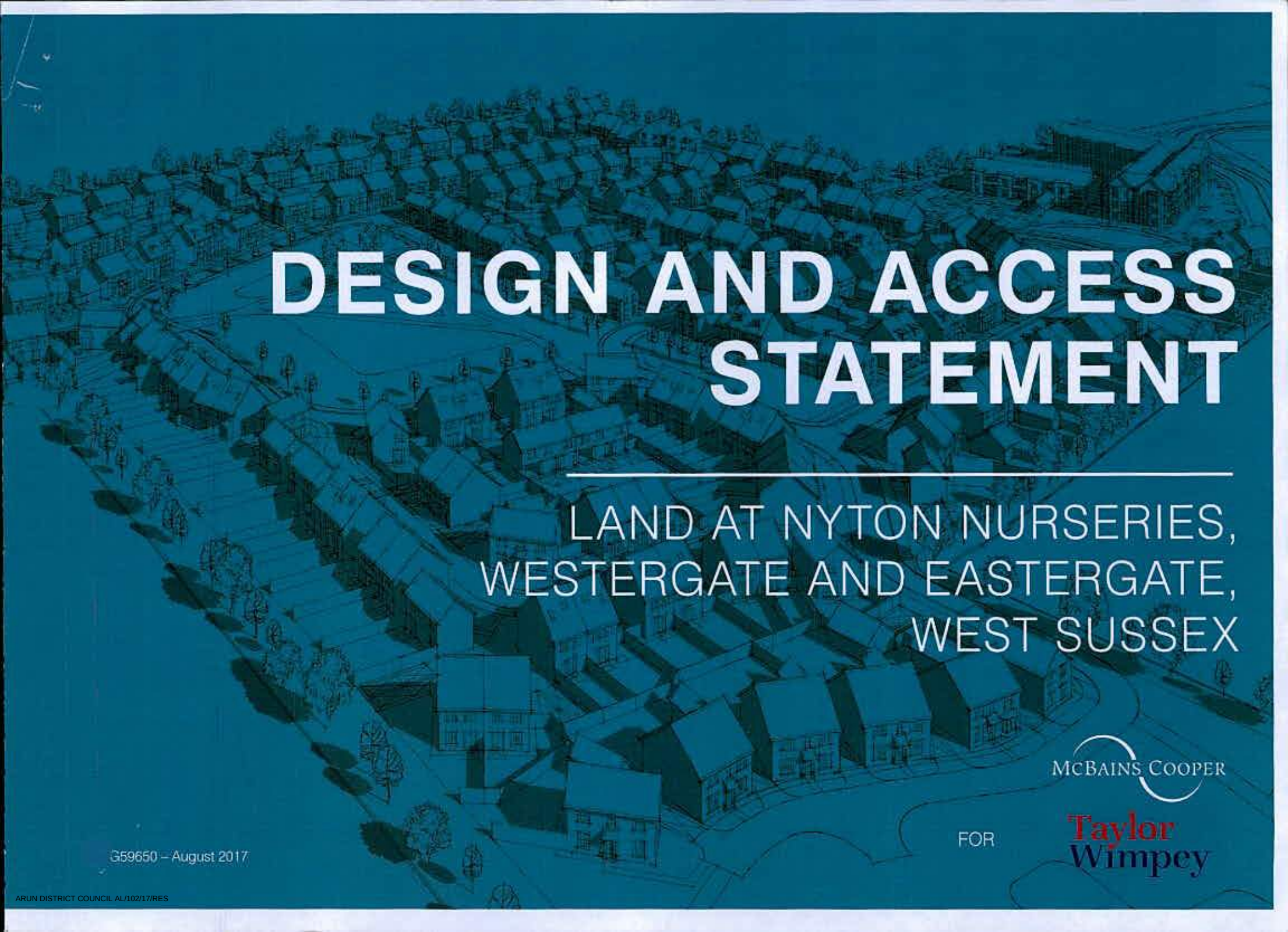




DESIGN AND ACCESS STATEMENT

LAND AT NYTON NURSERIES,
WESTERGATE AND EASTERGATE,
WEST SUSSEX

MCBAINS COOPER

FOR

**Taylor
Wimpey**

G59650 – August 2017

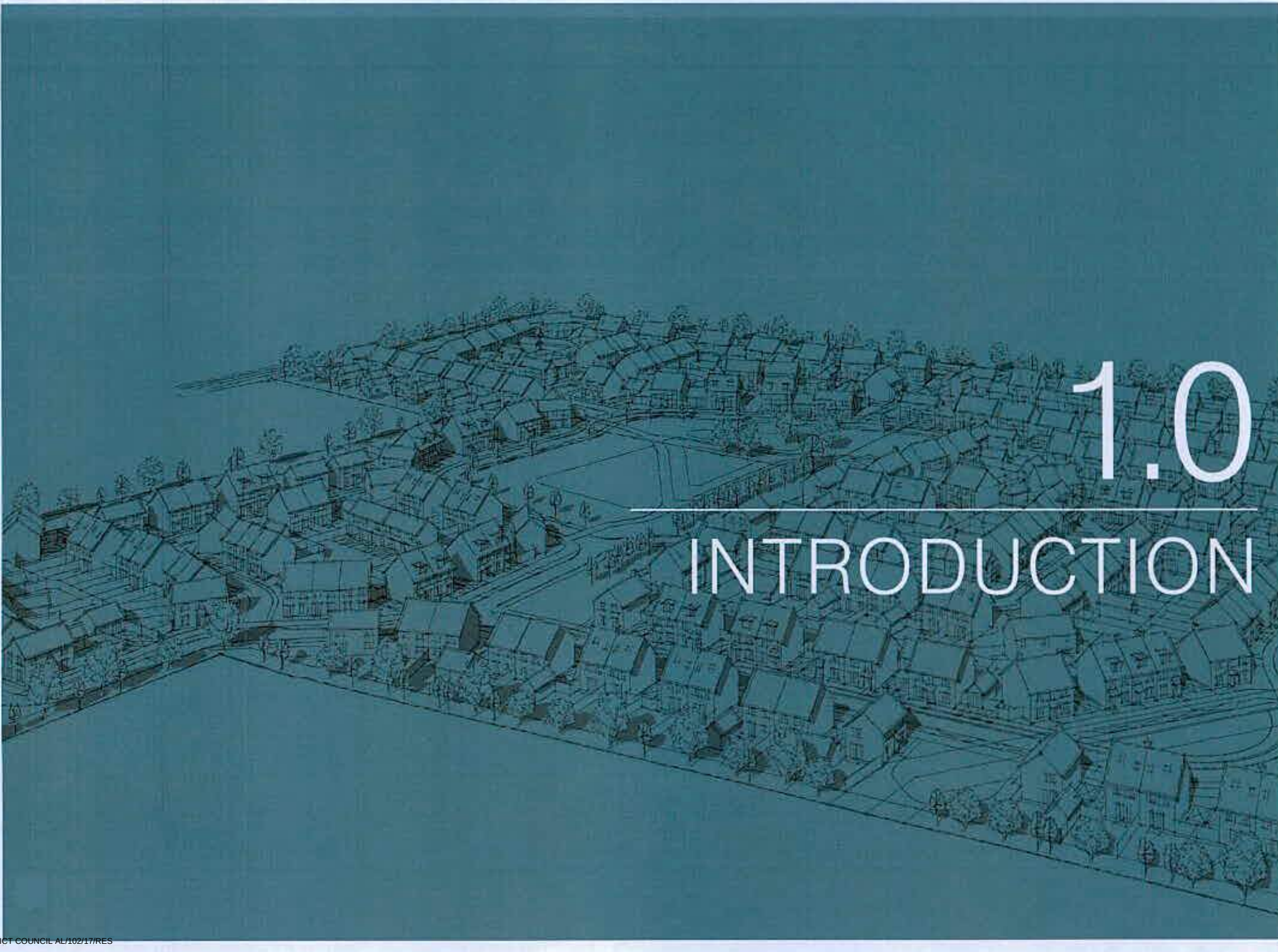
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An aerial sketch of a town, rendered in a light blue line-art style. The town is situated along a river that flows from the bottom left towards the top left. The town features numerous houses with gabled roofs, streets, and a large open field in the center. The background is a solid dark blue.

1.0

INTRODUCTION

INTRODUCTION

1.1 PURPOSE OF THIS DOCUMENT

This document is submitted in support of a Reserved Matters Planning Application for the development of 268 dwellings by Taylor Wimpey Southern Counties. Outline planning consent was granted by an appeal decision in February 2015. (Reference AL/61/13).

This Reserved Matters application has been prepared in accordance with the parameters set out in the outline consent and includes details relating to layout, scale, appearance and landscaping. The proposals have evolved following discussions with Arun District Council, Parish Council and further contextual information.

