

Land adjacent to Water Lane, Angmering



DESIGN & ACCESS STATEMENT

aap
architecture

 **DAVID WILSON HOMES**
WHERE QUALITY LIVES

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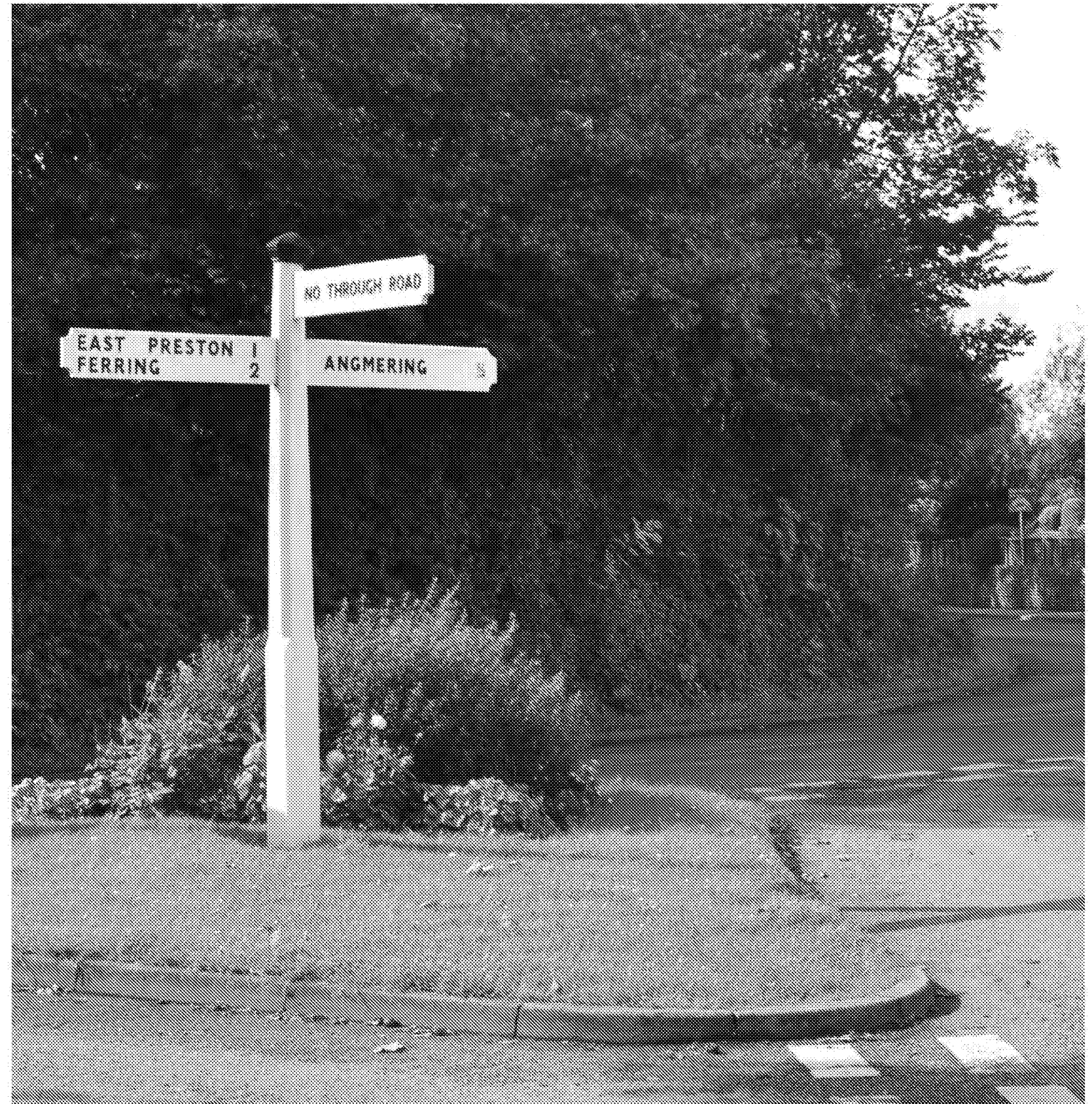
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Section 1

Introduction



1.1 Executive Summary

1.1 Executive Summary

This Design and Access Statement and accompanying documents has been prepared on behalf of David Wilson Homes in support of their Reserved Matters planning application for land adjacent to Water Lane, Angmering development following the Outline approval (Ref: A/99/17/OUT) dated 12 March 2017.

