

5.8 Materials and Detailing

PARKLAND EDGE

WALL FINISH

- RED BRICK WITH DARK RED DETAIL BRICK
- FLINT
- BRICK QUOINS
- CORBELLED EAVES
- BRICK HEADER COURSE TO GABLES

ROOF

- RED AND GREY ROOF TILES
- PREDOMINANTLY GABLES & HIPPED ROOFS
- OCCASIONAL BRICK CHIMNEYS TO SELECTED PLOTS
- BOXED EAVES WITH WHITE BARGEBOARDS AND FASCIAS

WINDOWS / DOORS / PORCHES

- ALL BAR SASH STYLE WINDOWS
- GAUGED BRICK ARCHED WINDOW HEADS
- STONE CILLS TO WINDOWS WHERE THEY ARE NOT QUOINS
- BRICK QUOINS AROUND OPENINGS
- TRADITIONAL STYLE SIX PANEL FRONT DOOR IN BLACK WITH FANLIGHT OVER
- PORTICO STYLE DOOR SURROUNDS
- SPLAYED BAYS WITH FLAT ROOFS.



5.8 Materials and Detailing

THE AVENUE

WALL FINISH

- RED / ORANGE BRICK
- FULL HEIGHT WHITE & BOOTH BAY BLUE BOARDING

ROOF

- PREDOMINANTLY GREY WITH OCCASIONAL RED ROOF TILES
- SIMPLE FRONT TO BACK PITCH WITH TYPICALLY CONSTANT ROOF LINE
- BOXED EAVES WITH BLACK BARGEBOARDS AND FASCIAS

WINDOWS / DOORS / PORCHES

- PLAIN CASEMENT WINDOWS WITH LOW LEVEL DIVISION
- NO WINDOW HEADS
- STONE CILLS
- ACID ETCH IMPERIAL CHROME FRONT DOORS
- DOOR COLOURS TO BE PIGEON BLUE OR CHARTWELL GREEN
- FLAT TOP PORCHES ON HANGERS
- SQUARE BAYS WITH FLAT ROOFS.



5.8 Materials and Detailing

SUSSEX VIEW

WALL FINISH

- RED BRICK WITH DARK RED FEATURE BRICK DETAILING.
- CREAM COLOUR RENDER
- SAILCLOTH BOARDING TO FIRST FLOOR
- THREE COURSE BRICK BAND AT WINDOW HEAD

ROOF

- RED AND BROWN ROOF TILES
- PREDOMINANTLY HIPPED ROOFS
- BOXED EAVES WITH WHITE BARGEBOARDS AND FASCIAS

WINDOWS / DOORS / PORCHES

- SINGLE VERTICAL BAR SASH STYLE WINDOWS
- CONTRASTING SOLDIER COURSE WINDOW HEADS
- BRICK HEADER CILLS
- WHITE ACID ETCH 9 PANE CHROME FRONT DOORS
- LEAN-TO PORCHES ON BRACKETS.



5.8 Materials and Detailing

SUSSEX VILLAGE

WALL FINISH

- RED-MULTI BRICK WITH CONTRASTING RED FEATURE BRICK DETAILING.
- FLINT WITH RED BRICK DETAILING
- TILE HANGING TO FIRST FLOOR WITH FEATURE BAND
- CREAM RENDER TO GROUND FLOOR OF SELECTED TILE HUNG UNITS.
- THREE COURSE SAW-TOOTH BRICK BAND AT WINDOW HEAD
- CHIMNEYS TO SELECTED PLOTS