KEY:

○ SITE LOCATION



1.1 Aerial view of the site

1.2 Aerial view of the site, shown within wider context

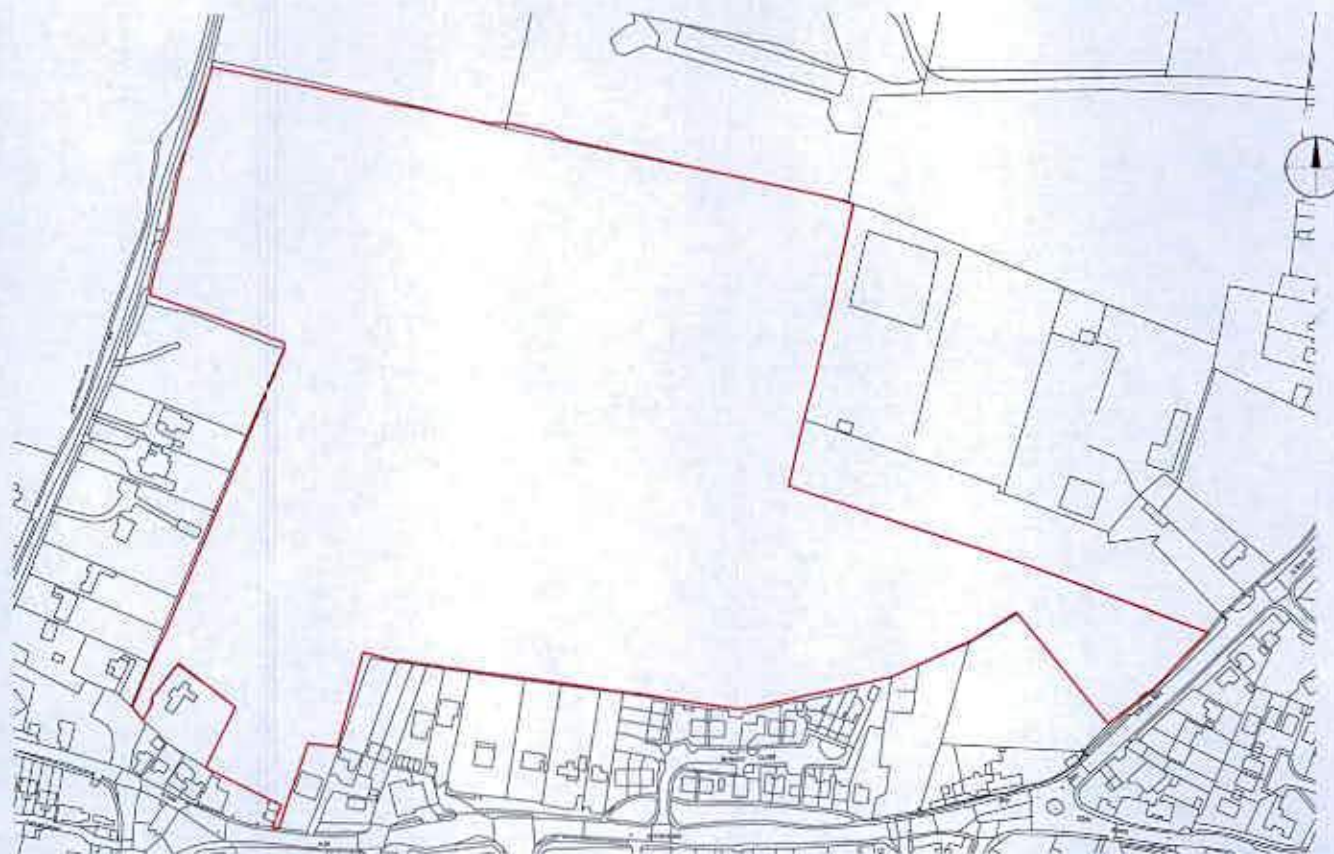


1.2 SITE LOCATION AND DESCRIPTION

The site lies immediately to the northern settlement area boundary of Westergate. It is within the Arun District Council Boundary.

The site is approximately 11.64 hectares in size and its extent is shown edged in red on the submitted site location plan. The site was formerly in horticultural and agricultural use. It is largely flat and generally well contained on the site boundaries with trees and hedging.

INTRODUCTION



KEY:
 SITE LOCATION

1.3

1.3 Site Location Plan

INTRODUCTION

1.3 PROPOSAL SUMMARY

Reserved matters planning application for 268 dwellings pursuant to the grant on Appeal of Outline Approval reference(AL/61/13).

Provision of 30% affordable homes (80no.), comprising 20no. 2 bed apartments and 3 bed houses, and 60no. 1 and 2 bed extra care (senior living) apartments with support facilities.

Provision of 70% market homes (188no.), comprising 2 bed coach-houses, and 2,3,4 and 5 bedroom houses.

On site equipped play space and informal open space provision of approximately 2.31 hectares.

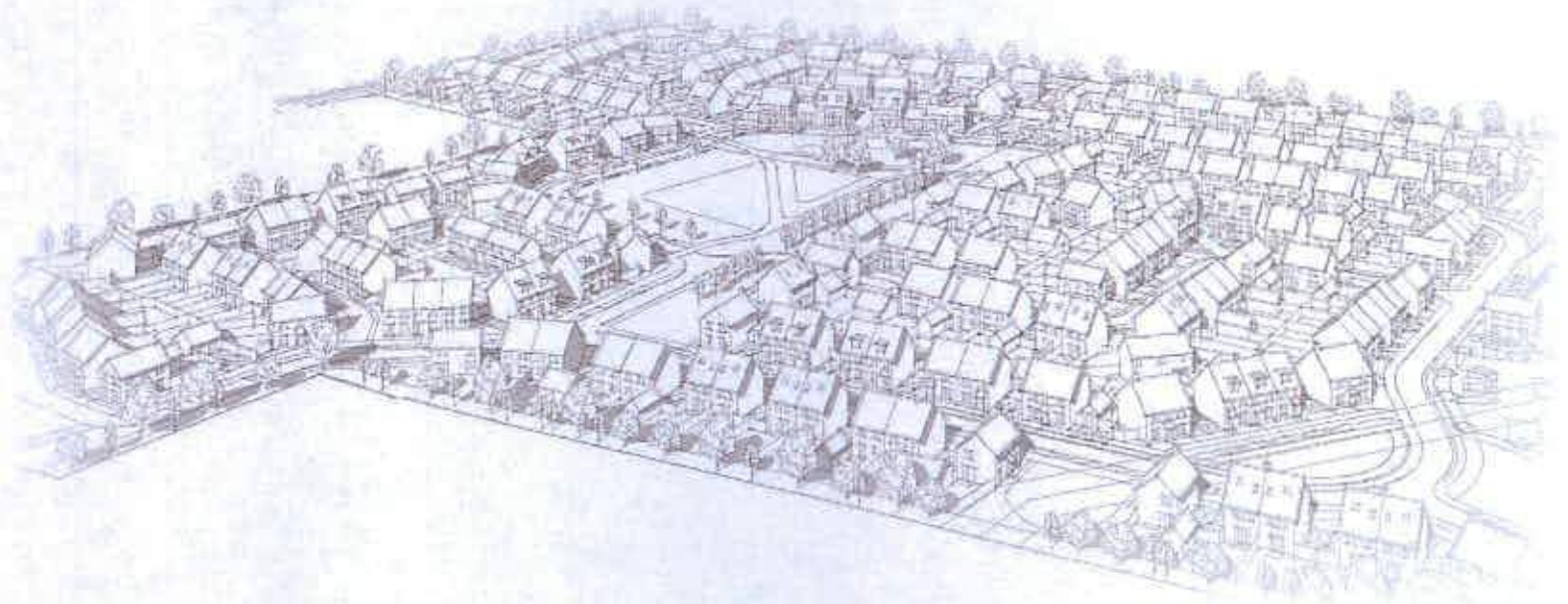
Landscape buffers to the site perimeters (approx. 0.84 hectares), to mitigate impacts on existing properties and the rural edges.

A network of new footpaths will create walking routes around the site, connecting in two locations to Nyton Road to the south west of the site area and also to Northfields Lane to the west, which also provides for emergency only access.

Some of these routes are designed as combined foot/cycle links providing connections from Fontwell Avenue through to Northfields Lane and to Nyton Road.

Main site access is approved as part of the Outline Application in the existing location off Fontwell Avenue.

The final scheme has emerged through a process of design development and consultation with the local authority.



An aerial photograph of a residential neighborhood, showing numerous houses with dark roofs and some trees. The image is overlaid with a semi-transparent blue filter. The text '2.0' is large and white, positioned on the right side. Below it, a thin white horizontal line separates the number from the words 'SITE ANALYSIS', which are also in white. The overall composition is clean and modern, typical of a professional report or presentation.