An experienced Design Team has been assembled to help develop the scheme design objectives to create an appropriate and respectful development which makes a good use of the land whilst meeting key site constraints.

The intention is to deliver a development that will enhance the local area and make a significant contribution to the housing and infrastructure needs of both Angmering and the wider Arun District communities.

Within this Reserved Matters application, David Wilson Homes has a scheme for a residential development of 175 dwellings on a site comprising of a total of 9 hectares. Access has been approved as part of the Outline approval.

The scheme comprises a range of open market and affordable housing, a significant proportion of formal and informal public open spaces and ecological enhancements.

The proposed scheme comprises:

- 175 new homes, 30% of which would be affordable
- The affordable housing element comprising of apartments, maisonettes and houses with both rented and shared ownership properties available for families and single households
- Deliver new and useable open spaces, well related and connected to existing open spaces within the vicinity
- A single vehicular access from Water Lane, approved under Outline approval
- A comprehensive landscape scheme within the public and private realm that will significantly soften the development and provide visual screening to the key site boundaries
- Sustainable drainage solutions to deal with surface water within attractive landscaping settings
- A design approach that both creates variety and promotes individuality within the various streets and spaces utilising a varied palette of materials that can be found locally.

1.2 Design Approach

1.2 Design Approach

This application submission is for:

'Approval of Reserved Matters following Outline consent (Ref: A/99/17/OUT) relating to the appearance, landscaping, layout and scale of 175 dwellings, provision of open space and SUD's pursuant to Outline consent at Land off Water Lane, Angmering'.

The proposals being brought forward by David Wilson Homes will provide a high quality residential development which responds to and builds upon the principles approved under the Outline Approval.

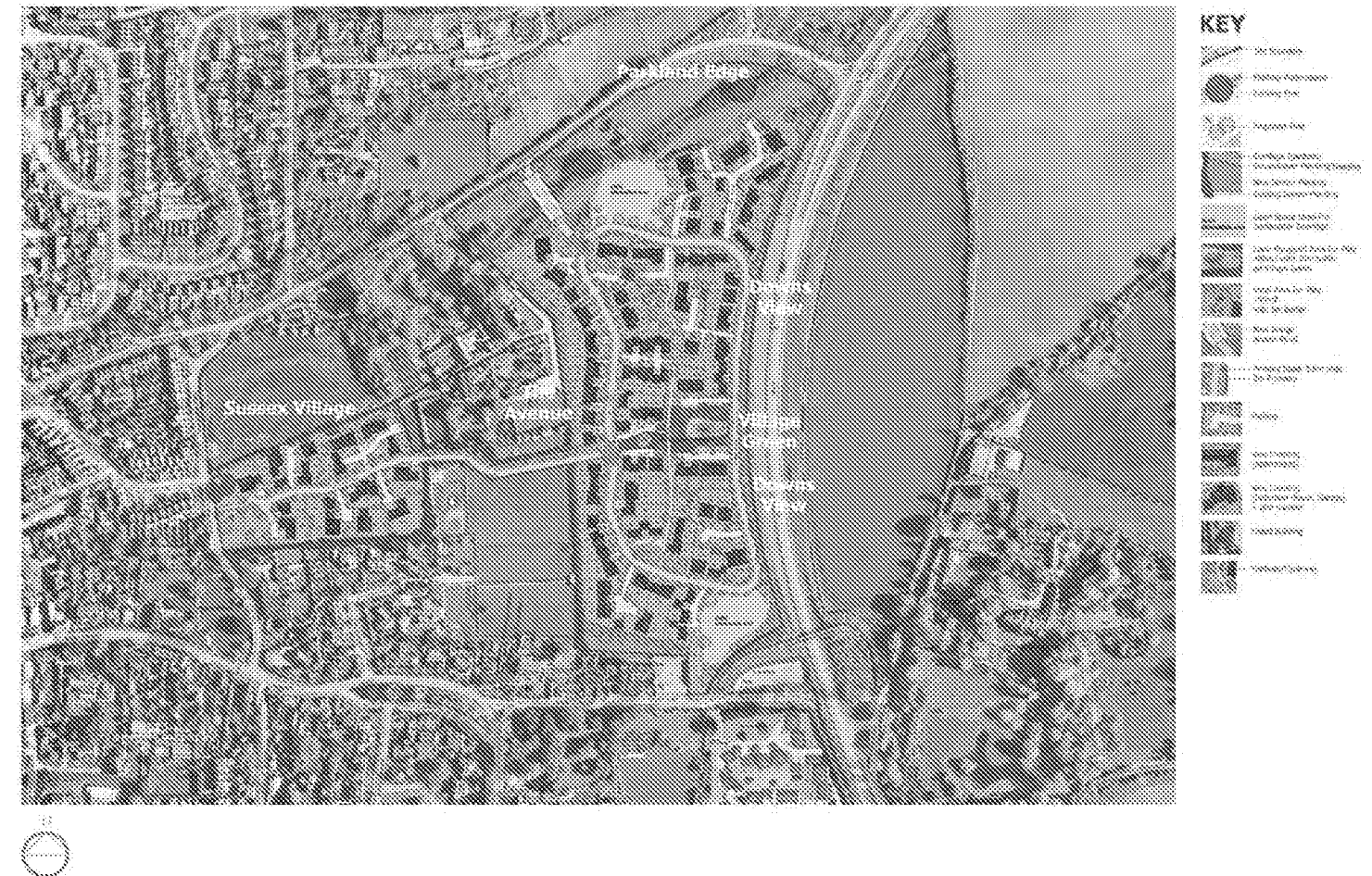
Approved under the Outline permission, were road access, areas of built form, density, green infrastructure, SUD's attenuation, landscape buffer strips and building heights, defining the parameters of development.