ROOF

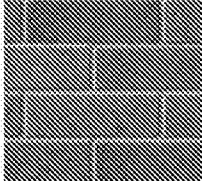
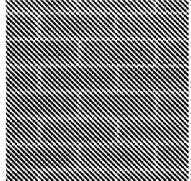
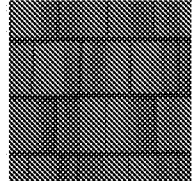
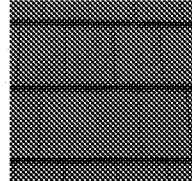
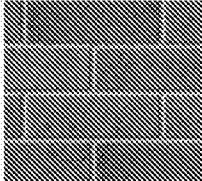
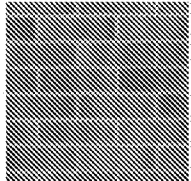
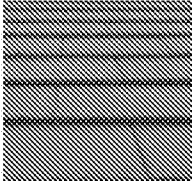
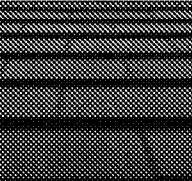
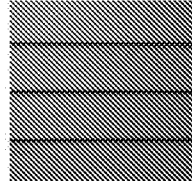
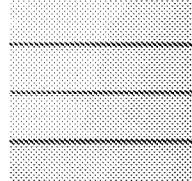
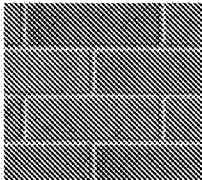
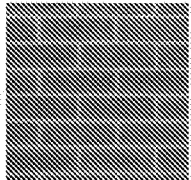
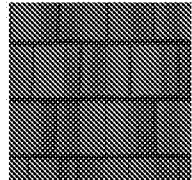
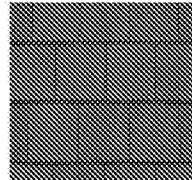
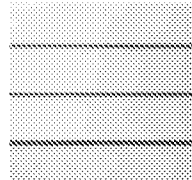
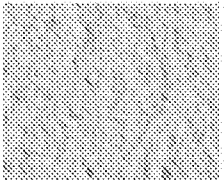
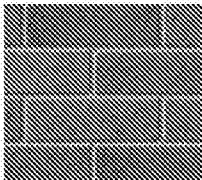
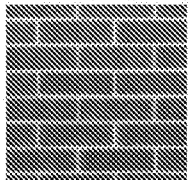
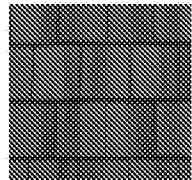
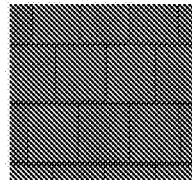
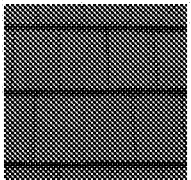
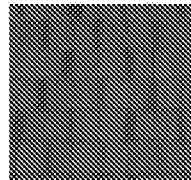
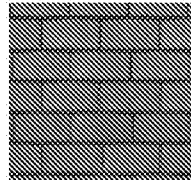
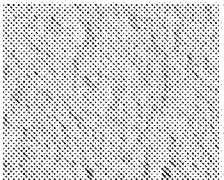
- RED, GREY AND BROWN ROOF TILES
- HIPPED AND BARN HIPPED ROOFS
- BOXED EAVES WITH WHITE BARGEBOARDS AND FASCIAS

WINDOWS / DOORS / PORCHES

- CASEMENT WINDOWS WITH MID-BAR.
- VARIOUS WINDOW HEAD TREATMENTS DEPENDING ON MATERIAL VARIANT.
- BRICK HEADER CILLS
- BRICK QUOINS AROUND OPENINGS IN FLINT
- ACID ETCH CHROME CROSS FRONT DOORS IN GOLDEN OAK
- LEAN-TO OR GABLE FRONTED PORCHES



5.8 Materials and Detailing

	DETAIL BRICK	BRICK	ROOF TILE	ROOF TILE	ROOF TILE	TILE HANGING	TILE HANGING	BOARDING	BOARDING	RENDER	FLINT
PARKLAND EDGE	 Epsom Red	 Sunset Red Multi	 DuoPlain 78 Rustic Red	 DuoPlain 77 Charcoal Grey							 Flint
THE AVENUE	 Epsom Red	 Cinnabar Red Multi	 Forticrete SL8 Red	 Forticrete SL8 Slate Grey				 Boothbay Blue	 White		
SUSSEX VIEW	 Epsom Red	 Sunset Red Multi	 DuoPlain 78 Rustic Red	 DuoPlain 40 Rustic Brown					 White	 Cream	
SUSSEX VILLAGE	 Epsom Red	 Cedarwood Multi	 DuoPlain 78 Rustic Red	 DuoPlain 40 Rustic Brown	 DuoPlain 77 Charcoal Grey	 Rustic Red	 Rustic Brown			 Cream	 Flint

Materials Palette

5.9 Landscape Design

5.9 Landscape Design

The main landscape design principle for this site was to create a residential development with a strong sense of local provenance, sensitive and respectful of both the natural character, habitats and features of the local landscape, as well as the cultural sense of belonging, in keeping with the locale and linking the site to the adjacent conservation area to the south west.

