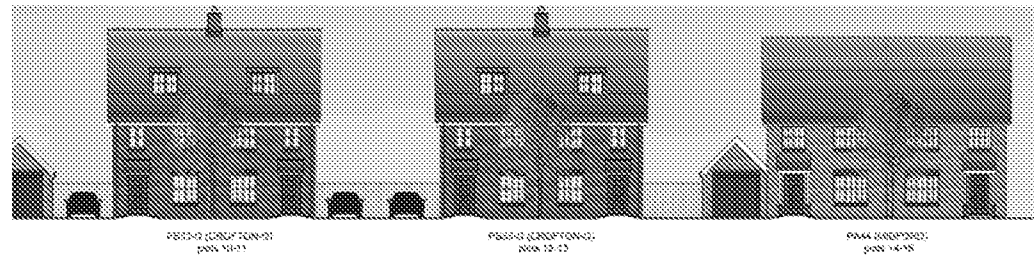


NEIGHBOURHOOD

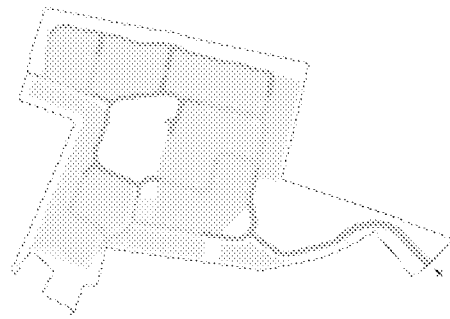
The neighbourhood area forms the balance of the development areas and is arranged in two primary ways.

Generally formal configurations with a regular building line of apartments, terraced, semi detached and detached dwellings set along the Primary and secondary Streets.

Secondly quieter shared surface environments which lead to small courtyards and private drives.



4.17



4.16



4.18

4.16 Character area key

4.17 Extract from streetscenes DD'

4.18 Neighbourhood illustrative view

BUILT FORM

4.6 ARCHITECTURAL TREATMENT

HOUSING

A high quality pallet of materials is proposed including a series of special treatments to help reinforce character in key areas:

Brickwork: Stock bricks in three colours. Currently proposed as Wienerberger Chartham Multi, Wienerberger Maplehurst Light Multi, and features to be in Warnham Terracotta.

Roof tiles: A mix of small format plain tiles, reconstructed or natural slates (to be confirmed) and interlocking clay tiles such as Wienerberger Sandtoft 20/20. The colours will be confirmed and selected to complement the building facings.

Timber style boarding: Eternit.

Tile Hanging: to upper storey on key buildings.

Flint: Flint facings arranged with brick quoining to key buildings.

Decorative chimney stacks finished with brick slips will be located on prominent plots to define special character areas.

Windows are white PVCU casements.

EXTRA CARE APARTMENTS

The extra care apartments will draw from a similar pallet of materials to the housing, but arranged in a more contemporary way. The table below provides full details of the approach to design and materials of this building.

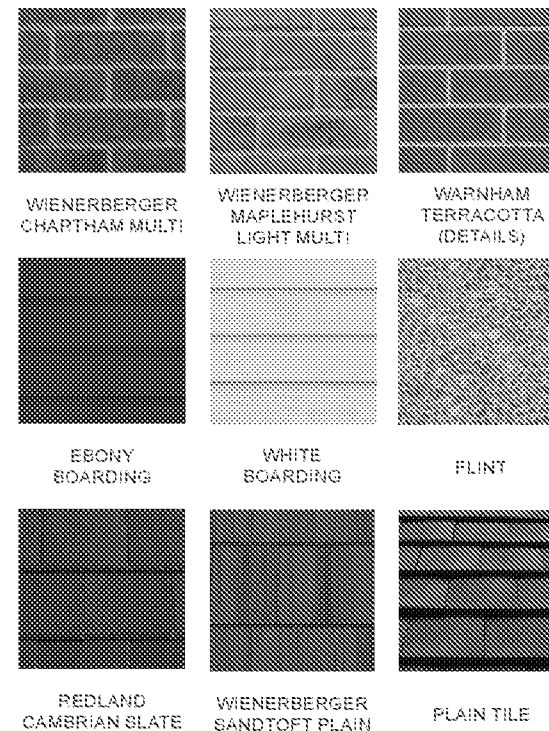
BUILDING ELEMENT	MATERIAL	COLOUR
Walls	Red Multi Stock brick	Red Multi stock
	Clicking system	Black Inert Weatherboarding
Roof	Concrete Plain Tiles	Red/Brown
Soffits & Fascias	UPVC	Black
Windows	UPVC	Grey - RAL 7016
External Doors	UPVC	Grey - RAL 7016
Balconies	Structural Steel	PPC Grey - RAL 7016
	Balustrading	Stainless Steel
	Glazing	Clear Vision Panel
Coppings	Aluminium	Grey - RAL 7016
RVP & Guttering	UPVC	Black
Boundary Treatment	180mm Timber Class Boarded Fencing	Natural
	1200mm Estate Railings	Steel - Black - RAL 9005
Road	Tarmacadam	Black
Parking Bays	Block Paving	Brindle
Paths	Paving Slabs	Riven - Buff