Since the illustrative layout was produced, further contextual and technical analysis, stakeholder engagement and design review has been undertaken to form the design approach as set out in this Design and Access Statement.



LAND ADJACENT TO WATER LANE, ANGMERING
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Prepared by Pro Vision on behalf of
Rydon Homes and Gleeson Developments Ltd



Outline Master Plan

Section 2

Context Analysis



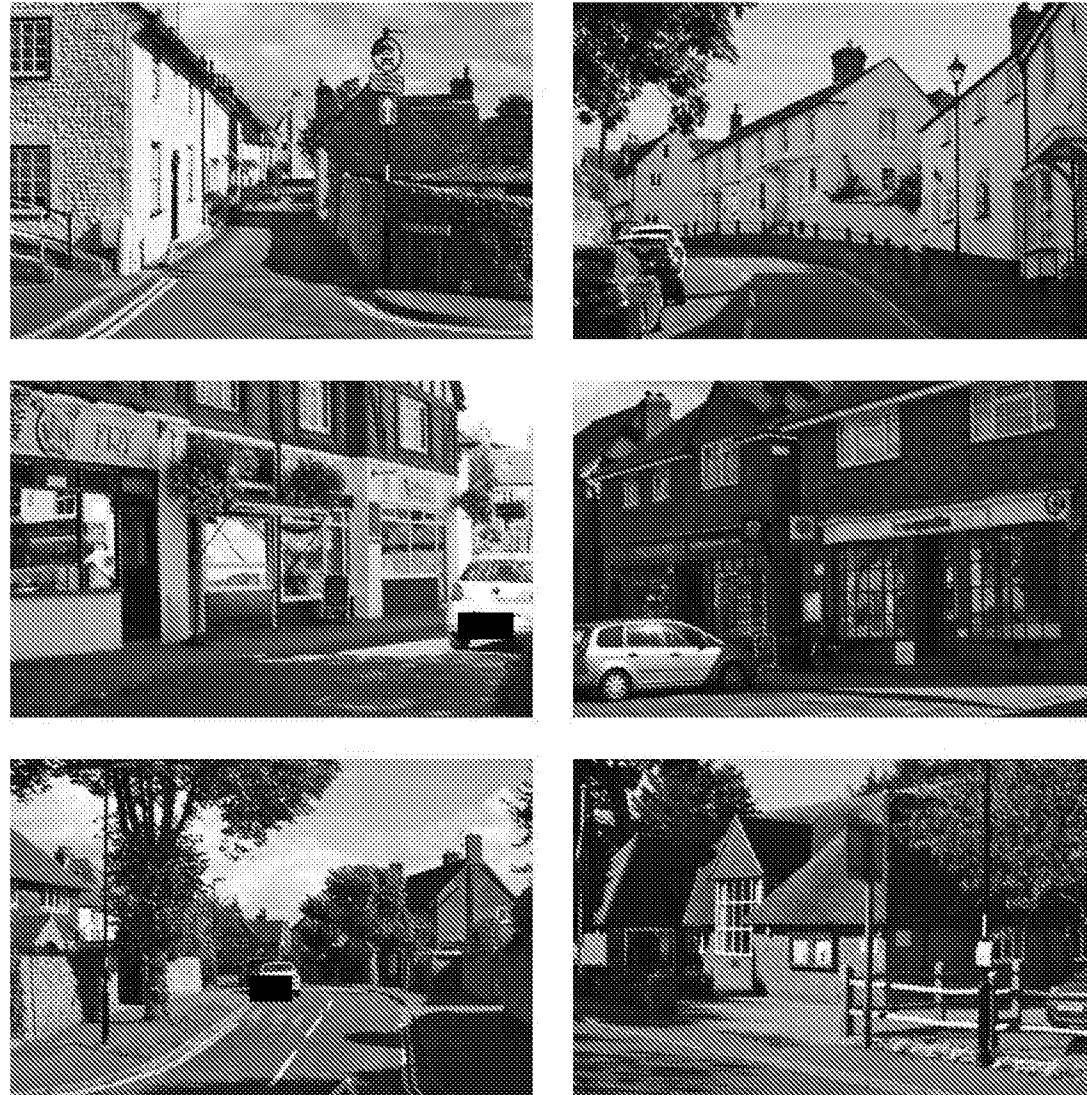
2.1 Site Location

2.1 Site Location

Angmering is within the administrative district of Arun District Council, within the county of West Sussex. It is a large village in close proximity to a range of other larger settlements including Littlehampton and Worthing.

The village is by-passed by the A280 and has a railway station.

Angmering High Street and village centre is located within a short walk from the site and provides a number of services including local shops, medical facilities, food outlets and community facilities. There is also primary and secondary schools and leisure facilities within a comfortable walk and cycle ride of the site.



Photographs of Angmering



Plan showing wider context of application site

2.2 Site Description

2.2 Site Description

The site covers an area of just over 9 hectares (22 acres) of land and is located to the south of Water Lane on the eastern fringe of Angmering.

The site comprises agricultural fields in arable use. The site is bounded by a mixture of trees and hedgerows.

The site slopes gently from north to south. To the north and east of the site is the South Downs National Park and to the west is the village conservation area. There are listed buildings which form part of the conservation area to the south and west of the site. The site also wraps around a listed farmhouse. Some existing residential development located to the south and west of the site dates from the 20th century. Further new developments have been completed to the south.

The site is bounded by mature established hedgerows in places.