2.0

SITE ANALYSIS

SITE ANALYSIS

2.1 INTRODUCTION

This section provides an analysis of the proposed development site and its surroundings.

Headings cover:

- Landscape;
- Access;
- Frontage;
- Opportunities.



A



2.1



B

2.1 Site Photos key plan

A-B Photographs taken around the site

SITE ANALYSIS



C-E Photographs taken around the site

SITE ANALYSIS

2.2 LAND USE

The diagram below demonstrates the surrounding land uses, which may form constraints to potential development of the site.

2.3 EXISTING LANDSCAPE STRUCTURE

The site is largely flat and generally well contained on the site boundaries with trees and hedging.

The vegetation along the western site boundary is relatively dense and provides some visual enclosure. To the north of the site, adjacent to the Poultry House a block of native mix woodland has been recently established.

There are two large existing Oaks on an existing field boundary close to the centre of the site and a shelterbelt of trees running north/south to join with the properties on Nyton Road.

The site is screened from the more sensitive open landscape to the west by the vegetation and properties along Northfield Lane.

KEY:

- SITE BOUNDARY
- - - EXISTING ROAD STRUCTURE
- AGRICULTURAL LAND
- FONTWELL FARM
- EXISTING LANDSCAPE
- SPORT PITCH
- RESIDENTIAL
- ORMISTON SIX VILLAGE ACADEMY
- SCRAPYARD
- COMMERCIAL
- INDICATIVE SUN PATH

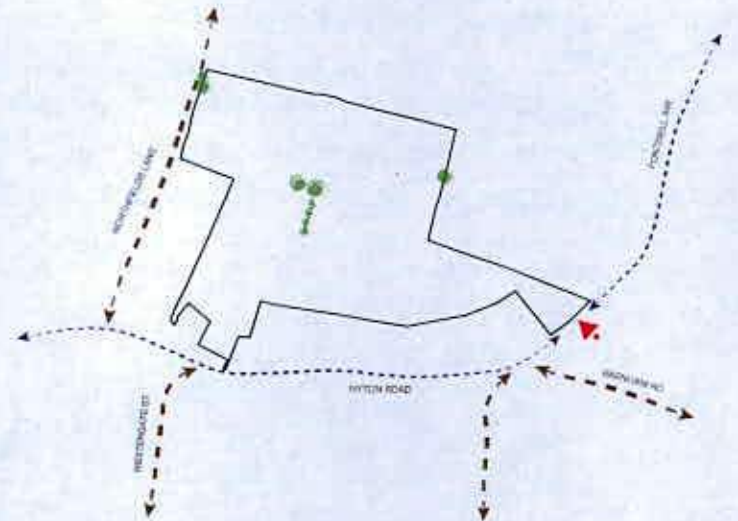


2.4 EXISTING VEHICULAR AND PEDESTRIAN LINKS

Vehicular access is located to the eastern extent of the site from Fontwell Avenue. No public footpaths are known to cross the site.

KEY:

- SITE BOUNDARY
- ◀ SITE ACCESS
- EXISTING ROAD STRUCTURE
- ROAD ACCESS TO SITE
- EXISTING LANDSCAPE



2.3

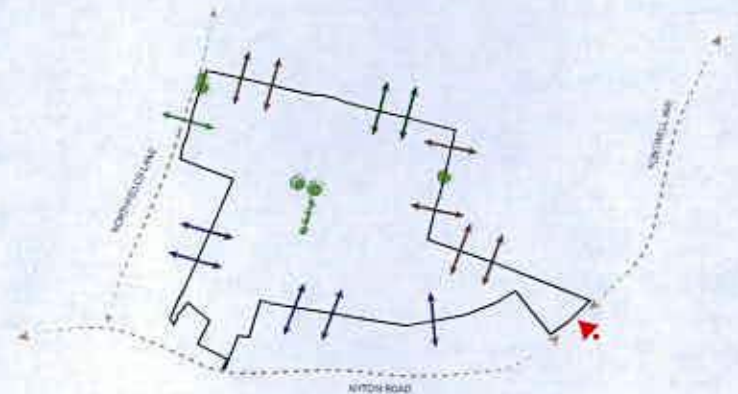
2.5 FRONTAGE ANALYSIS

The site offers an opportunity to create a defined frontage positively addressing the rural areas to the north and part west across a landscaped belt, including existing landscape features.

The southern and part west and east flanks facing onto existing property offer the opportunity to enclose these areas by backing development on.

KEY:

- SITE BOUNDARY
- ◀ SITE ACCESS
- EXISTING ROAD STRUCTURE
- BOUNDARY TO RESIDENTIAL AREA
- BOUNDARY TO AGRICULTURAL LAND
- BOUNDARY TO EXISTING LANDSCAPE/SCRAPYARD
- BOUNDARY TO FONTWELL FARM
- EXISTING LANDSCAPE



2.4

SITE ANALYSIS

11

2.3 Existing vehicular and pedestrian links

2.4 Frontage analysis

SITE ANALYSIS

2.6 CONSTRAINTS AND OPPORTUNITIES

A summary of opportunities and constraints are outlined below.

CONSTRAINTS

- Impact of the development on the surrounding countryside;
- Amenity of existing dwellings adjacent the site to be respected;
- Access position fixed from Fontwell Avenue as part of outline approval;
- Easement crossing the site;
- Quantity of existing trees for retention and ecological interest on site.

OPPORTUNITIES

- Utilise the existing dense hedgerow and tree belt as a buffer and to maintain the amenity of existing residents;
- Provision of on-site public open space;
- Provision of equipped play area;
- Provision of a high quality development that fits in with its surroundings;
- Provision of new footpath and cycle links onto Nyton Road and Northfields Lane to enhance pedestrian permeability and link to the centre of Westergate;

KEY:

- SITE BOUNDARY
- ▲ SITE ACCESS
- ▲ EMERGENCY ACCESS
- - - EXISTING ROAD STRUCTURE
- - - POTENTIAL PRINCIPAL ROUTE
- - - POTENTIAL PEDESTRIAN/ CYCLE ROUTE
- - - BOUNDARY TO RESIDENTIAL AREA, EASEMENT
- EXTRA CARE APARTMENTS
- BLOCK STRUCTURE
- GREEN CORRIDOR/LANDSCAPE BUFFER
- POS
- EXISTING LANDSCAPE
- ⊙ FOCAL SPACE



2.5 Constraints and opportunities diagrams

2.5



3.0

MASTERPLAN
DESIGN

MASTERPLAN DESIGN

3.1 DESIGN DEVELOPMENT

The images adjacent demonstrate the development of the scheme through the design process in response to site constraints, planning and consultation feedback.

An assessment of the opportunities and constraints have informed a potential arrangement for the site.

Following highway analysis at outline stage, the main access has been approved in the current location from Fontwell Avenue, with a new pedestrian and cycle only access be provided into Nyton Road and Northfields Lane.

Responding carefully to the illustrative proposal developed at outline stage, the layout has evolved as a series of traditional perimeter blocks with homes facing outward across the street or public open spaces or backing onto existing development to create enclosed blocks.

The end of each street has been arranged to terminate in many cases at open space to maximise the experience of landscape. In other circumstances focal buildings are located to close views. These provides a simple, well connected and legible arrangement.

Following pre-application discussion a form and location evolved for the extra care facility, arranged to define the main site access whilst being set well back from existing development and Fontwell Avenue.

The site edges are responded to in terms of the surrounding constraints:

The northern and north western boundaries overlook a landscaped buffer zone or Greensward. This positively addressed the countryside beyond.

The southern and south western boundaries also include landscape buffer zones, which will be augmented with further planting to mitigate impact on the surrounding properties.