4.17 Table Material Extra Care Apartments.

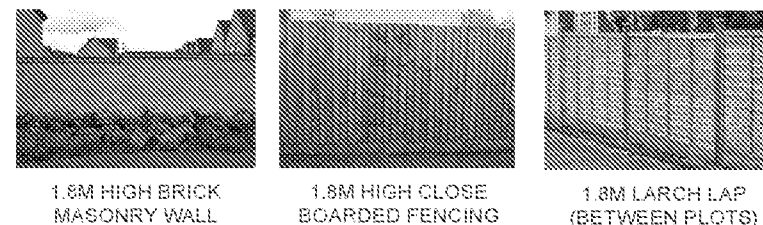
4.18 Material Palette.

All materials are subject to confirmation.

MATERIALS



BOUNDARY TREATMENTS



4.17

4.18

BUILT FORM



KEY:

Wall types:

- Chertem Multi with Warrham Terracotta feature band
- Mephorus Light Multi with Warrham Terracotta feature band
- Timber boarding Ebony (on prominent elevations) - C50 Marley
- Weather boarding White (on prominent elevations) - C01 Marley
- Flint (on prominent elevations) TBC
- Tile hanging (to match roof tiles) (on prominent elevations) TBC

Roof Tiles:

- Redland Cambrian Slate (Grey Naturally Weathered) TBC
- Wintersberger Sandcut Plain Clay 75% (Drindie) TBC

Boundary Treatments:

- 1.5 m high close boarded fencing
- 1.8 m high brick masonry wall

Chimneys:

- Denotes chimney position



4.19

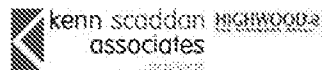
4.19 Material Plan



5.0

EXTRA CARE
APARTMENTS

EXTRA CARE APARTMENTS



5.1 EXTRA CARE - PROPOSAL

This application seeks a grant of planning permission for the construction of a two and three storey building comprising 60 Extra Care apartments which would be offered as age restricted affordable housing split 50:50 in tenure arrangement.

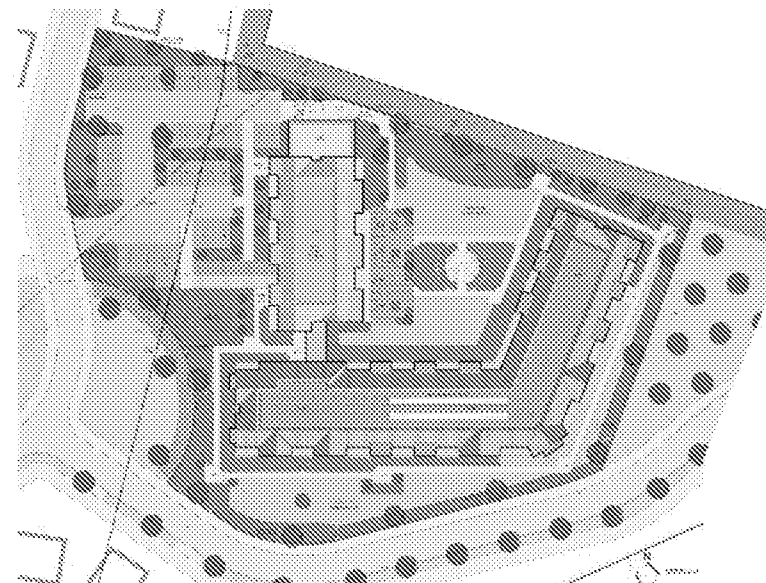
The Extra Care scheme would comprise 60 independent living flats (each flat having a kitchen, bathroom, living room and bedroom(s)). The building would also provide communal facilities for residents including lounges and a restaurant with a catering kitchen. Additionally, the building would accommodate one guest bedroom for visitors, an office and staff rooms together with hairdressing salon. Use of the restaurant would be entirely optional to residents.

