Westbourne

**Pre-Application submission
for Land rear of 30-56 Mill Road**

REV B - 11th July 2019

Our ref: 19-024



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01 | INTRODUCTION



EXECUTIVE SUMMARY

MH Architects Ltd have been commissioned by Westbourne Community Trust to prepare and complete a pre-application submission for a scheme at Mill Road, Westbourne in West Sussex.

The proposal is for 100% affordable housing to comply with the requirements for a rural exception site. It is intended to meet the local needs of Westbourne, in particular the lack of affordable housing for local people. This will suit the neighbourhood plan objective to “address the needs of younger people and families to help maintain the village age profile”.

The site is approximately 0.82 ha in size and is currently used as a recreational park and car park with mature hedgerows and trees along the some borders. The boundary of the South Downs National Park runs a field away to the north of the site, providing long, rural views. An existing vehicular access to the site is located at the Southeast corner leading to a parking area.

The scheme proposes:

- 12 number of new affordable dwellings (mix based on housng need)
- associated landscaping and parking
- new MUGA (Mult Activity Games Area)
- improvements to the parking in Mill Road for existing residents.
- a storage facility for the existing allotments
- an additional pedestrian access to the adjacent junior school

Research and evaluation of the site and surrounding village has determined the scale, style, appearance, orientation and amount of development proposed.

Additional studies have been commissioned to accompany this pre-application, including:

- Topographical Survey
- Ecological Survey
- Arboricultural Report
- Drainage Report
- Highways Report

The proposal is a low-density scheme which incorporates public green spaces and private spaces to the rear of each dwelling. The dwellings are designed externally to reflect a contemporary response to the surrounding context. The design team at MHA has carefully conducted a feasibility study and are seeking advice from the council on the achievability of this proposal.

The site is located in the flood zone and a previous sequential test was carried out as part of the development of the Neighbourhood Plan. This site is the only site available and viable in the village to support a scheme of 100% affordable housing.



01 | View of site looking north east

KEY PROJECT INFORMATION

KEY PROJECT INFORMATION

Client: Westbourne Community Trust

Architect: MH Architects

Site Address: Land rear of 30-56 Mill Road,
Westbourne, Emsworth,
PO10 8TH

Site Area: 0.82 ha

Existing use No.: Recreational park and Car parking

PROJECT TEAM

Applicant: Westbourne Community Trust
Willow Barn, Mill Lane, Westbourne,
PO10 8RA
Contact: Frank Campbell

Employers Agent: TBC

Architect: MH Architects
Bicentennial Building, Southern Gate, Chichester, West Sussex
PO19 8EZ
Project Leader: Clare Sutton



02 | CONTEXT

SITE LOCATION

The site located in the north part of Westbourne. A historic rural village, 8.3 miles west of Chichester and just east of the county border with Hampshire. This attractive village adjacent to the open landscape of the South Downs National Park (SDNP) stands on the River Ems, a small river that flows into Chichester Harbour at Emsworth. It is believed that the village takes its name from its position on the river, which traditionally marks the western-most boundary of Sussex. The village covers approximately 1,846 acres of land and is home to some 2,000 residents.

Formerly Westbourne was renowned as a market town centred around the Square. It was famous for sheep, cattle and pony trading and reached the height of its prosperity in the late 1600's, during the reign of Charles II.

Although today there are far fewer shops than there were a few hundred years ago, Westbourne remains a vibrant centre, boasting a selection of village shops, garages and pubs as well a local school. The parish church, St. John the Baptists with its 18th century spire is visible from all approaches.

The importance of the village and its historic past is reflected in the large number of listed buildings that can be found there. The listed buildings are mainly houses ranging from timber-framed thatched cottages to Georgian mansions and Victorian terraces.

Although its written history can be traced back to Domesday, a fire destroyed a large portion of the village, resulting in the oldest surviving properties dating back to no earlier than the 16th century. Many shops have been converted into residential properties but still display original features to indicate their past.

Close to Portsmouth, the parish of Westbourne has always attracted naval personnel. It is also home to many who work for local businesses and the village school continues to entice younger families into the neighbourhood.