3.1

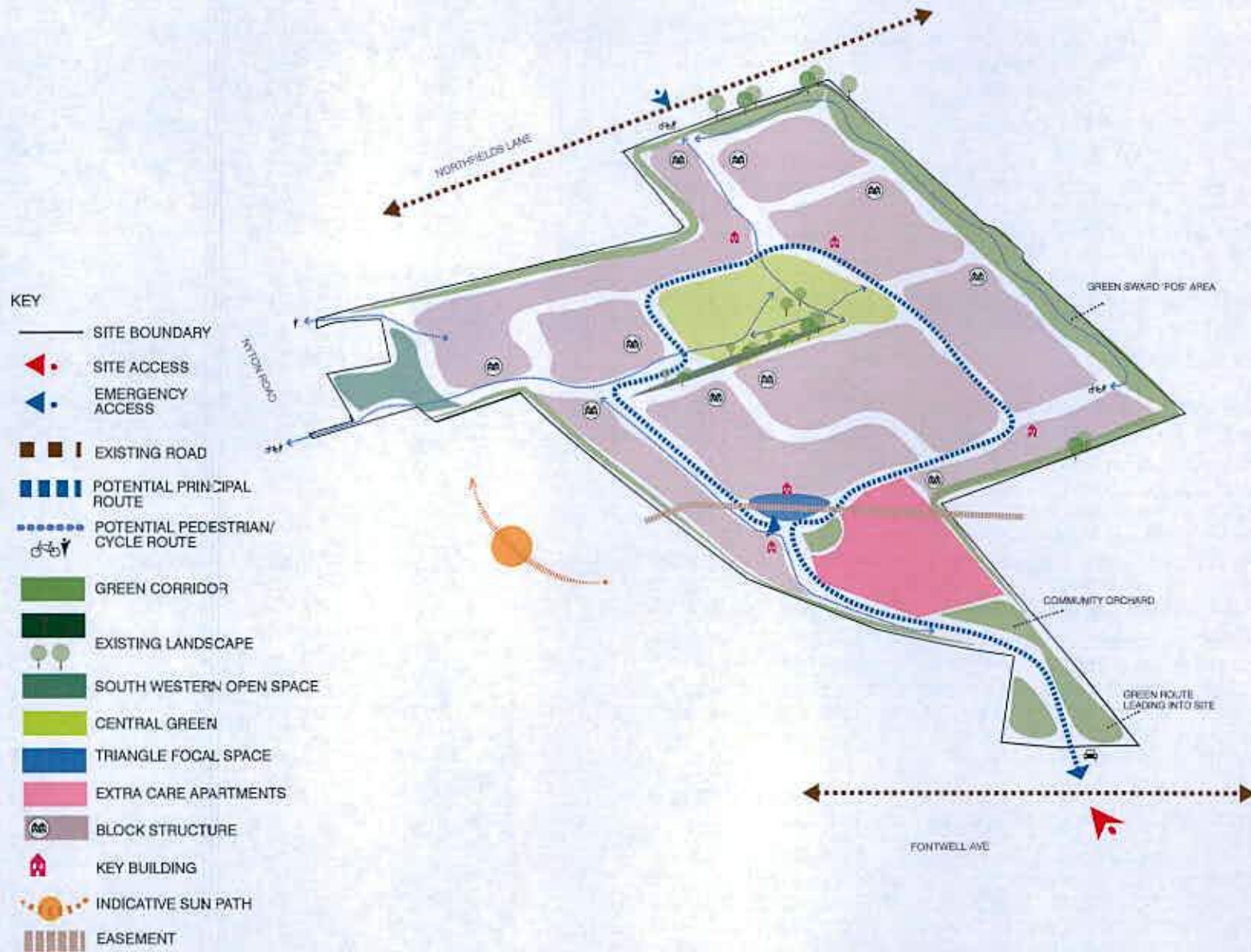


3.2

3.1 Site layout SK01 2017.04.07

3.2 Site Layout SK04 2017.07.13

MASTERPLAN DESIGN



3.3

3.3 Concept Development diagram

MASTERPLAN DESIGN

3.3 LANDSCAPE STRUCTURE AND SITE LAYOUT

PROPOSED LANDSCAPE STRUCTURE

Drawing from the principles established within the outline application masterplan the development layout has been heavily landscape led in its evolution.

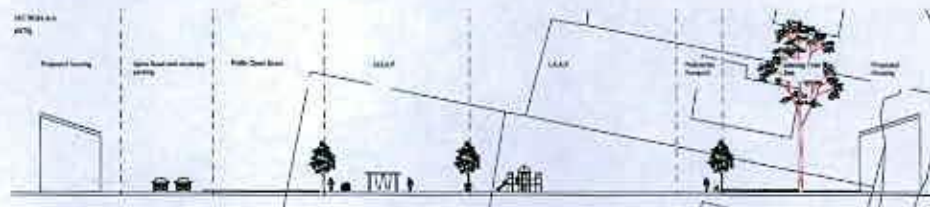
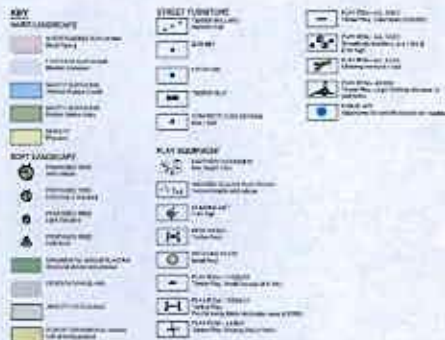
There are a series of key spaces and design principles with the design:

- **Green Route:** The site access passes through a landscaped space which will create a high quality gateway into the development area. This substantial area will include a community orchard and a dedicated pedestrian and cycle route passing into the site. It will create a setting for and help to visually soften the extra care apartments set circa 140m back from the Fontwell avenue access.
- **The Triangle:** A landscaped space defined by housing on two sides and the extra care apartments on the third. This space will include grassed areas and a distinctive scheme of soft landscaping.
- **Central Green:** The primary open space within the development area, the Central green is dominated by two substantial retained Oaks and includes an area of retained hedging. The Central Green accommodates informal open space as well as distinctive equipped play areas, comprising two LEAPs (Local Equipped Area of Play) and a NEAP (Neighbourhood Equipped Area of Play). This generous space will be well overlooked by built form.
- **The Greensward:** The development area is set back from the northern and north western site boundaries providing a soft greensward of open space, of between 15 and 20m in depth. Further details are provided in the landscape application package, but the space will include both grassed areas and landscape planting.
- **South West Corner Open Space:** Provides a pocket park and foot/cycle connections into the heart of Westergate.
- **Buffer planting:** A green corridor of trees and shrubs are provided to augment the existing boundary hedgeline where development backs onto existing properties, creating a quieter garden environment and a more secure block structure. Overall these are between 5 and 10m in width as identified.



3.4 Illustrative images for landscape proposals.

MASTERPLAN DESIGN



**3.5 Extract from Landscape Layout
'Play Strategy - Southern LEAP'
proposal by RPS.**

3.6 Extract from Landscape Layout
'Play Strategy - Central Public Open
Space' proposal by RPS.

MASTERPLAN DESIGN

3.4 USE AND AMOUNT OF DEVELOPMENT

The proposal comprises residential development of 268 dwellings, ranging from one bed apartments to five bed houses of which 30% are Affordable housing.

- 1 Bed extra care apartment - 42
- 2 Bed extra care apartment - 18
- 2 Bed House - 7
- 2 Bed Flat - 11
- 3 Bed House - 75
- 4 Bed House - 107
- 5 Bed House - 8

3.5 MASTERPLAN DESIGN



3.7 Site Layout Plan

3.7

3.6 STREET STRUCTURE

19

The layout is designed as a network of vehicular and pedestrian/cycle connections.

The proposed vehicular access to the site is located via Fontwell Avenue.

The roads have been designed to include the following types:

Primary Access

Secondary Access

Shared Surfaces and Edge Lanes

Private Drives and Courtyards

PRIVATE DRIVES & COURTYARDS

A small number of private drives and courtyards are arranged generally as unadopted extensions to shared surfaces and serve limited numbers of properties.

MASTERPLAN DESIGN

PRIMARY ACCESS

This is the main route through the new development site. The first section was approved as part of the Outline Application and provides a 6.5m carriageway reducing to 4.8m in width, together with a 3m wide dedicated foot and cycle route on one side and dependent on location a 2m footway on the other.

Passing to the east the Primary Access extends into the site and includes a grass verge with street tree planting.

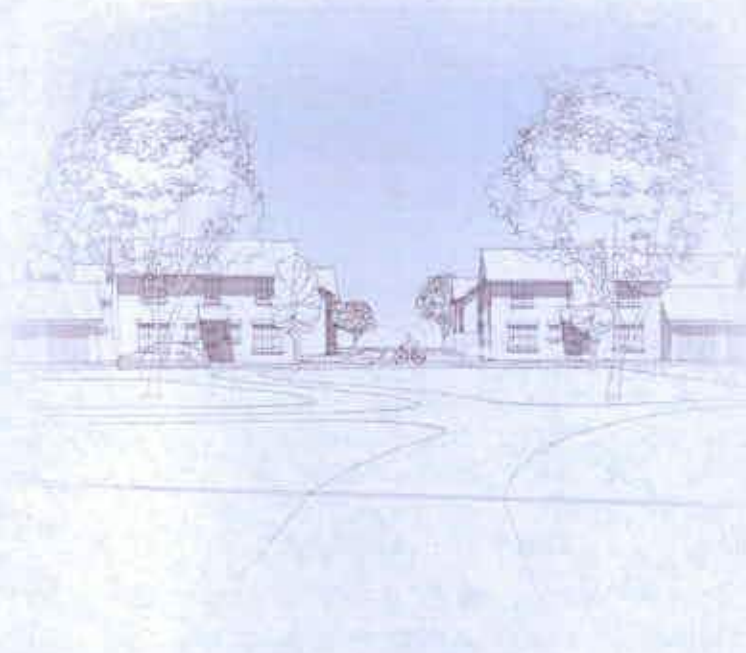
SECONDARY ACCESS

Similar in character, but without the verges the secondary access extends from the primary access to complete a loop route within the site. It is formed at 4.8m in width with 2m footways on each side.