The building is designed with a 'U' shaped footprint and is arranged over a maximum of 3 floors to respect other buildings in the local area. The open end of the 'U' would be orientated north facing open farm land whilst the principal elevations will face East, South and West, acting as a 'focal point gateway' to address the proposed access road and residential development within the remainder of the site. At its closest point, the Extra Care development is approximately 42 metres from the rear elevation and 35 metres from the rear garden fence line of properties in Barnett Close providing sufficient visual relief to avoid potential overlooking.

The building would be constructed with elevations comprising a variety of materials. The principal facades would be built with red multi stock facing brick at ground floor (with rusticated brick banding) and will incorporate a number of feature gable ends and projecting bays whilst the upper façades will be clad in a black inert weatherboarding. The building would sit beneath a red/brown concrete plain tiled (double pitched) roof with black uPVC soffits and fascias. Fenestration would be uPVC and, together with the polyester powder coated balcony structure, would be finished in anthracite grey, RAL 7016, and stainless steel and glass balustrading to balcony enclosures.

Each wing of the building would be built with highly articulated elevations, comprising projecting gable ends and bays which frame individual private balconies and patio areas providing a high quality and visually interesting appearance.

Immediately to the West of the building a parking, servicing and



5.1

5.1 Site Layout Plan.

5.2 Examples of traditional material
proposed and modern design
approach



5.2

EXTRA CARE APARTMENTS

vehicle turning area is proposed where a number of service easements preclude development. The site is served by a singular vehicular access which would link with the new estate road network. A private external amenity area is proposed within the centre of the 'U' of the building.

The ground floor of the building would accommodate 18 flats (within the East and South wings) together with a laundry room. The West wing would accommodate the main entrance foyer accessed from the parking area via a covered canopy walkway, manager's office and staff room together with the communal lounge, dining areas, buggy store and hairdressing salon. At the northern tip of this wing would be a plant room and refuse storage facilities. The first floor of the building would accommodate 24 flats, with the second floor housing 18 flats.

The first floor would also accommodate an assisted bathroom and a 'guest suite' will be located directly above on the second floor. Corridors are designed to accommodate communal seating areas which would encourage residents to meet and create a feeling of community. All floors would be accessible by several stair cores and two centrally located mechanical lifts.

Within each of the flats would be space for electric buggy/wheelchair storage and charging or cycle storage. In total the 'Extra Care' element of this development would accommodate the following:-

42 No. 1 Bed 2 person Flats

18 No. 2 Bed 3 Person Flats

In line with the Arun District Council SPG Parking standards, the following parking facilities would serve the Extra Care accommodation:-

28 No. un allocated spaces for residents, staff and visitors

4 No. Marked disabled bays

1 No. larger pickup / drop off and emergency bay

The double pitched roof design with hidden flat roofed valley of the proposed building would accommodate several arrays of photo-voltaic panels and additional mechanical plant.

In terms of staffing levels, the developments would typically employ a varied team of on-site managers, carers and domestic workers. The exact employment figures won't be 100% accurate until we know who will be living at the scheme and what their care needs are, however, as an example, we would anticipate the following;

MANAGERS

a.1 full time Housing and Care Manager

b.1 full time Care Team Leader

c. 1-2 Senior Care Workers

CARE STAFF

We would look to staff care hours with 75% as full time employees with the remainder made up of bank staff to provide flexibility.