Overall, Westbourne has a flourishing and active village community, with potential to expand its local amenities to become more independent and attractive for younger generations. The local community appreciate its thriving social life which, with the likes of Westbourne week, the horticulture show and the Church fete, becomes particularly active during summer.

The site currently is a recreation ground and is leased by the Parish Council from Chichester District Council. It includes a large open space with football goal posts, a children's play area suitable for younger and older children, a skate park, a football/basketball pitch, and adult outdoor exercise equipment. There are also a number of benches and picnic tables and a car park.





Westbourne District Allotment and Garden Association is a community organisation, run by volunteers whose main function is to administer the village allotments, situated on the land adjacent to the east of the site. There are over 100 plots of varying sizes, accessed from the car park on the site.

Overall, Westbourne Parish Council is looking for a constrained development which will respect the 'social and cultural wellbeing' dimension of sustainability. It should reflect the community's needs and recognise that the identity of the community is in part made up from its valued townscape and landscape.

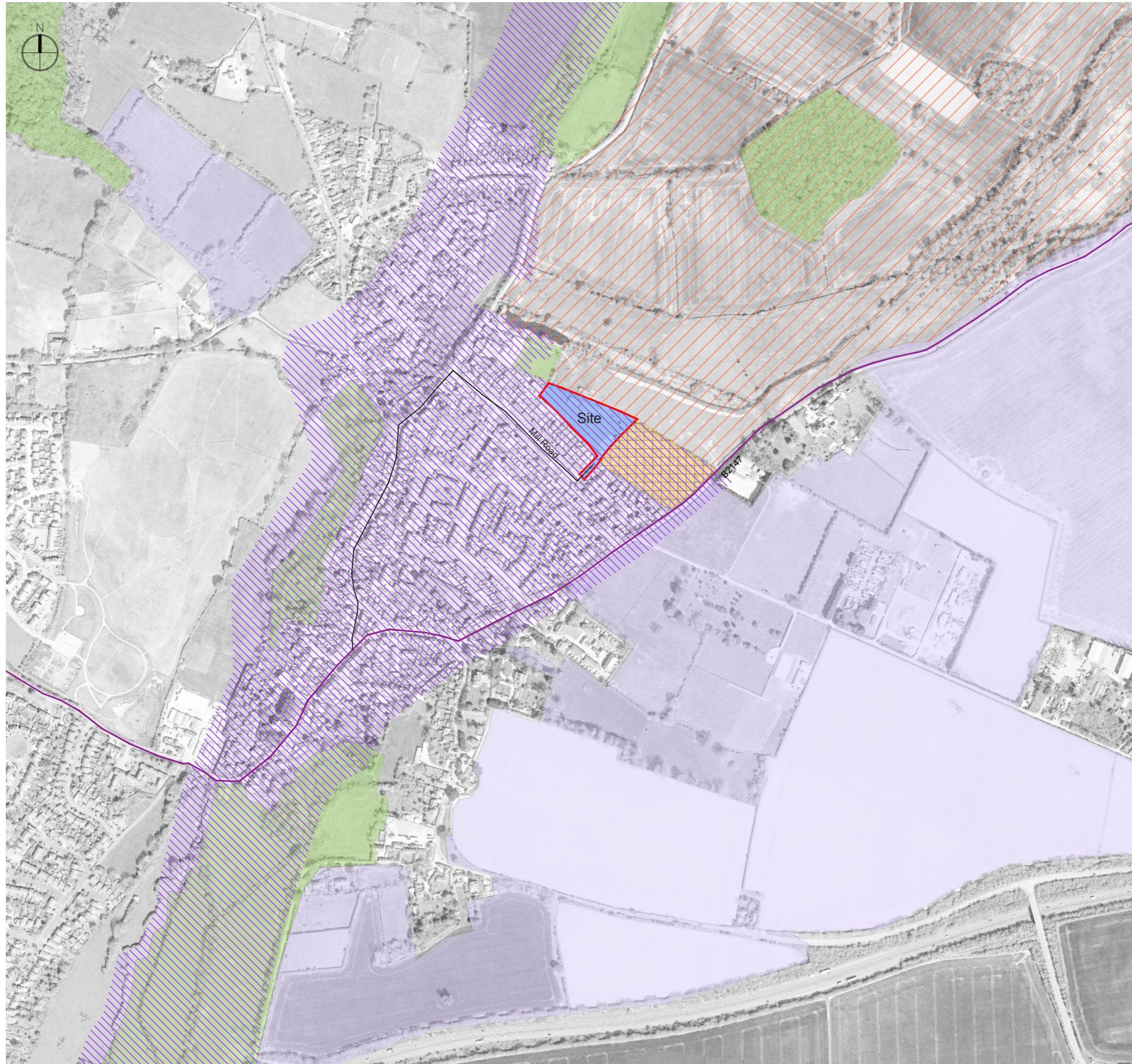
The community vision for Westbourne Parish is to:

- continue to thrive as a vibrant and distinctive community
- evolve whilst retaining its unique and distinctive historic identity and rural character
- recognise the unique and separate identities of the main village and the two outlying hamlets
- avoid the erosion of that identity through development which would inappropriately lead to the coalescence of local neighbouring communities
- plan for the appropriate change and evolution of our Parish within reasonable and measured limits
- utilise the Community Infrastructure Levy (CIL) and the Infrastructure Business Plan (IBP) to secure improvements to Westbourne's infrastructure
- provide for an outstanding quality of life for current and future generations of residents.

Neighbourhood Plan Objectives

WPC has set itself the task of identifying potential development sites which would meet the following objectives:

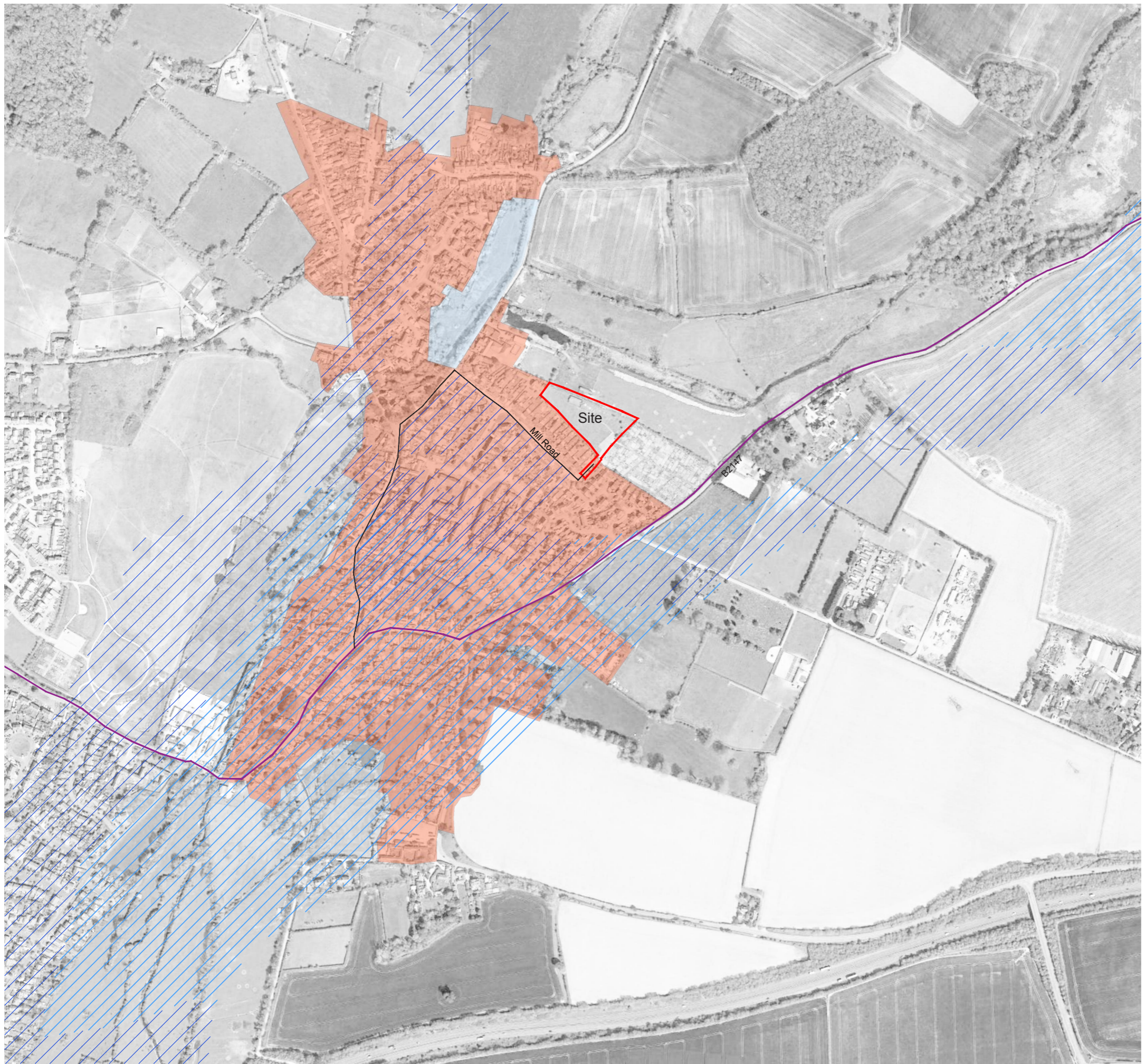
- accommodate between 6-12 dwellings, spread as evenly as possible throughout the Parish;
- be sustainable in their location based on access to services and facilities;
- continue to protect the countryside location wherever possible [avoiding isolated development];
- avoid sites and locations that erode the key rural gaps or green spaces;
- protect the rural points of arrival /gateways in the village;
- be on brownfield land if at all possible;
- be capable of meeting the requirements of the Westbourne VDS in terms of village character;
- mitigate flooding and sewerage problems within the Parish; see 4.10.6.
- provide a mix of housing types to meet the requirements of the whole community;
- keep Westbourne thriving and vibrant;
- encourage local business and employment