SHARED SURFACES & EDGE LANES

These are the tertiary routes leading off the Primary and Secondary Access to the neighbourhood areas and site edges. These routes will be form the third tier level of movement around the area. These routes will be paved shared surface and forms the principal links from the Primary Access Road.

The shared surfaces have a total width of 7.5m, whilst the edge lanes have a total width of 4.8m and vary to 6.8m to accommodate visitor spaces and at certain locations.



MASTERPLAN DESIGN

3.7 CAR PARKING

HOUSING

Car parking is provided almost exclusively on plot and the street has been designed in such a way that the parked car does not overly dominate the streetscene, whilst being accessible and surveilled.

The apartments are served by private parking courtyard, away from the streetscene, but is well overlooked by the 'double fronted' apartment building.

For the houses, it is proposed that parking is largely provided on plot to the side or to suit certain spaces in the layout using occasional rear or side court arrangements. This meets the preference of occupiers and will ensure they are well used, reducing potential for on street parking demand.

Standard requirements are based on the following table:

TABLE: PARKING PROVISION

Dwelling Size	
2 bedrooms	2 car parking space
3 bedrooms	2 car parking space
4 + bedrooms	3 + car parking space

Where garaging is provided it is 6x3m internal for single garages and 6x6m double.

EXTRA CARE APARTMENTS

Regarding the Extra Care apartments, staff, visitor and residential parking is provided close to the building access points in accordance with the required standards.

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

- 28 No. unallocated spaces for residents, staff and visitors
- 4 No. Marked disabled bays
- 1 No. larger pickup / drop off and emergency bay



3.6 Extracts from Site Layout Plan,
showing approaches to parking

3.8 AMENITY SPACES

Private amenity space is provided in a vast majority of instances in accordance with the following requirements:

2 bedroom house: 50 sq m

3 bedroom house: 65 sq m

4+ bedroom house: 85/100 sq m

Flats 2 bedroom: 5 sq m

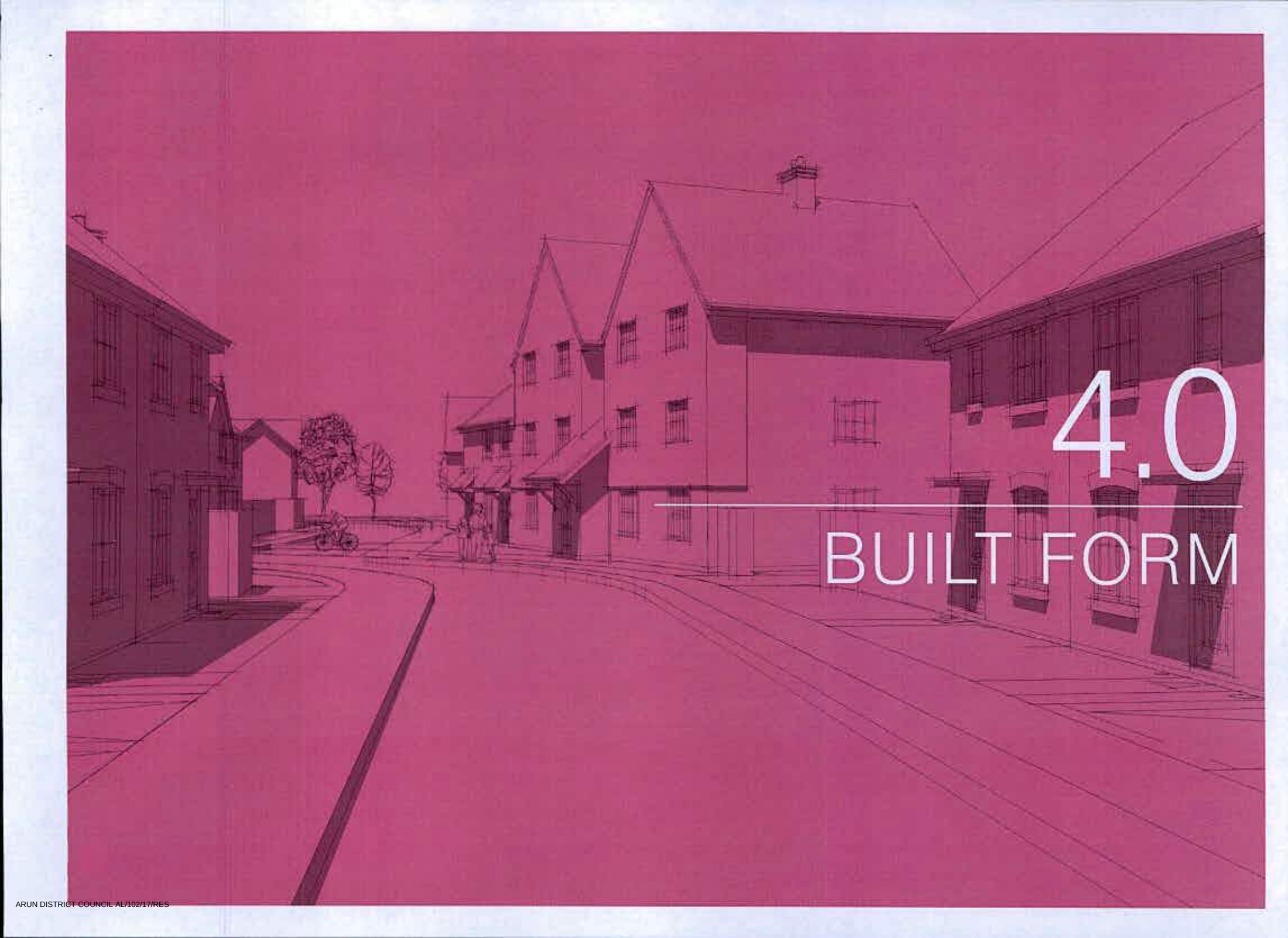
This is identified on the submitted garden size layout an extract of which is shown adjacent.



MASTERPLAN DESIGN

21

3.9 Amenity Spaces Layout



4.0

BUILT FORM

BUILT FORM

4.1 OVERALL FORM OF DEVELOPMENT

This section provides further detail about the potential form of the proposed development. The following paragraphs describe the character of the development across the site, with an overall approach which is sympathetic to the character of Westergate and the immediate location.

Broadly the development consists of four character zones: Gateway, Central Green, The Greensward and Neighbourhood.

4.2 SCALE

HOUSING

The buildings in general would be primarily 2 storeys in height, complemented with a 2.6% of 2.5 storey houses and one apartment building with a three storey section.

Certain focal locations include taller roofs and eaves, whilst other dwellings use a contrasting treatment with lowered eaves and ridge lines.

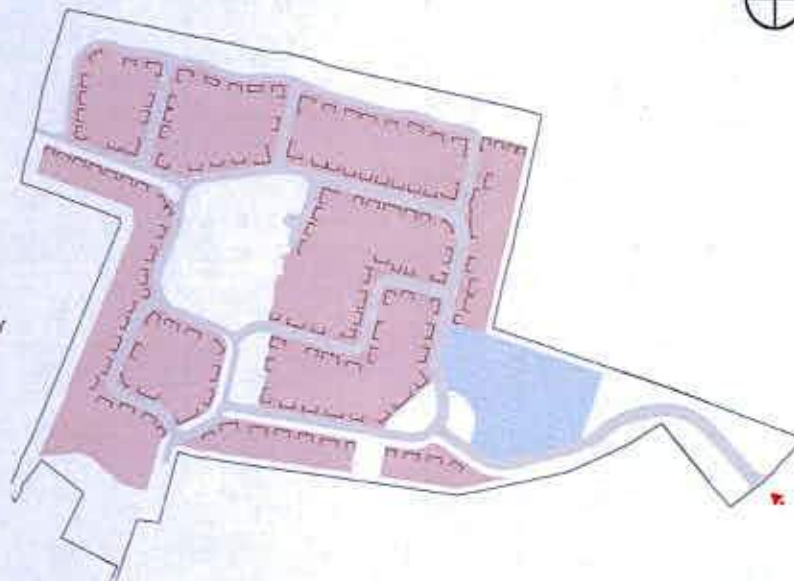
Building depths have a critical impact on the need for artificial lighting. The depth for the proposed housing varies between 6-10 meters which is deemed sufficient to naturally light these dual aspect dwellings.

