



Angmering Village – Build Density Survey V1.0

September 2013



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Cover Photographs (Clockwise from Top Left):

Angmering Village Centre: Downs Way/Ambersham Crescent/Ashurst Way:

Palmer Road: Ham Manor

With acknowledgement to the Angmering Village Life website and Neil Rogers-Davis

Introduction - Angmering Build Density

An individual's view of build density can be subjective. This leads to misinformation and assumptions being made as to the actual build density of existing locations and the impact of proposed new development.

This document seeks to provide factual information on the housing density of locations within the Angmering built up area boundary, including the 3 character areas that make up the Conservation Area.

It is intended to be used in support of the Angmering Neighbourhood Plan housing policies to inform the design and lay-out of any new development in Angmering and assess its impact on its surroundings and character of the area.

As far as possible, the village has been broken up into logical areas based on the build type and period of development. It maps Angmering's growth over the years as well as the net build density of each specific area. It also indicates the date of development and high level background information on the housing type.

Methodology

Housing Density per Hectare (dph) has been calculated using Google Earth free map tools. Reference was made to the Office of National Statistics (ONS) 2011 Census and Post Office postcodes to confirm dwelling numbers. Public open space has been excluded from the calculations to provide the net dwelling figure per hectare.

A detailed breakdown of roads, dwelling numbers and the Public Open Space (POS) where it has been excluded from the calculations, is provided as an Appendix at the back of this document.



The Cottrells

Built: 1912 - 1914

Net density: 50dph

Mostly 2 and 3 bed terraced houses originally built to satisfy the demand for low cost housing for the "working man".



Aerial View: The Cottrells



Palmer Road & Arundel Road

Built: 1930's

Net density: 22dph

A mixture of 2/3/4 bed terraced and semi-detached houses & bungalows

Built as council housing (now called social housing) to re-house villagers following the condemnation and subsequent demolition of "unsanitary" cottages in the village centre.



Aerial View: Palmer Road



Mill Rd & Mill Rd Avenue

Built: 1930's Completed post war.

Net density: 17dph

A mixture of 2/3/4 bed detached and semi-detached houses and bungalows.

The eastern end of Mill Road was extended south of the allotments as part of the Bramley Green development.



Aerial View: Mill Road & Mill Road Avenue



Cumberland Road

Built: 1961 - 1981

Net density: 36dph

A mixture of 2/3/4 bed detached, semi-detached and terraced houses. Located between Water Lane and the village centre Conservation area.



Aerial View: Cumberland Road



Weavers Ring

Built: 1961 - 1981

Net density: 11dph

Mostly 3 and 4 bed large detached houses.

Located on the eastern edge of the built-up area boundary, Weavers Ring is bordered by the High Street to the north, and Roundstone Lane to the west, which are in the Conservation Area



Aerial View: Weavers Ring



Station Road

Built: 16th century thru 1990's

Net density: 10dph

Ribbon development of mostly privately built detached 2/3 and 4 bed individual (self-build) houses and chalet bungalows, bordering one of the main arterial roads through the village.



The Dell

Built: Late 1970's /1980's

Net density: 29dph

Mostly detached 2/3 and 4 bed chalet style houses and bungalows, as well as a small number of detached and terraced houses. Situated at the southern edge of the village behind Station Road.

One of the largest developments of this time, being in close proximity to Angmering Station, The Dell was targeted at commuters,



Aerial View: The Dell



Roundstone Lane (Western Edge)

Built: 1900 thru 2004

Net density: 14dph

All but a handful of dwellings were built as part of the Bramley Green development, with access exclusively onto Roundstone Lane.

Roundstone Lane south of Bramley Way has been excluded as it comprises mostly of commercial units and would generate an artificially low dph.

Note: Pound Place & Pound House; situated outside the built-up area boundary on the eastern edge of Roundstone Lane; have a density of **1.7dph net**.

When included, the overall net density of Roundstone Lane falls to **9dph net**



Bramley Green

Built: 2001 thru 2005

Net density: 25dph

A mixture of 2/3 and 4+ bed detached and semi-detached dwellings.