The feasibility study provides an outline of reasons for why developing the proposed site has positive impacts and still complies with the neighbourhood plan objectives.

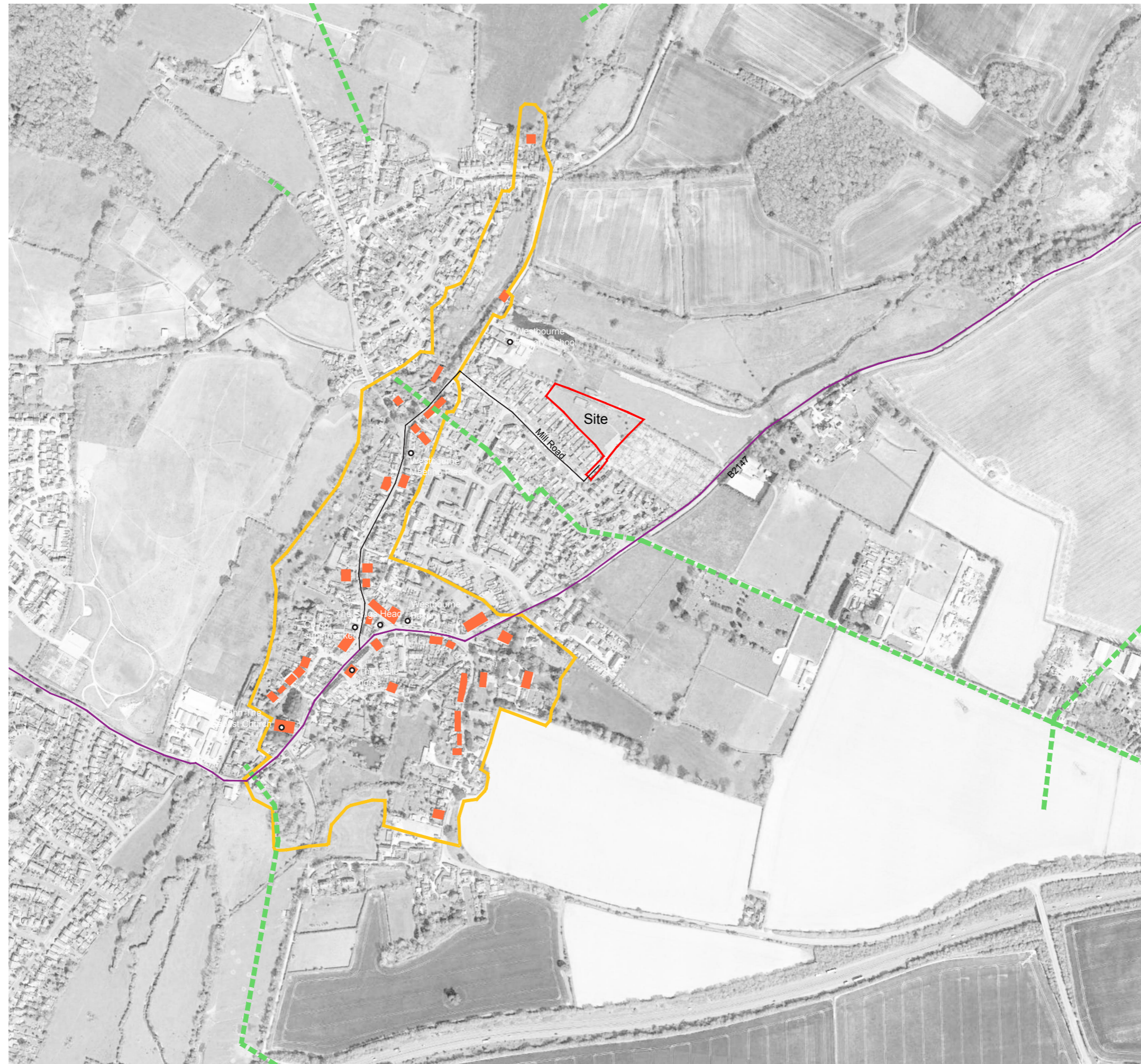
The site measures approximately 0.82 ha in size and is used as a recreational park. It's boundary is formed by hedgerows and trees with a barn located along the northern border of the site. It is behind the rear gardens of the existing houses along Mill Road.