Corner sites are important and dwellings are designed with two frontages, often treated as key buildings.

Dwellings shown vary in width up to around 12m, and are detached, and semi-detached properties together with a few terraces of 3 and some apartments.

KEY

- SITE BOUNDARY
- ▲ SITE ACCESS
- ROAD STRUCTURE
- BLOCK STRUCTURE
- BUILDING LINE
- EXTRA CARE APARTMENTS



4.1

KEY

- SITE BOUNDARY
- ▲ SITE ACCESS
- 3 STOREY
- 2.5 STOREY
- 2 STOREY
- 1 STOREY
- EXTRA CARE APARTMENTS



4.2

4.1: Block structure diagram

4.2: Storey heights diagram

HOUSING(CONTINUED)

Groups are linked together by boundary walls to create well defined streets and spaces which highlight the emphasis for a quality public realm.

EXTRA CARE APARTMENTS

The extra care apartments have been arranged as a series of blocks from 2 to 3 storeys in height. The main apartment component defines the site access and wraps around a central community garden. It has been broken down with a series of gables, roof forms and balconies. The second block contains the amenities and entrance areas for the development. Please see section 5.0 of this document for full details of this part of the proposal.



4.3 Extra Care Apartments Concept diagrams.

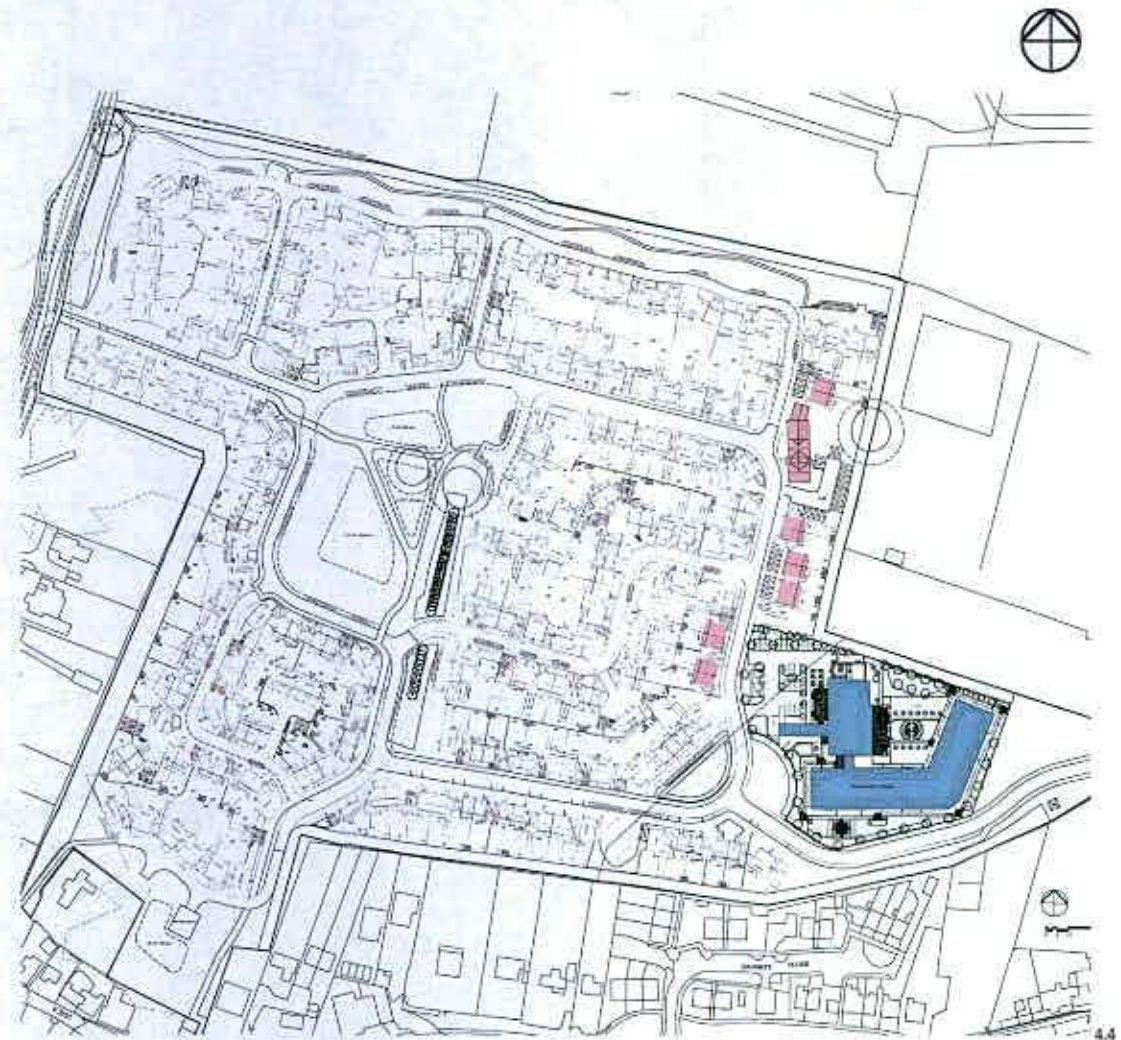
BUILT FORM

4.3 AFFORDABLE HOUSING

This development provides 30% affordable housing which includes, both shared ownership and rental homes as both traditional housing and apartments and as dedicated extra care (senior living) apartments. They are distributed in 3 groups.

KEY:

- SHARED OWNERSHIP
- EXTRA CARE APARTMENT



4.4 Affordable tenure plan

4.4 HOUSING TYPES

The masterplan has been developed using housing typologies to meet a number of needs:

Market Housing: To provide a range of home types that will readily meet market demand, and therefore rapidly contribute to housing need in this sector.

Meeting Affordable Housing Demand: To meet the requirement for 30% Affordable Housing (Mix of houses, flats and extra care apartments).

A hierarchy of housetypes are included within the Masterplan:

Limited number of two bedroom coach houses, designed as a maisonette apartment arranged over garaging, with own front doors.

Single block of two bedroom apartments designed as a key building, with a 2 and three storey section.

Two and three bedroom narrow fronted houses are generally arranged in semi-detached and occasionally terraced configuration. They are often connected to other properties with screen walls to maintain a defined building line, and to minimise the impact of end gables.

Wide frontage three, four and five bedroom houses are included, with corner turning designs included at key locations to minimise breaks in built frontage.



A



B



C



D

4.5

BUILT FORM

27

4.5 Illustrative elevations

A 149_PA49 (THORNFORD)

B 148_PA49 (THORNFORD)

C 121_PT37 (YEWDAL)

D 145_PT43 (LANGDALE)

BUILT FORM

4.5 CHARACTER AREAS

As defined above the scheme will comprise of four main character areas.

GATEWAY

The gateway forms an important role to establish the development as a new high quality neighbourhood within Westergate. Set against a strong landscape structure it comprises a sequence of spaces and buildings.

Firstly the landscaped 'Green Route' (mentioned above) leading into the site through the community orchard. Secondly the Extra Care apartments and their landscaped gardens and thirdly the 'Triangle', where a formal arrangement of detached, semi-detached and terraced houses including distinctively elevated houses address the Extra Care apartments across a landscaped space.



4.7



4.8

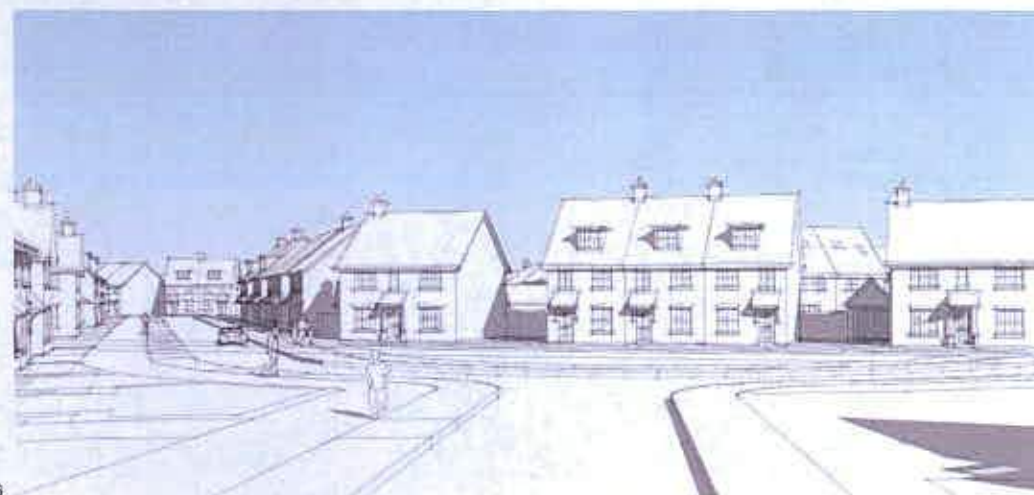


4.6 Character area key

4.7 Extra Care Apartments Elevation

4.8 Extract from streetscenes BB'

4.9 Gateway Illustrative view



4.6

4.9

CENTRAL GREEN

The central green is focused on the primary open space with the development area, which is dominated by two substantial retained Oaks and includes an area of retained hedging.