In general terms, the landscape design strategy has been based on the main principle of retention and enhancement of the existing vegetation to the north and along the site boundaries, making the most of its screening and buffering qualities along the site's edges, as well as enhancing the local habitats and extending them to create a network of existing and proposed open spaces, interlinked and interconnected to form a cohesive and fluent series of high quality Public Realm.

Soft landscape strategy has been designed to emphasise the proposed Character Areas and support the distinctiveness of individual areas through the careful selection of different types of frontage treatments and supported by a choice of tree and shrub planting species. The general strategy for residential streets is to use more ornamental hedge and shrub planting, with ornamental trees and small varieties of native trees highlighting the key areas, providing structure, height and framing views. The open spaces have been designed using native tree and shrub planting in wildflower meadows, wetland meadows to the SUD's features incorporated into the open space design, and bulb planting. The play areas form an integral part of the landscape design for the Public Realm, with a combination of formal and natural play features. The choice landscape treatments to create distinctive Character Areas have been described in more detail in the document JBA 19/283-Doc1 - Angmering Strategy Booklet.



LANDSCAPE DESIGN STRATEGY
ANGMERING
JUNE 2020
JAMES BLAKE



Landscape Layout

5.10 Safety and Security

5.10 Safety and Security

In designing the scheme, the Design Team have embraced a variety of policies and planning guidance including Secured by Design to reduce the opportunity for crime and fear of crime thereby creating a safer, more secure and sustainable environment.

The Planning Layout demonstrates how new homes can be developed using a perimeter block arrangement of well surveyed and active routes and spaces. No isolated rear parking courts are proposed. Where rear parking is necessary, spaces will either be overlooked by dual aspect buildings or include property frontages to one side of the street to ensure activity and natural surveillance.

Where houses are on corners or junctions, additional windows will be provided on side elevations to ensure dual surveillance of the street or space and also to avoid large black facades.

All routes within the development and the green spaces are addressed by built form to create a clear definition between public and private realms. Where rear and sides of properties unavoidably address the Public Realm, suitable defensive planting and security fencing / walling will be included.

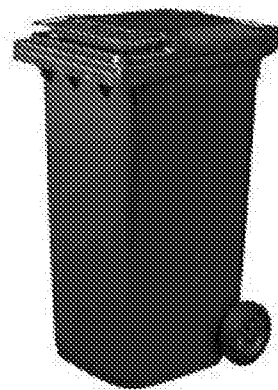
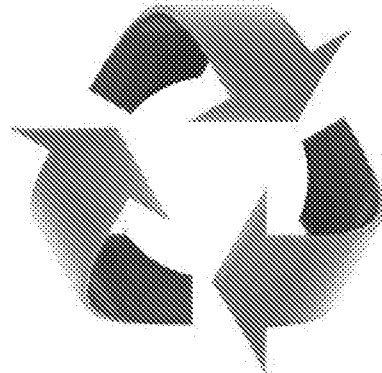
The scheme demonstrates that streets are adequately lit, and that contorted buildings or landscape forms that may provide unnecessary secluded and unsafe environments, have been avoided.