In addition to directly employed staff, there would be further employment opportunities for some of the on-site facilities particularly catering and hairdressing/beauty etc.

In terms of traffic movements; the staffing levels are likely to remain low throughout the course of the day with regular vehicle based visits to include Doctors undertaking weekly surgery sessions, visiting therapists, weekly food deliveries to the kitchens, as well as weekly refuse collections.

Similarly, the nature of the scheme will not favour allocation of the most active and independent people, and therefore, car ownership amongst residents will be rather low, and buggy ownership is likely to be quite high.

EXTRA CARE APARTMENTS

5.2 DESIGN PRINCIPLES

- To design a residential development that maximises the use of the site yet complements the pattern and local character of development in the area and respects the Church Lane and Square Conservation Area in accordance with policy.
- To ensure that the proposed development does not have an adverse effect on the amenity of occupiers of adjacent dwellings.
- To provide an Extra Care building with shared communal facilities which would encourage residents' social interaction with the local community.
- To provide accommodation units that would be flexible in their long-term use depending on need at the time.
- To ensure the new flats are designed with improved levels of access and internal circulation in order to meet the needs of the elderly and disabled.
- To provide adequate wheelchair and mobility scooter storage and charging facilities.
- To provide improved levels of easily accessible and secure parking on site for staff and residents.
- To ensure that landscaping (hard and soft) is permeable to prevent surface water run-off and flooding.
- To implement an appropriate drainage strategy.
- To design and provide a residential development that is sustainable by integrating renewable and low carbon technology.
- To ensure that local services and infrastructure identified as being within the vicinity of the site are taken into account by the proposed redevelopment.
- To provide appropriate servicing and refuse/recyclable storage facilities.

5.3 ACCESS PRINCIPLES

- To utilise the proposed vehicular access point to the site.
- To provide adequate on-site parking and turning facilities to meet current highway standards.
- To provide safe and convenient access to and from the building for residents, staff and emergency services.
- To improve internal circulation within the development for residents and staff.
- To provide adequate wheelchair and mobility scooter storage and charging facilities.
- To ensure the development is fully accessible to both service and emergency vehicles.
- To ensure that the proposed development is constructed in a manner that is inclusive making it accessible to all.

The proposed redevelopment of the site seeks to provide a much needed Extra Care facility within the community built for modern day living.

The Extra Care scheme would accommodate residents from the housing waiting list. Due to the specialist nature of the development, eligibility will be assessed by a multi-disciplinary allocations panel made up of the Registered Provider, the District and County Council and sometimes a local health professional to review the applications and agree who can be allocated a place.

The design solution is, therefore, based upon the premise of meeting the specific needs of residents and staff, as outlined in the 'Housing our Ageing Population: Panel for Innovation' (HAPPI 2) report, as well as providing a building of high quality architecture which would sit comfortably on this key 'gateway' into the proposed residential development beyond. The building has been designed to be 'sustainable' whilst also making better use of the land.

- Space and flexibility
- Daylight in the home and in shared spaces
- Balconies and outdoor space
- Adaptability and 'care ready' design
- Positive use of circulation space
- Shared facilities and 'hubs'
- Plants, trees, and the natural environment
- Energy efficiency and sustainable design
- Storage for belongings and bicycles
- External shared surfaces and 'home zones'

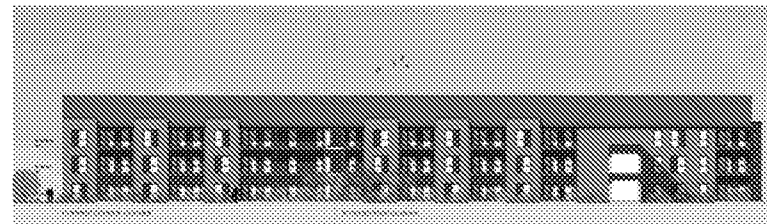
HAPPI recommendations - 10 criteria

The development proposed, and the design solution adopted, has been guided by the identified opportunities and constraints of the site together with the comments of the Council's Officers through the Pre-App process and other third parties where feedback included the requirement to create a stronger street presence was highlighted.