The central green accommodates informal open space as well as equipped play areas for different age groups

The space is defined and overlooked by a semi-formal arrangement of semi-detached and detached houses, again with a distinctive emphasis to the elevations.



BUILT FORM



4.11



4.10



4.12

4.10 Character area key

4.11 Extract from streetscenes EE'

4.12 Central Green Illustrative view

BUILT FORM

THE GREENSWARD

This area is defined by the generous landscaped belt to the north and north western flanks of the site.

Including grass land and tree planting this space will be overlooked by an informal arrangement of detached homes with a looser building line, set behind a shared surface lane.

Occasional houses are picked out with distinctive façade treatments.



4.13 Character area key

4.14 Extract from streetscenes CC'

4.15 Greensward illustrative view



PAVE (SHELFORD)
plot 128

PAVE (STANDFORD)
plot 129

PAVE (THORNFORD)
plot 130

PAVE (THORNFORD)
plot 131

4.14



4.13

4.15

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.

BUILT FORM



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	CLOUR
Walls	Red Multi Stock brick	Red Multi stock
	Clauding system	Black Iron Weatherboarding
Roof	Concrete Plain Tile	Red/Brown
Soffit & Fascia	UPVC	Black
Windows	UPVC	Grey - RAL 7016
External Doors	UPVC	Grey - RAL 7016
Balconies	Structural Steel	PPC Grey - RAL 7015
	Reinforcing	Galvanneal Steel
	Glassing	Clear Vision Panel
Canopies	Aluminium	Grey - RAL 7016
Ramp & Guttering	UPVC	Black
Secondary Treatment	1800mm Timber Close Boarded Fencing	Natural
	1200mm Cedar Railings	Steel - Black - RAL 9005
Road	Tarmac/asphalt	Black
Paving Bays	Stone Paving	Brick
Paths	Paving Slabs	Stone - Buff

4.17 Table Material Extra Care Apartments.

4.18 Material Palette.

All materials are subject to confirmation.

MATERIALS



WIENERBERGER
CHARTHAM MULTI



WIENERBERGER
MAPLEHURST
LIGHT MULTI



WARNHAM
TERRACOTTA
(DETAILS)



EBONY
BOARDING



WHITE
BOARDING



FLINT



REDLAND
CAMBRIAN SLATE



WIENERBERGER
SANDTOFT PLAIN



PLAIN TILE

BOUNDARY TREATMENTS



1.8M HIGH BRICK
MASONRY WALL



1.8M HIGH CLOSE
BOARDED FENCING



1.8M LARCH LAP
(BETWEEN PLOTS)

4.17

4.18

BUILT FORM

KEY:

Roofing types:

- Chertford Multi with Warmstone Terracotta feature band
- Mayfield/Light Multi with Warmstone Terracotta feature band
- Timber boarding (Dorset on prominent elevations) - CSD Money
- Weather boarding White (on prominent elevations) - CSD Money
- Flint (on prominent elevations) TBC
- Slate hanging (to match roof line) (on prominent elevations) TBC

Roof Tiles:

- Natural Carbonian Slate (Grey/Naturally Weathered) TBC
- Waterberg - Reddish Pine Clay Tiles (Shingles) TBC

Boundary Treatments:

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

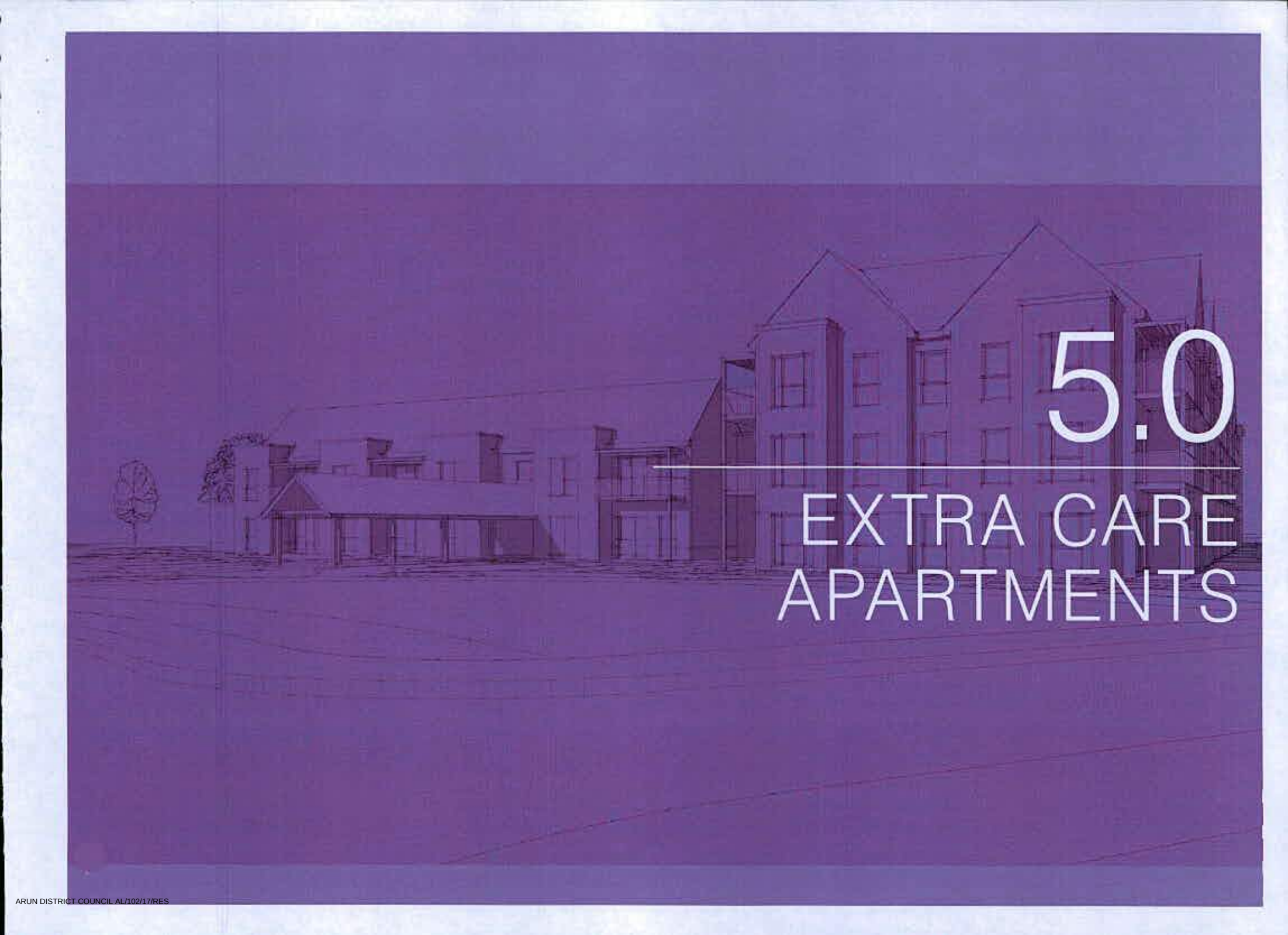
Driveways:

- Denotes driveway position



4.19

4.19 Material Plan

An architectural rendering of a multi-story apartment building, overlaid with a semi-transparent purple filter. The building features multiple gabled roof sections and numerous windows. In the foreground, there is a flat, open area, possibly a lawn or parking lot, with a few small trees on the left side. The overall style is a clean, modern architectural sketch.

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.

5.4 THE DESIGN SOLUTION

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.



5.3



5.4

EXTRA CARE APARTMENTS

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 Nyton 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.