Dwelling Providing Dual Aspect

5.11 Refuse and Recycling

5.11 Refuse and Recycling



The storage and collection of household refuse and recycling has been carefully considered throughout the design process. As such, the following codes must be adopted:

1. The design of recycling and waste storage facilities as part of the block design needs to be flexible to accommodate changing priorities, technologies and the extent of the recycling programme in Arun District Council.
2. Design and location of facilities must be appropriate and successfully integrated into the development. In all cases bins should not be positioned where they will be visible from a public highway. Instead discreet, sensitively designed storage areas / units should be located where they will have minimal impact in terms of noise, odour and visual intrusion. However as refuse and recycling collection takes place at the kerbside of adopted highways, storage facilities must be sited and designed to enable residents to conveniently, safely and easily access collection points.
3. For all individual properties (eg houses) there will be an area of hard standing designed for refuse and recycling storage facilities as follows: 240 litre wheeled bin (refuse), 1 x 240 litre wheeled bin (recycling), 25 litre food waste bin .
4. All bins to be manufactured to EN 840 Standard. Eurobins to be supplied with metal bodies and flat plastic lids. Green lidded Eurobins to be supplied with a lockable lid and a paper flap opening.
5. Individual householders will be responsible for moving the wheelie bins and boxes to a designated collection point on the collection day and return them to the front / rear garden. The designated collection point must be either part of the adopted highway or immediately adjacent to the adopted highway. Communal bin stores and collection points are not acceptable for groups of houses.
6. Composting bins will be provided within back gardens where appropriate.

REFUSE STRATEGY:

Private Refuse Storage for houses is located in rear gardens and moved by residents on collection day, to kerbside (on curtilage) or collection points.

Private Refuse Collection is from kerbside, adjacent to the dwelling boundary or from collection points.

Communal Refuse Storage is provided for apartments.

- Private refuse storage locations, generally in rear gardens. Moved on collection day by resident.
- Kerbside refuse collection points for individual houses.

Travel Distances

- ***** Operatives - Generally 3-5m (25m max.)
- ***** Residents - Generally <30m

Refuse Provision for Houses

- One 240 ltr. Wheeled Bin (Refuse)
- One 240 ltr. Wheeled Bin (Recycling)
- One 25 ltr. Kitchen Bin (Not Shown)

5.12 Drainage Strategy

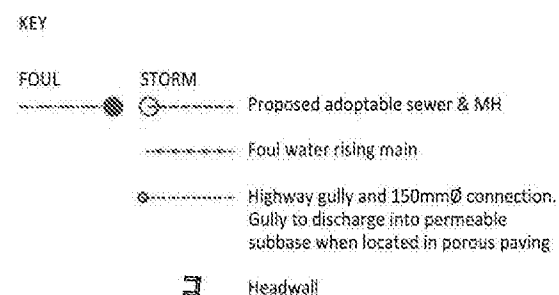
5.12 Drainage Strategy

The on site drainage solution has been developed in consultation with drainage officers at Arun District Council.

The drainage solution for the site includes swales, soakaways and permeable paving within the site, working in combination with an attenuation basin located in the north of the site and an infiltration basin located in the south western corner of the site.

The sustainable drainage systems (SUD's) mimics the existing hydrology of the site providing infiltration into the ground where feasible, and where not, directing it to areas of attenuation where it is released at controlled rates in line with the existing green field situation.

The foul drainage solution has been developed in consultation with Southern Water utilising the existing sewers in the High Street to the south and Weavers Hill to the west. An on-site pumping station enables the northern part of the site to drain to the south and into the existing sewer which Southern Water has confirmed has available capacity for the connecting.