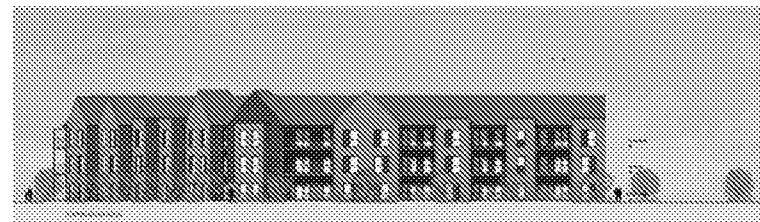
The analysis undertaken identified existing physical characteristics of both the site itself and the buildings and land within close proximity to the site. This analysis assessed the local context and identified methods of design and construction that could be employed to ensure a high-quality development was provided in a manner that was appropriate for future occupiers which is both sympathetic and complementary to the local and Conservation areas.

In response to the Church Lane and Square Conservation Area we have identified key views from where the proposed care scheme may be visible and modelled these to identify whether there is any visual impact.

EXTRA CARE APARTMENTS



5.3



5.4

5.3 Illustrative image North elevation.

5.4 Illustrative image Southeast elevation.

EXTRA CARE APARTMENTS

The first image on the opposite page shows a view looking North from the junction of Church Lane and Nyton Road, this shows that the existing landscape and surrounding buildings, together with the proposed screen planting will mean that only a small portion of the roof will be visible. (Note: we have dropped the opacity of the landscaping on our image to convey the outline of the proposal.

The second image, taken just North of the roundabout on Fontwell Avenue similarly shows that the development will generally be screened by existing and proposed landscaping.

The final images, from the entrance to the site shows that even less of the building is visible, further obscured by the proposed orchard and buffer planting.

From this analysis, it is concluded that the proposal will have minimal visual impact on the Conservation Area.

The Extra Care element of the development design solution needed to provide a single building with shared communal facilities easily accessible to all future residents and staff. Therefore, a building with separate 'wings' has been designed, with a ground floor restaurant area for both residents and the wider community. The provision of improved communal facilities was seen as important to the wellbeing of the residents with the ability to provide, for instance, hot meals for those that did not always wish to cook for themselves. A fully fitted out professional kitchen for preparation of meals was, therefore, considered essential.

The layout proposed focuses on the provision of a ground floor communal area linked to the main three storey wing accommodating residential units. Each unit of accommodation has also been carefully designed to ensure flexible future use depending on needs.

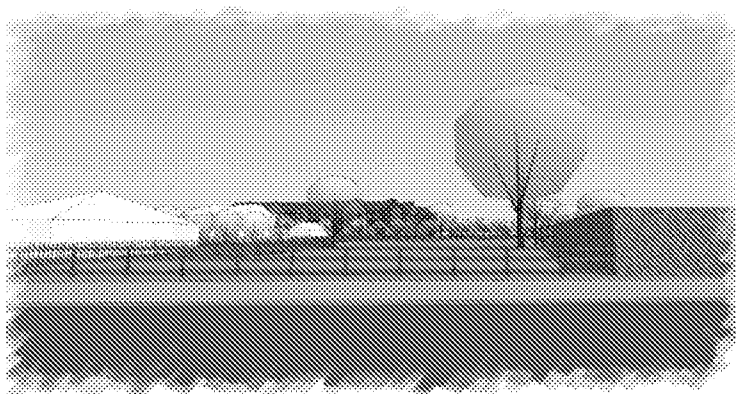
Externally it has been necessary to design a building with high levels of articulation in order to provide visual interest and minimise the bulk and mass of what is a large structure. The design solution adopted seeks to ensure the scale of the proposed building would complement existing development within the vicinity of the site.

The proposed development has been designed in an innovative

manner that would both make the best use of the site in terms of its residential capacity whilst also providing an exceptional living environment for future residents and the wider community.

The resultant buildings are of a high architectural quality and design, as promoted by Central Government advice and Development Plan policy.