- KEY**
- Play ground area
 - Allotments
 - Green areas
 - National Park
 - Local Gap
 - Biodiversity Opportunity Area
 - Site Boundary



KEY

-  Flood zone A
-  Flood zone B
-  Amenity space
-  Westbourne Settlement Boun
-  Site Boundary



KEY

- Designated Heritage Assets
- Village amenities
- Footpaths
- Conservation area boundary
- Site Boundary

ARCHITECTURAL CONTEXT



01 | Images of local vernacular architecture



Local context

Westbourne's history dates back to the Domesday Book of 1086. The agricultural area developed into a busy market town with the height of its prosperity in the 17th century.

The delightful appearance of the parish is founded in its meandering lanes and the great variety of materials and finishes used in its buildings. Throughout the village, brick and rendered walls are the common feature, interspersed with flint for both house and boundary walls. The flint boundary walls make a strong statement in the Hampshire and Sussex countryside.

Variety continues with the roofs, where plain clay tile and slate sit side-by-side, the older clay tile roofs often bowing under the burden of the passing years, but providing a colourful base for the ever-changing form of the chimney stacks.

There are a number of very attractive and ancient timber-framed cottages, some still retain their thatched roofs.

The Westbourne element of the Parish has absorbed a lot of development over the last 50 years including the area south of the site.

Mill Road was built between 1939 and 1950 and are typical of that period. The houses are of warm red brick construction with dark red plain clayfield roofs. This, and the strong pitched roofs has enabled this development to mature and it does not look out of place in its environment. Individuality is creeping in with private ownership adding in variety.

Mill Road would have been even more in keeping if it had not been laid out in a straight line, which is at odds with the old village. The homes are also set far back from the road with wide green verges. This was a typical arrangement at the time but is at odds with the original village development.



02 | Images of local vernacular architecture along Mill Road

03 | EXISTING SITE



SITE ANALYSIS



Site Analysis - Building Uses
not to scale

KEY:

— Site Boundary

Building Uses



Residential



Public / Civic



Parking

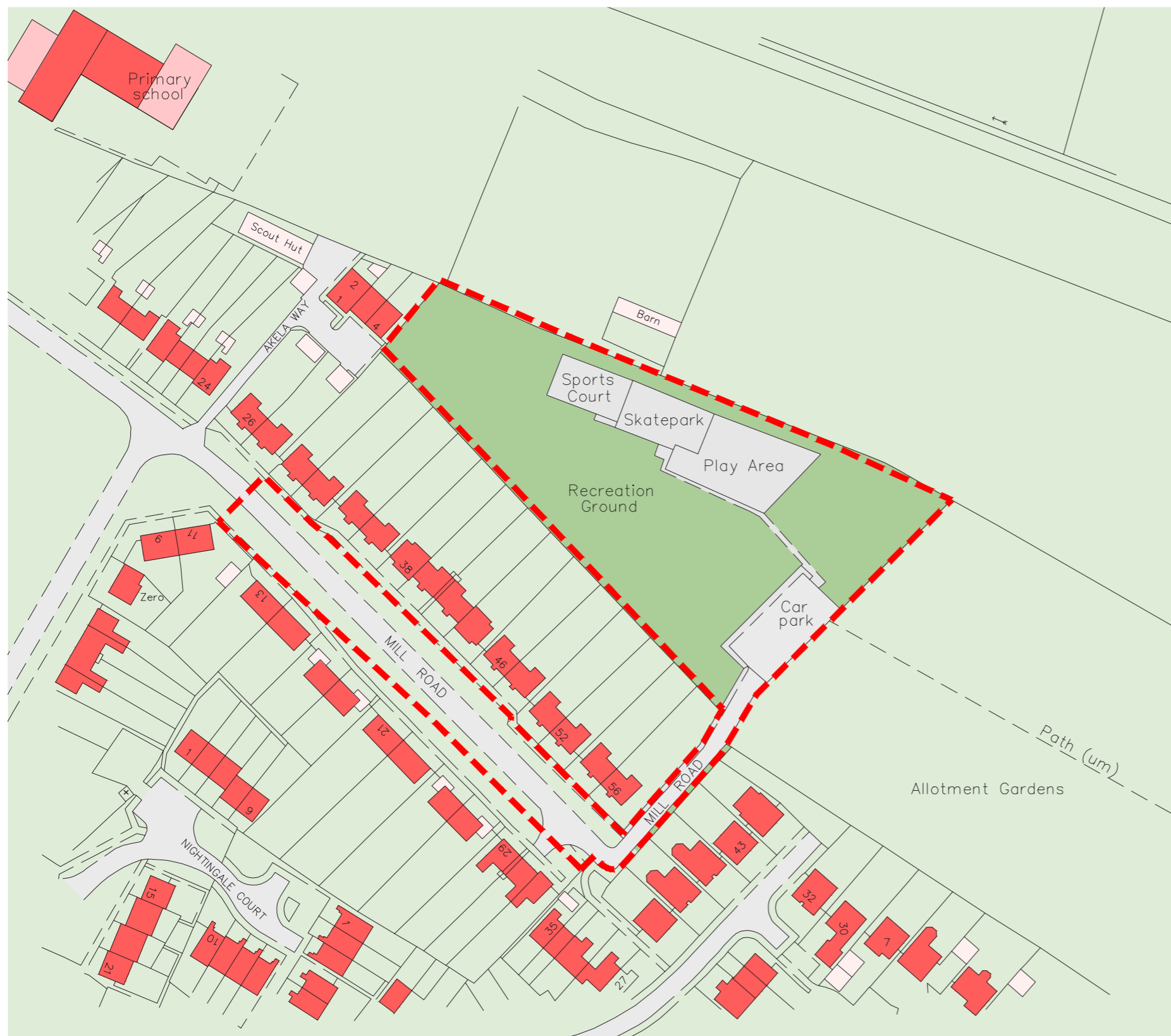


Play area & paths



Agricultural





Site Analysis - Building Heights not to scale

KEY:

— Site Boundary

Building Heights



Building Height 1 Storey + roof



Building Height 1.5 Storey + roof



Building Height 2 Storey + roof










Site Analysis - Pedestrian and Vehicular Movement not to scale

KEY:

— Site Boundary

Constraints

-  Pedestrian Routes
-  Main Vehicular Routes
-  Secondary Vehicular Routes
-  On-Road-Parking
-  Vehicular Access to Site
-  Existing Buildings
-  Parking



Site Analysis - Constrains and Opportunities not to scale

KEY:

— Site Boundary

Constraints

≡≡≡ Privacy Issues / Minimize Overbearing

* Key Focal Points on Site

↑ Principle Views from Existing Buildings

↗ Restricted views

→ Views from
existing buildings



- 01 | View of site access
- 02 | View from the existing parking space to the road
- 03 | View of existing playground area



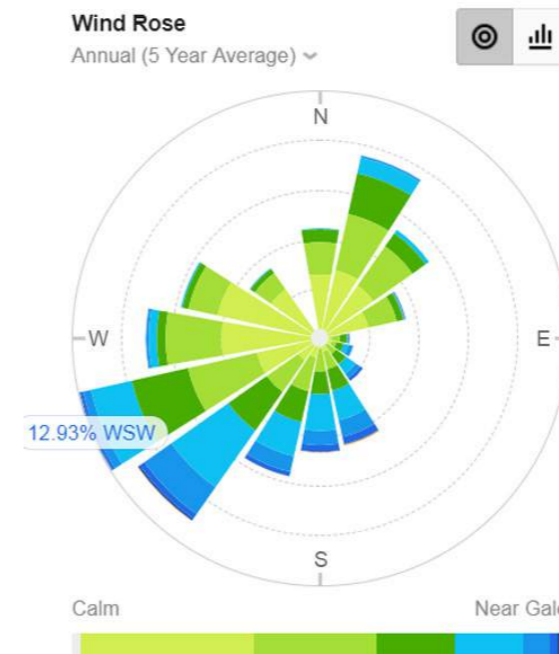
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- Existing Buildings
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01 | View of existing parking space and view of neighbouring allotment gardens



02 | View from site to the path leading to the parking, with eastern boundary in the background



03 | View of the site, looking west



04 | View of neighbour rear gardens, to the south

04 | CONCEPT DESIGN



ARCHITECTS



02 | Aerial sketch of Option 2

SITE LAYOUT - Option 1

Site Layout

The proposed site layout has been developed through a series of feasibility studies, informed by several site visits, visits to the local village and third party consultant information.

The existing site has a number of significant constraints including significant site topography, trees, neighbouring uses and mains services crossing the site.

Landscaping, both retained and proposed is integral to the design to allow the new dwellings to sit within the natural environment with the least amount of impact. While also creating a harmonious environment for both new and existing residents.

Accommodation

The proposed accommodation has been put forward in response to local needs and consists of mainly smaller family homes, in detached, semi-detached and terraced forms.

6 x 1 bed 2 person homes
4 x 2 bed 4 person homes
2 x 3 bed 5 person homes

Each dwelling will have access to car parking, with ample visitor parking.

Bins and Cycles will be securely stored in communal stores.



SITE LAYOUT - Option 2

Site Layout

The proposed site layout has been developed through a series of feasibility studies, informed by several site visits, visits to the local village and third party consultant information.

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Landscaping, both retained and proposed is integral to the design to allow the new dwellings to sit within the natural environment with the least amount of impact. While also creating a harmonious environment for both new and existing residents.

Accommodation

The proposed accommodation has been put forward in response to local needs and consists of mainly smaller family homes, in detached, semi-detached and terraced forms.

6 x 1 bed 2 person flats
4 x 2 bed 4 person homes
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05 | MATERIALS AND ELEVATIONS



SKETCH ELEVATIONS - Option 1

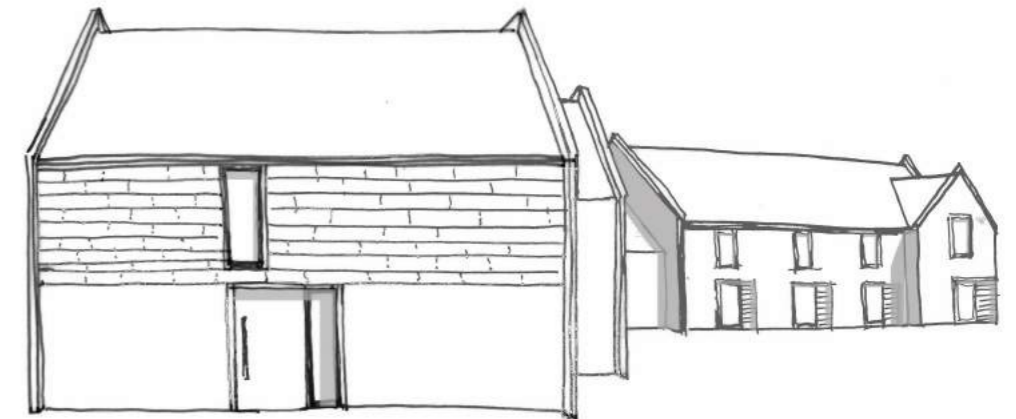
Elevational Treatment and Materials

We have drawn elevational and material inspiration from Westbourne and other schemes of a similar nature.