Drainage Layout

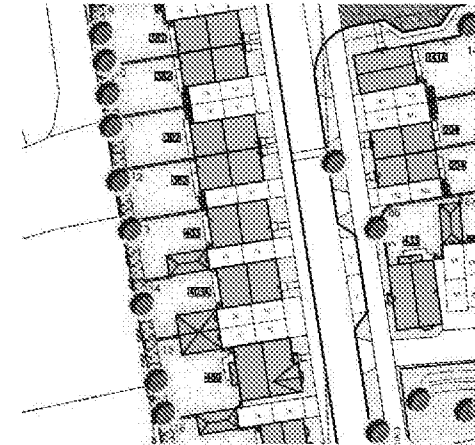
5.13 Relationship to Existing Building

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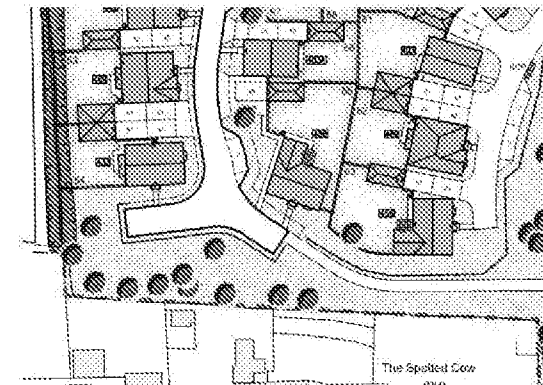
The impact of the development on existing adjacent buildings has been an important consideration. When preparing the scheme, the Outline application provided an Illustration Masterplan which gave guidance on these relationships.

The following mitigation measures have been taken:

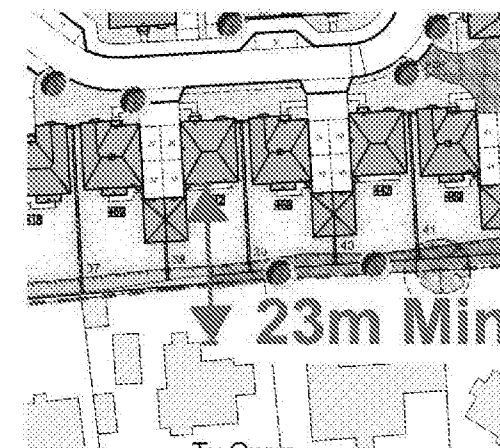
1) Plot 1 - 16 : western boundary with farm 2m landscape screen



2) Plots 54, 55 and 63 : southern boundary with Spotted Cow Public House. 10m at the narrowest point increasing to 20m. Landscaped amenity area. 2 storey housing.



3) Plots 3 and 36-42 : south western boundary with The Avenals. 3-4m buffer planting along boundary. Separation / privacy distance increase. 2 storey housing.



Given the distances and the planting buffers, the relationships are considered acceptable in planning terms.

5.14 Building for Life

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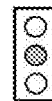
The twelve Building for Life principles are recognised as the industry standard for well designed homes and neighbourhoods. This assesses the quality of new development and how successful it will be in creating attractive, functional and sustainable places to live. The assessment is based around twelve questions related to how well the development integrates into the neighbourhood; how the development will create a sense of place and how the streets and houses will be designed and function. A simple traffic light system supports this assessment.

INTEGRATING THE NEIGHBOURHOOD

1. Connections

Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones; whilst also respecting existing buildings and land uses along the boundaries of the development site?

The scheme utilises a single proposed connection 3 linkages are proposed to the surrounding road network leading from Water Lane, whilst implementing a well designed permeable access network within the site for vehicles, pedestrians and cycles. Pedestrian and cycle linkages are provided to the south, adjacent to the Spotted Cow Public House and to the west to Weavers Hill.



2. Facilities and Services

Does the development provide (or is it close to) community facilities, such as shops, schools, workplaces, parks, play areas, pubs or cafes?

The site is located within easy walking and cycling distance from Angmering village centre which offers a range of shops, including a convenience store, hairdresser and takeaway food. While a village hall and church provide community space, there is also educational and a range of leisure facilities.



3. Public Transport

Does the scheme have good access to public transport to help reduce car dependency?

In terms of sustainable travel opportunities, there is a bus stop in Weavers Hill and Angmering Railway Station is 1.6km to the south. Play areas and open spaces are provided on-site within these proposals.



4. Meeting Local Housing Requirements

Does the development have a mix of housing types and tenures that suit local requirements?

The proposed development provides a full range of dwelling sizes with a varied mix of house types and apartments from 1-4 bedrooms designed to meet NDSS standards. The mix has been designed to accurately reflect the requirements of the local market.

Affordable housing is provided at the required 30% and is in accordance with the required mix specified by Arun District Council's Housing Officer. The entire scheme will be constructed to ensure a high quality community-led and tenure blind development.



CREATING A PLACE

5. Character

Does the scheme create a place with a locally inspired or otherwise distinctive character?

The development comprises of 4 distinct character areas inspired from materials and details found locally.