Location plan showing photograph locations

2.2 Site Description



2.2 Site Description

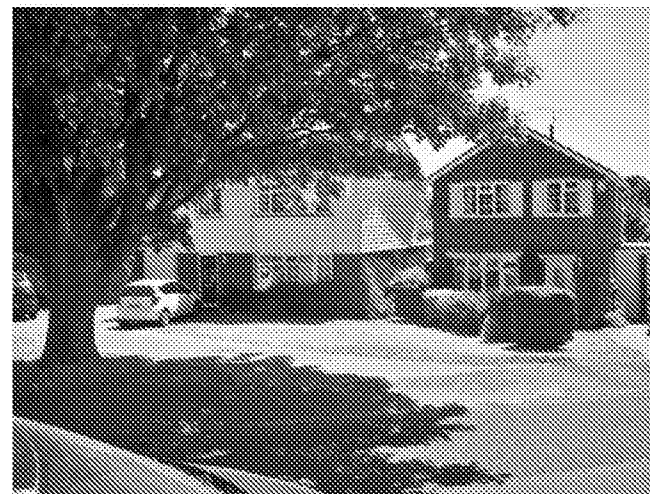


2.3 Surrounding Architectural Character

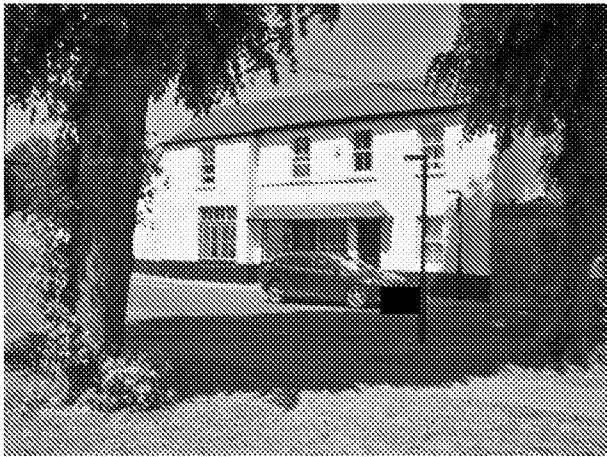
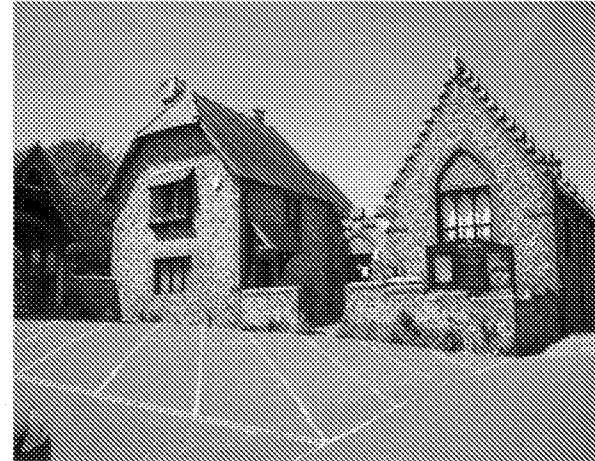
2.3 Surrounding Architectural Character

The site is located to the north east of the Angmering Conservation Area. The built form seeks to draw from the local vernacular of Angmering and other Sussex villages. The architectural style is predominantly traditional with the wide uses of architectural details and building materials that are exhibited locally. This will be the guiding rationale for the development

The photographic examples show a range of the modern and traditional buildings within and around the surrounding area. These give an indication of the type of design treatments and the general appearance of the built form. The materials selected for the development would provide a modern interpretation of the materials shown here.