Aerial View: Bramley Green (Central)



The Avenals

Built: 1960's /1970's

Net density: 8dph net

Large 3 and 4 bed detached houses and bungalows. Low density, open layout with wide grass verges lining the road.



Aerial View: The Avenals



Ham Manor / North Drive

Built: 1930's to late 1980's

Density: : 7dph net

Bordering Ham Manor Golf Course, with open farmland to the south, houses are mostly large detached 3 / 4 and 5+ bed dwellings with a small handful of semi-detached and terraced.

Ham Manor is a private estate bordering the south of the golf course, with small cul de sacs leading off East and West Drive.

North Drive is a typical ribbon development running along the eastern edge of the golf course, with a wide wooded central reservation separating it from Station Road to the west.



Aerial View: Ham Manor showing the Clubhouse in the top right hand corner



Aerial View: North Drive

The Thatchway

Built: 1930's to late 1980's

Density: : 7dph net

Built at the same time as Ham Manor, bordering Ham Manor Golf Course to the south and with open farmland to the west, houses are typical in style of the private estates in the area. Ribbon development consisting of mostly large detached 4 and 5+ bed dwellings.



Aerial View: The Thatchway



Lansdowne Road Area

Built: 1920's / 1930's Completed post war

Density: : 11dph net

Mainly detached and semi-detached 3 and 4 bed houses.



Aerial View: Lansdowne Road



North East Angmering

Built: 1960's / 1980's

Density: : 25dph net

A mixture of 2/3 and 4 bed detached and semi-detached houses and bungalows.



Aerial View: Greenacres Ring & Merryfield Crescent



Bewley Road Area

Built: 1960's / 1980's

Density: : 36dph net

A mixture of 2 and 3 bed terraced houses and bungalows.



Aerial View: Bewley Road

South Angmering

Built: 1960's / 1980's

Density: 28dph net

A mixture of 2/3 and 4 bed detached and semi-detached houses and bungalows



Aerial View: South Angmering West (Downs Way & Ashurst Way)

Conservation Area

Designated in April 1975, the Conservation Area is the historic core of the village and consists of 3 different areas of townscape. The village centre “The Square”, the approaches from “Arundel Road” and from the “High Street”.



Fig 1: ADC Conservation Areas - Angmering Map

Approaches from “Arundel Road” (Green Shaded Area): Includes a mixture of detached, semi-detached and terraced houses.

Net density:
20dph

The Square (Village Centre) (Orange Shaded Area): Comprises village shops and services, as well as small terraced period cottages. Accommodation above the shops (6 flats) have been excluded as the area covered by the commercial properties would provide an artificially lower density.

Net density:
34dph

The High Street (Blue Shaded Area): Includes detached and semi-detached listed period dwellings dating from 14th century, a small handful of conversions and block of 6 flats built in the 1990's.

Net density:
11dph



Fig 2: ADC Angmering Conservation Area – Mapped on Google

Appendix: Calculations

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CONSERVATION AREA

	<i>Dwellings</i>	<i>net DPH</i>	<i>Acres</i>	<i>Ha</i>	Comments
High Street	85	11.1	18.98	7.68	
High Street	69				
Weavers Hill	4				
Hillside Crescent	0				Hillside Crescent: No dwellings fall inside the Conservation Area
Honey Lane	12				
The Square (Village Centre)	26	34.2	3.63	0.76	
<i>Dwellings</i>			<i>1.89</i>	<i>0.76</i>	17 – Commercial addresses have been excluded
Church Road	9		0.74		8 – houses
Pooks Hill Cottage	1				· Pooks Hill Cottage
Blaber House	1				· Laurels
					· Hazel Cot
					· Elm Grove Cott
Eachways	1		0.29		· Eachways
Phares Courtledge	1				· Dormouse Cott
					· Dolphin Cott
					· Byfleet House
Station Rd/The Square Cotts	12		0.71		1 – Phares Courtledge (not listed by Royal Mail)
					7 – Station Road dwellings in Conservation area
Amber	1		0.15		· Lantern Cott
					· Leap Cott
					· Ross Cott
					· Copse Corner
					· Telgarth
					· Fairford
					· Amber
					10 – Church Road dwellings (including Blaber House)