The pitched roofs and red brick reflect the strong architectural elements of Mill Road. While flint and tile hanging echo the history of the village.

Windows are design to be crisp openings, well sized and with minimal glazing bars to aid energy performance. We have sought to not overcomplicate the elevations to find the best balance of cost and performance. This enables the budget to be spent on good detailing and better materials.

Option 1 has lower scale one bedroom houses to the west, allowing the proposal to drop down towards the park but still provide natural surveillance.



SKETCH ELEVATIONS - Option 2

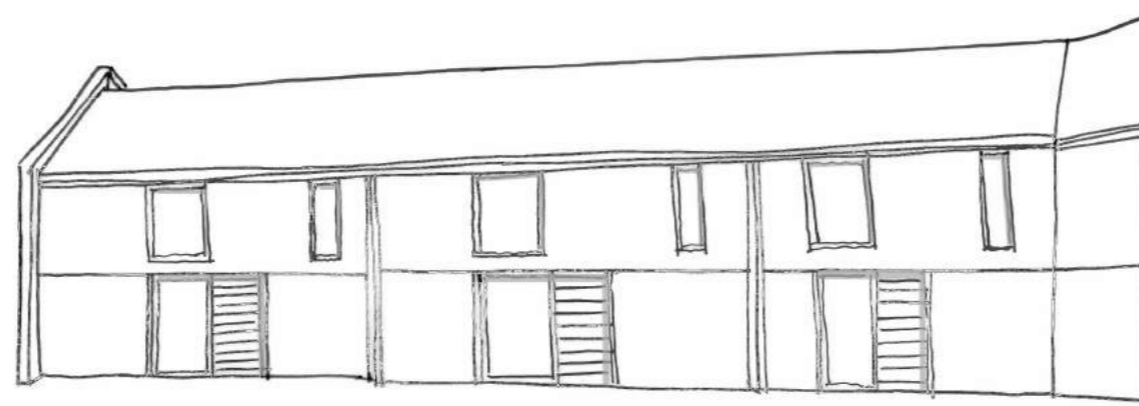
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Option 2 hows two storey flats, each with their own front door, still providing good natural surveillance of the rest of the site. To enable these to work full two storey is needed, but slightly less land is taken.



LANDSCAPE AND PUBLIC REALM

Landscape

We envisage the central communal space being the heart of the development. A space where people of all ages can enjoy time outside.

To enable this the landscaping of the courtyard needs to be thoroughly thought through. We will look to undulate some of the green areas, partly for visual interest but partly to make use of spoil from the excavations.

Each home will have a small private space fronting the communal space, allow defensible space for the dwellings and a clear boundary between public and private areas.

We see the soft landscaping being native species that can add colour and height, while also providing habitats for wildlife.

Hard surfacing in this space should be of a rural style, such as hoggin pathways with timber edging. Perhaps some paving within seating areas.

We have shown a space on the site for communal cycle storage. Bins could be housed either individually or communally and some of the images on this page showcase both options.



Clockwise from top left

01 | Ideas for wild planting

02,03,04 | Examples of bin and cycle stores

05 | Shared communal space with private

06 | Seating area within communal space



PRECEDENTS

Architectural materials

The proposed materials will be contextual and of high quality. The material choice will be drawn on local influences and will be made up of a palette of textures and colours that are appropriate to their rural setting.

High quality materials that could be considered are :-

slate roof tiles.
flint walling and hung clay tiles.
face brick in various bond patterns.
high performance windows in either timber or aluminium.

Precedents

A number of traditional and contemporary schemes have been looked at as examples of well integrated rural architecture. The schemes represent well considered layouts and architectural languages that are contextual yet present their own identity.





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