2.3 Surrounding Architectural Character



2.3 Surrounding Architectural Character



Materials used:

Walls : Red brick, flint, tile hanging, render and weatherboard painted brick, brick detailing is common

Roofs : Simple back to front, hips, barn hips, strong gables feature around the area typically covered in slate or plain tiles, brick chimney are common on older properties

Windows : Generally sash or casement divided horizontally and vertically into small panes. Ground floor bay windows in a variety of forms are common place.

Doors : Solid or partly glazed, either painted or a natural treated finish.

Porches : Typically flat, lean to or gable fronted on brackets.

2.4 Site Constraints and Development Opportunities

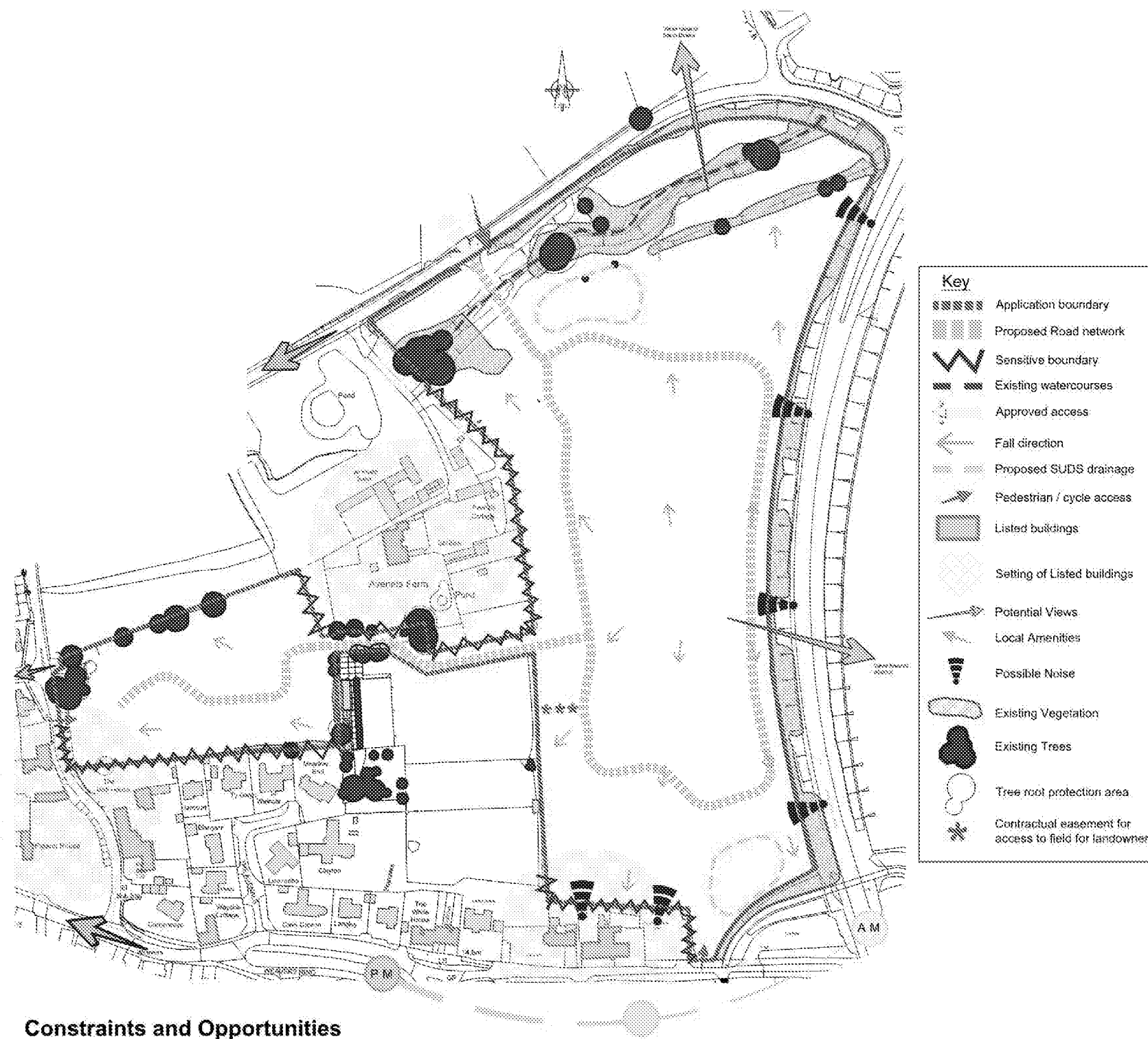
2.4 Site Constraints and Development Opportunities