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					6 – flats over shops excluded – See page 18 · Flats (west) – 4a; 5a; 1; Blaber House flat · Flats (east) – Corner House; Chalks; Tree Tops (Wards)
	Dwellings	net DPH	Acres	Ha	Comments
Arundel Road Approach	78	19.95	9.65	3.91	
Rectory Lane	19		10.94	4.43	
St Margaret's Court	37				
Arundel Road east	13		part		
Arundel Road west	9		part		
Minus POS: Fletchers Field			1.29	0.52	

BUILT-UP AREA (Excluding Conservation Area)

	Dwellings	net DPH	Acres	Ha	Comments
Cumberland Road	109	35.62	7.57	3.06	
Cumberland Close	6				
Cumberland Crescent	16				
Cumberland Road	40				
Highfield Close	13				
Hillside Crescent	15				
Water Lane (part)	10				Dwellings outside Conservation Area
Weavers Hill (part)	9				Dwellings outside Conservation Area
	Dwellings	net DPH	Acres	Ha	Comments
Weavers Ring	17	11.33	3.71	1.5	
Weavers Ring	17				
	Dwellings	net DPH	Acres	Ha	Comments
The Cottrells	23	50.00	1.13	0.46	
The Cottrells	23				

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		<i>Dwellings</i>	<i>net DPH</i>	<i>Acres</i>	<i>Ha</i>	Comments
Station Road		42	10.34	10.03	4.06	
	Station Road	37		7.9		<i>Excludes:</i>
						Non-domestic properties
	Olders Lodge	1		0.55		· Baptist Church
	Jesters Cottage	1		1.58		· Angmering School
	Little Meadow	1				· Angmering Medical Centre
	Cherrytree Cottage	1				· Angmering Village Hall
	The Backwoods	1				· Lloyds Pharmacy
						Following dwellings are included in the Conservation Area calculations (The Square (BN16 4HL))
						· Lantern Cott
						· Leap Cott
						· Ross Cott
						· Copse Corner
						· Telgarth
						· Fairford
						· Amber
		<i>Dwellings</i>	<i>net DPH</i>	<i>Acres</i>	<i>Ha</i>	Comments
Roundstone Lane		27	9.18	7.27	2.94	
	Roundstone Lane West	25	13.97	4.44	1.79	
	Bramley Cottages	2				
	Bentley Close	5				
	The Chanterelles	4				
	Hammond Close	5				
	Linfield Close	5				
	Whitfield Close	4				
	Roundstone Lane East	2	1.74	2.83	1.15	
	Pound Place	1		1.86		
	Pound House	1		0.97		

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		<i>Dwellings</i>	<i>net DPH</i>	<i>Acres</i>	<i>Ha</i>	Comments
The Dell		272	28.63	23.53	9.5	
	Dell Drive	40				* Carina Drive built as part of Bramley Green development
	Foxdale Drive	53				
	Briar Close	13				
	Birch Close	9				
	Lime Grove	33				
	Sycamore Close	9				
	Ashdown Close	11				
	Badgers walk	7				
	Greenwood Drive	55				
	The Pines	10				
	Chestnut Close	10				
	May Tree Close	10				
	Acorn Close	12				
Palmer Road		151	22.08	16.89	6.84	
	Palmer Road	123				
	Arundel Road	28				
Mill Road /Mill Road Ave		132	17.32	18.83	7.62	
	Mill Road	33				Includes 19 dwellings added to the eastern end of Mill Road as part of the Bramley Green development
	Mill Road Avenue	85				
	Chapel Walk	3				
	Apple Grove	4				
	Ashmead Way	7				