Dwellings will front onto new streets behind landscape edges with a series of large open space areas, creating character inspired by the setting.

By providing a single entrance road entering a collection of pedestrian and cycle orientated movement routes, the development will provide legibility whilst maintaining an appropriate character adjacent to the edge of the village and conservation area.

The scheme ensures that residents interaction within the Public Realm is maximised helping to create a site specific sense of place throughout, assisted by the establishment of several Character Areas within the scheme design created through material use and architectural detailing.



6. Working with the Site and its Context

Does the scheme take advantage of existing topography, landscape features (including water courses), trees and plants, wildlife habitats, existing buildings, site orientation and microclimate?

A detailed appraisal of the context of the site has led to a comprehensive robust design that responds to the site constraints, particularly surface water attenuation with the layout and housing designed to positively respond to these features. The impact on existing dwellings has been an important consideration and in particular, to the listed building and the conservation area. The Outline approval provided parameters in respect of distances, buffer planting and storey heights which have been observed within these proposals.



5.14 Building for Life

7. Creating well defined streets and spaces

Are buildings designed and positioned with landscaping to define and enhance streets and spaces, and are buildings designed to turn street corners well?

The development is specifically designed to create public / drive definition in the streets and spaces, with a mixture of built form generally containing detached, semi detached and terrace dwellings, which are placed relatively informally within the street scene in order to create a semi rural character whilst providing activity on street corners. Specifically designed dual aspect dwellings are sited on all corners of streets and spaces to ensure there are no blank facades to street frontages.

8. Easy to find your way round

Is the development designed to make it easy to find your way around?

The development takes full advantage in design terms of way finding opportunities. These include landscape strategies, open spaces, street typologies and building designs, with short to medium distance view to surrounding features. It will be easy to form a mental map of the development.

STREET AND HOME

9. Streets for all

Are streets designed in a way that encourage low vehicle speeds and allows them to function as social spaces?

The main street has a grass verge creating a pleasant walking / cycling experience, whilst all other streets are laid out in varying width shared surfaces, using an appropriate variety of surface materials and soft landscaping to ensure vehicle speeds are kept low.

10. Car Parking

Is resident and visitor parking sufficient and well integrated so that it does not dominate the street?

The vast majority of housing within the development have on plot parking in the form of driveways, many with garages behind the building line. Other solutions include front court parking.

The provision of comprehensive landscaping to front movement routes, ensures landscape and buildings are the focal points in the streets and not the cars. The use of rear parking courts has been avoided.

11. Public and Private Spaces

Will the public and private spaces be clearly defined and designed to have appropriate access and be able to be well managed and safe in use?

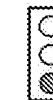
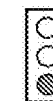
Within the landscape framework, open space and routes are addressed by built form to create a clear definition between public and private realms. Private amenity space is clearly demarcated and enclosed from public areas.

Where buildings are on corners or junctions, activity will be created to all building edges through secondary windows and entrances.

12. External Storage and Amenity Spaces

Is there adequate external storage for bins and recycling as well as vehicles and cycles?

All dwellings will be provided with appropriate internal and external refuse and recycling bins. Car and cycle is fully compliant with standards, with cycle provision generally within lockable sheds in private rear gardens or in the case of apartments, within secure shared stores.



Section 6

Conclusions



6.1 Conclusion

6.1 Conclusion

This Reserved Matters application provides an important opportunity to deliver a high quality, responsive and sustainable housing scheme contributing to the local housing needs.

The application details a highly sustainable development proposal which delivers 175 dwellings, including 30% affordable, together with significant areas of green infrastructure and supporting landscaping.

Through extensive evaluation, proposals have evolved with the thorough appreciation of the contextual credentials of the site. The detailed design follows on from the Outline consent and has been discussed with planning officers, Angmering Parish and statutory consultees prior to submission. As a result, a scheme has been created that respects surrounding land uses, including the housing within the village setting, conservation area and listed buildings, creating an aesthetically pleasing and thoughtfully designed residential development within a well landscaped and pedestrian orientated setting.

Tree and hedgerow planting is paramount within the scheme to integrate the scheme into its landscape context.