- Respect and retain trees and hedgerows on the boundaries of the site
- Ensuring the best possible interface between existing residential rear garden boundaries
- Ensuring safe pedestrian and cycle access to the site integrating the scheme within the village both physically and socially
- The need to respect the habitable and foraging opportunities for wildlife
- Surface water and drainage considerations
- Flood zone 3 in the northern part of the site along Water Lane
- Conservation area abutting the south western boundary of the site
- Setting of Grade II listed building
- Proximity of South Down National Park.

Development Opportunities

- Delivery of a mix of much needed good quality affordable and market residential accommodation which helps meet the needs of Arun District Council
- Protection and enhancement of the natural environment including protection of the existing trees and hedgerows in and around the site and their integration into the scheme
- Create a well contained scheme with a locally inspired distinctive character using materials and detailing to positively respond to its immediate context
- Create well defined streets and spaces with easily accessible and useable open spaces
- Create a layout with a clear street hierarchy, corner turning dwellings and focal buildings or landscaping terminating key visitors
- Create pedestrian and cycleway linkable between Water Lane to the north, the High Street to the south and Weavers Hill to the west
- Integration of appropriate sustainable measures to deal with surface water within attractive landscaped areas
- Opportunity to enhance the habitats and foraging opportunities of wildlife particularly with mature trees and hedgerows around the site boundaries
- Add ecological value to the site in the form of SUD's features, proposed landscaping to both public spaces and plot areas
- Sustain and enhance character of conservation area and setting of listed building.

The full design team has been involved in the analysis of both constraints and opportunities with the application being supported by their detailed reports.



Constraints and Opportunities

SECTION 3

Development principles / parameters



3.1 Outline Approval

3.1 Outline Approval

The site benefits from an existing Outline planning consent which established the principle of development and access arrangements only.

The following matters were reserved for later determination

- Layout
- Appearance
- Scale
- Landscaping

It is these elements which this Reserved Matters seeks to address in detail.

An Illustrative Layout was submitted as part of the Outline application to demonstrate that the proposed development of 175 dwellings could be accommodated on the site.

Condition 4 of the approval relates to the following approved plans

- Local Plan
- Parameters Plans - Land Use and Building Heights
- Site Access from Water Lane

In developing the proposed site layout, the Design Team have reviewed the Illustrative Layout, Parameter Plans and DAS of the Outline approval and has sought to build upon the approach taken.

Since the Illustrative Layout was produced, further contextual and technical analysis has been undertaken to inform the design approach. Further details with regards to the constraints has further informed the Site Layout.



Illustrative Layout