Angmering NDP: Build Density Survey V1.0

	<i>Dwellings</i>	<i>net DPH</i>	<i>Acres</i>	<i>Ha</i>	<i>Comments</i>
Bramley Green	604	24.53	60.30	24.62	
Chestnut Court	4		67.54	27.33	
Ashmore Avenue	26				
Beech Way	37				
Bramley Way	36				
Butcher Close	11				
Cedar Close	10				
Dane Acre (Flats)	8				
Darlington Close	17				
Foxwood Avenue	6				
Grooms Close	6				
Hazel Road	21				
Henry Fletcher Close	14				
Highdown Close	20				
Horton Place	11				
Isabella Place	8				
Kinleside Way	12				
Lucksfield Way	36				
Mill Road (east)	19				
Nursery Road	42				
Oakwood Drive	36				
Pound Way	25				
Roman Avenue	34				
Rowan Way	49				
Sunnyside Close	4				
The Walkway	21				
Wayside Road	7				
Wilkinson Close	19				
William Olders Road	13				
Willow Wood Close	10				
Windmill Close	13				

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Carina Drive*	29				* Carina Drive part of Bramley Green development
Minus POS:					
Bramley Green			7.24	2.71	
Bramley Green south			4.04	1.42	
			3.2	1.29	Excludes Ashmore Road children's play area
The Avenals	Dwellings 9	net DPH 7.5	Acres 2.97	Ha 1.20	Comments
The Avenals	9				
Ham Manor / North Drive	Dwellings 198	net DPH 7.3	Acres 66.89	Ha 27.07	Comments
North Drive	32				
East Drive	48				
West Drive	65				
South Drive	0				
Ham Manor Way	37				
Ham Manor Close	12				
Blue Cedars Close	4				
Ham Manor Club House	1				
The Thatchway	Dwellings 35	net DPH 7.1	Acres 12.25	Ha 4.96	Comments
The Thatchway	35				
Lansdowne Road Area	Dwellings 35	net DPH 7.9	Acres 10.87	Ha 4.40	Comments
Lansdowne Road	36				
Lansdowne Way	29				
Lansdowne Close	9				

Angmering NDP: Build Density Survey V1.0

North East Angmerng		Dwellings 534	net DPH 24.8	Acres 53.29	Ha 21.56	Comments
	Furze Field Close	15				
	Chantryfield Road	71				
	Pine Trees Close	21				
	Garden Close	18				
	Woodlands Close	19				
	Lloyd Goring Close	71				
	Claremont Close	4				
	Shardeloes Road	20				
	Meadowside	56				
	Beech View	29				
	Merryfield Crescent	55				
	Greenacres Ring	80				
	Elmhurst Close	14				
	Ashleigh Close	17				
	Dappers Lane	10				
	Arundel Road	16				
	Brambletyne Close	18				
Bewley Road Area		Dwellings 116	net DPH 36.3	Acres 7.9	Ha 3.199	Comments
	Bewley Road	42				
	Fletcher Way	36				
	Older Way	30				
	Arundel Rd (part)	8				

Angmering NDP: Build Density Survey V1.0

	<i>Dwellings</i>	<i>net DPH</i>	<i>Acres</i>	<i>Ha</i>	<i>Comments</i>
South Angmering	552	27.9	48.95	19.81	
					Disconnected from Angmering by Roundstone Lane by-pass proximity to East preston (reflected in post code east Preston, Angmering-on-sea).. Well served by proximity to railway, 700 bus-service rund every 15min, small parade of shops.
Downsway	340	28.0	29.99	12.14	
Downs Way	135				
Heathfield Avenue	31				
Ambershaw Crescent	70				
Ashurst Way	81				
Mayfield	12				
Teulon Court (Station Rd)	11				
Arlington	212	27.6	18.96	7.67	
Arlington Crescent	32				
Hailsham Close	13				
Burwash Close	40				
Thakenham Close	12				
Loxwood	7				
Saxon Close	63				
Crossways	5				
Old Worthing Rd	40				Old Worthing Road 69 Royal Mail addresses 40 in the Parish