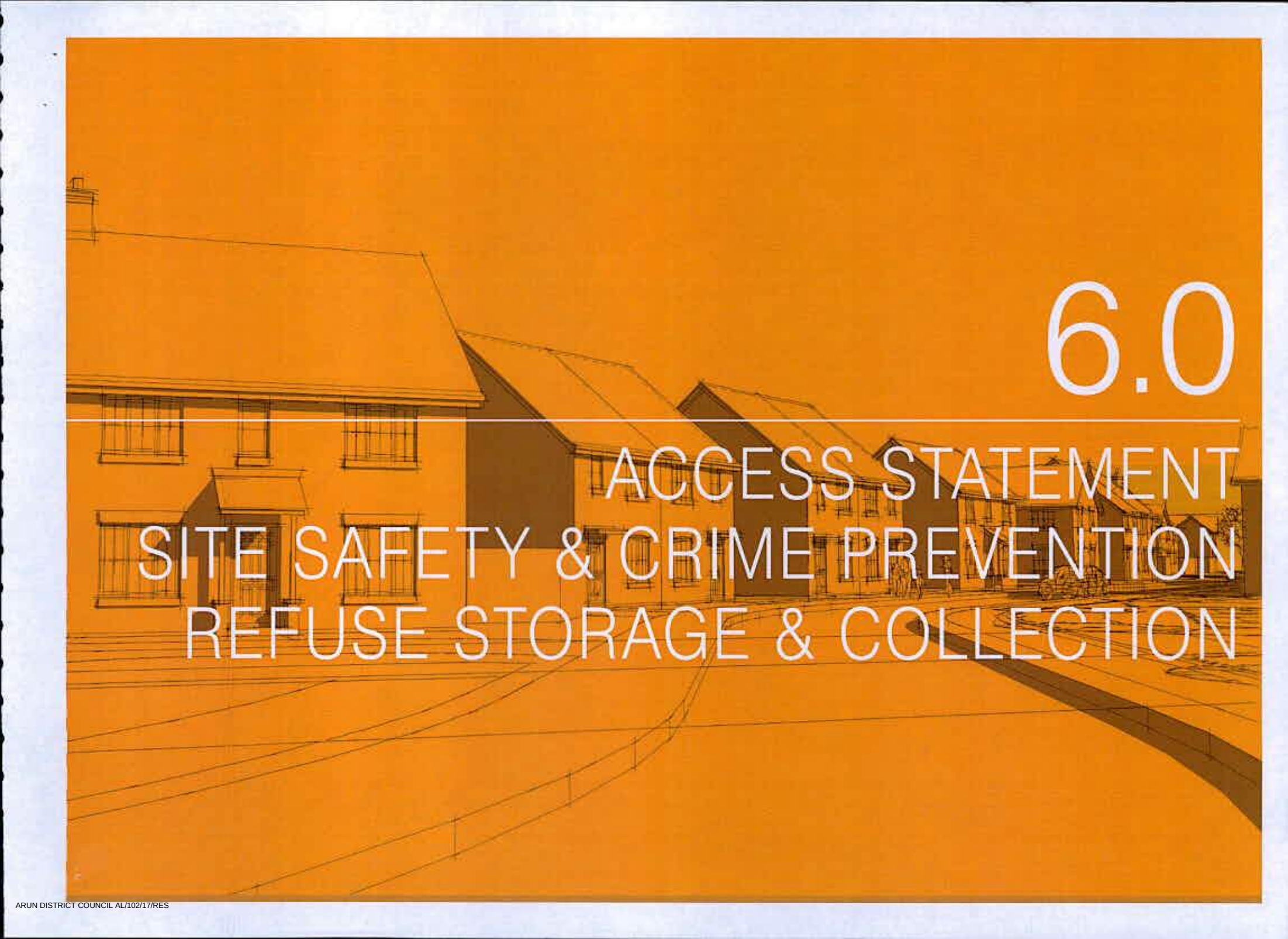
5.6 THE ACCESS SOLUTION

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.



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

ACCESS STATEMENT

- have alleyways and short cuts. Rear access to plots will have lockable gates enclosed by 1.8 to 2m fence or masonry walls. The development is proposing to utilize shared surfaces in part to enable the residents to take possession of both footpath and roadway.
- This method will engender a sense of guardianship over the streets by local residents.

STRUCTURE

All properties throughout the development front a defined access route. The number of sides fronting the public realm is reduced and assists in creating 'active frontages' which promote natural surveillance.

Defensible spaces have also been incorporated into the development as a 'buffer' between the dwelling and the highway.

SURVEILLANCE

As previously described the movement framework of the development allows for good natural surveillance. Every opportunity has been taken to avoid 'inactive frontages'. The well defined routes reduce areas for potential criminal activity. Any criminal activity would attract attention, and with many overlooking properties and an established sense of guardianship action is more likely to be taken. Car parking is located in areas under natural surveillance from adjoining properties and the use of non-overlooked parking courts has been avoided.

OWNERSHIP

We envisage that the development as designed will promote a sense of ownership, respect, territorial responsibility and community. By designing clearly defined public, semi-private and private spaces we wish to encourage residents and users to generate a sense of ownership and responsibility for their properties and the development as a whole



6.1 Typical block, showing well defined access and secure private parking

6.2 Typical block, showing active frontages that help define the urban structure and create a regular movement framework.

ACCESS STATEMENT

6.4 REFUSE STORAGE AND COLLECTION

The layout has been designed to accommodate the refuse collection requirements of a scheme of apartments and houses. The adjacent diagram is an extract of the submitted Refuse Collection Strategy layout.

APARTMENTS

Grouped apartments will be provided with communal refuse storage space.

The storage is secure and integrated into the design of the apartment building. It is also convenient in terms of access from the highway for collection.

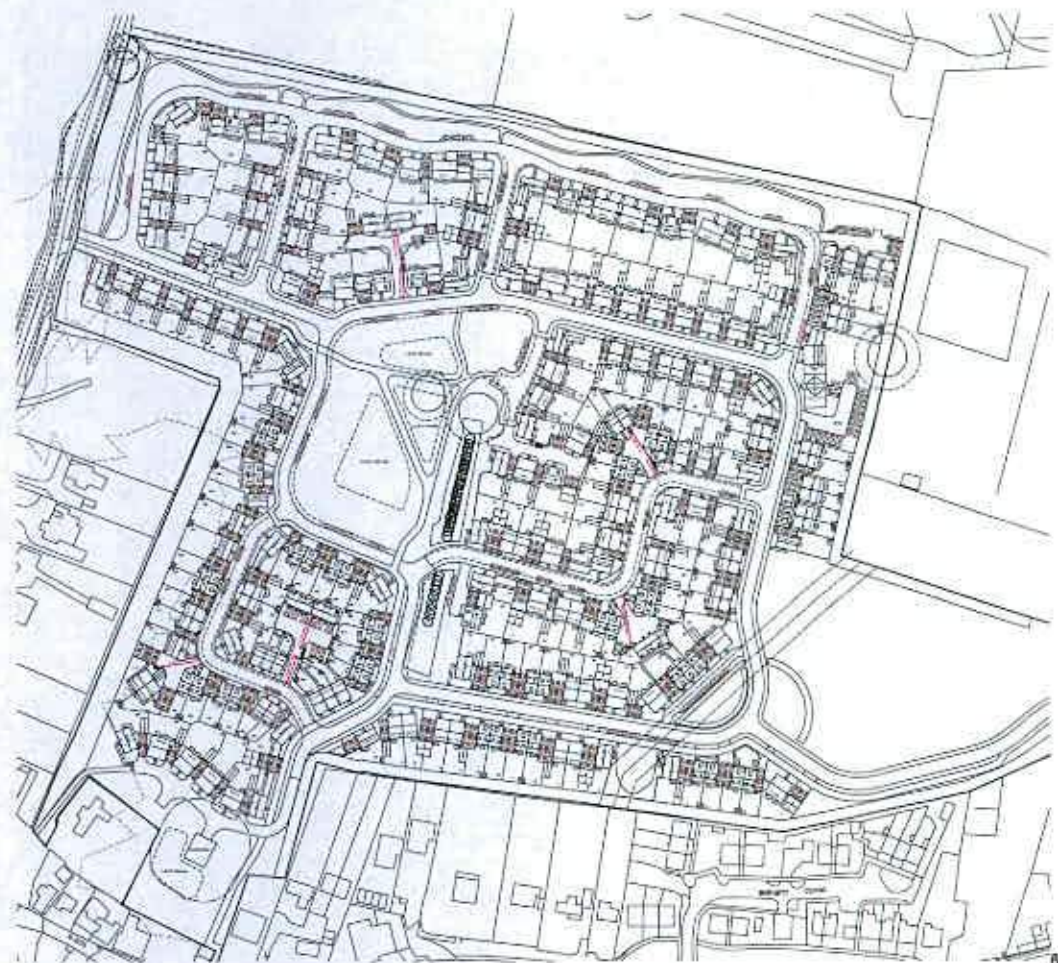
HOUSES

Houses will be provided with the appropriate storage containers to meet current Arun DC policy.

Residents of houses adjacent to the highway will leave their wheeled bins/boxes/bags adjacent to the public footway for collection, at the appropriate times.

Residents of houses accessed from private drives, mews and lanes without turning provision, will place their bins at a pre-determined collection point adjacent to the adoptable highway at the appropriate times. These are identified on the collection strategy layout.

Please refer to Engineer's vehicle tracking drawings for further information on turning heads and access requirements.



6.3 Refuse Management plan