EXTRA CARE APARTMENTS



5.5



5.6



5.7

5.5 View looking North from the junction of Church Lane and Nylon Road.

5.6 View looking North of the roundabout on Fontwell Avenue.

5.7 View shows entrance to the site.

EXTRA CARE APARTMENTS

5.5 AMOUNT, LAYOUT, SCALE, LANDSCAPING AND APPEARANCE

AMOUNT

Within the Extra Care building there are a total of 60 flats - 42 of which would have one bedroom and 18 two bedrooms. There would also be one guest/staff sleepover studio.

LAYOUT

The Extra Care building would be constructed with a 'U' shaped footprint so that it benefits from good levels of natural daylight and sunlight. The site would accommodate adequate vehicle parking and landscaped amenity spaces for residents.

SCALE

The Extra Care scheme would be two and three storeys in height. The block of general needs flats would be three/four storeys in height. Both buildings have been designed with double pitched roofs with a hidden flat roof valley in order to reduce the overall bulk of the buildings and provide an opportunity for concealing mechanical plant and PV panels.

LANDSCAPING

The proposed landscaping would incorporate a communal amenity area for the residents. Soft landscape proposals include tree planting, hedges, ornamental shrubs, groundcover and perennials in addition to areas of lawn.

APPEARANCE

The materials chosen for the buildings have been carefully selected to reflect the surrounding area, using traditional materials and detailing with a modern language to create a building that is sympathetic with and complementary to the wider area without being an architectural pastiche of the local vernacular.

5.6 THE ACCESS SOLUTION

INCLUSIVE ACCESS

The proposed scheme would ensure the provision of an inclusive development which would be accessible to all. Within the Extra Care building there would be two mechanical lifts providing access to the upper floors together with several stair cores. All external doorways and entrances would have either level access or ramps and be of sufficient width to give easy access for disabled residents and visitors. Entrances would be surfaced in a slip resistant material and will be in a contrasting colour.

The development is on a gradually sloping site enabling safe and convenient access with all external footways and amenity areas being level.

The development would be constructed to be compliant with Part M of the Building Regulations.

A grayscale architectural rendering of a residential street scene. In the foreground, a road with a dashed white line curves from the bottom left towards the right. On the left side of the road, there are several houses with gabled roofs and multiple windows. The background shows more houses and a clear sky. The overall style is a fine-lined architectural sketch.

6.0

ACCESS STATEMENT SITE SAFETY & CRIME PREVENTION REFUSE STORAGE & COLLECTION

ACCESS STATEMENT

6.1 INTRODUCTION

This chapter summarises the approach to access taken while preparing the masterplan.

The masterplan takes access and accessibility as one of the core concepts in the design approach. The layout is structured by a clear and legible movement network based on the distinctive character that reflects the design intention. The masterplan sites all buildings in such a way that their individual access relates to the street, essentially direct, convenient and promoting high levels of activity and surveillance. Access issues like car parking, refuse collection and other servicing all inform the concept of the public realm. The site is largely flat and therefore presents little hindrance to walking and cycling around the development. Some of the small scale deliberate design decisions that integrate good access as its core concept are:

Creation of legible entrance into the scheme from Fontwell Avenue.

Street design includes street trees and urban design techniques to discourage speed.

Varied street surfaces are used to inform changing road user priorities. Pedestrians have priority on shared surfaces.

Typically parking is on or close to the property.

6.2 ACCESS TO AND WITHIN BUILDINGS

All pedestrian routes within the site and in the immediate vicinity of the site access points should be suitable for use by the mobility impaired.

Tactile paving should be provided to assist the visually impaired and be provided at key crossing points.

The development has been designed making reasonable provision to ensure that buildings are accessible and usable to all people.

Parking provision is provided conveniently for individual properties, largely on plot.

Building entrances should be well lit and clearly defined. Front doors and internal access widths will be designed in accordance with part M, of the building regulations.

6.3 SITE SAFETY AND CRIME PREVENTION

ACCESS & MOVEMENT

The planned site has a movement framework that allows for direct, well lit access to all units for both pedestrians and vehicles. Segregation of routes has been avoided, as