

McCarthy Stone, Angmering

Landscape Statement

SO-2729-03-LA-005



The proposals are for the development of a retirement living complex and adjoining retail unit located on the site of a former Chandlers Accident Repair Centre in the village of Angmering, West Sussex. The site is situated adjacent to the road junction of Water Lane and High Street. Water lane forms the northern and western boundary, High Street forms the southern boundary with the eastern boundary being formed by gardens to the back of existing residential properties. Current vehicular and pedestrian access to the site is from both Water Lane and High Street. The site is very close to the village centre and local amenities on both High Street and Station Road. The southern part of the site (approximately half of the overall site) is within the local Angmering Conservation Area.



Above left: One of two existing vehicular entrances from Water Lane. Above right: existing entrance from High Street proposed to be closed to vehicles and form residents only pedestrian access to the village centre.

Access to the village centre from the site itself is via a current vehicular access which, as part of the proposals, is to be closed off to vehicles to form a pedestrian footpath link to amenities within the village for residents of the development.

Topographically the site is relatively flat to the north west/west boundary access with Water Lane and High Street, however with the adjacent residential road Cumberland Crescent to the north and High Street to the south boundary both rising quite steeply south eastward, the existing high retaining walls retain the steeper topography to the south and east and create a dominant feature to the back of the site. The retaining walls also have mature trees growing to the top adding to the site's enclosed feel. The trees on site have been surveyed by a suitably qualified arboriculturist and the majority will be retained, taking care not to impinge upon root protection zones. Where boundary trees will have to be removed to accommodate the proposals they will be replaced with similar species.



Existing retaining wall and vegetation along the eastern boundary to be retained with the retaining wall re-faced and trees and vegetation tidied.

The majority of the existing boundary treatment will be retained (repaired and re-faced as necessary) including the flint walls to the west boundary with Eachways and the concrete /brick retaining walls to the east and south east boundaries. The metal palisade fence to the southern boundary is to be removed and replaced with 1.8m ht. black metal railing fence with matching pedestrian gates, clipped hedgerow behind for screening and (where required due to site levels) a low brick retaining wall with black metal railing fence to the top. A new closeboard fence is proposed around the air source pump required for the retail unit to screen this from public view.

The existing forecourt area in the northern part of the site is to be retained for use as the retail unit parking with the overhead structure removed and new bitmac surfacing laid. Paving to the retail unit frontage is proposed as block paving to match the style of the main existing surfacing in the village centre, with the retail deliveries access as bitmac surfacing to reduce wheel noise from delivery trolleys. Parking to the McCarthy Stone property is also vehicular bitmac and white lined parking bays with block paving to the entrance and access paths connecting it with the building. Secondary access routes are pedestrian bitmac surfacing, and residents' patios and the communal patio are buff slab paving. A pergola feature along with seating and a BBQ will be provided to give a focal point to the garden adjacent to the residents' lounge.



The existing forecourt area will be retained, overhead structure removed and area re-surfaced for use as the retail unit parking.

A potting shed and raised planters on compacted gravel are also proposed to the back of the site providing additional activities for residents along with a grass games area adjacent to the communal terrace.

The proposed planting is of a suitable scale and nature for the type of development. A number of new trees are proposed to replace those being lost and create structure to the planting areas. Where space is limited or near to road edges *Acer platanoides* 'Emerald Queen' and *Tilia cordata* 'Streetwise' with their upright and columnar shape can be used as feature street trees while *Amelanchier lamarkii* and *Betula utilis* var. *jacquemontii* will provide seasonal colour to the carpark and garden respectively. Around the building ornamental shrub and herbaceous species have been carefully selected to provide seasonal colour and interest and respond to the microclimate created by the site and the aspect of the planting beds. Planting on the northern side of the building will be more formal and evergreen reflecting the functional nature of the car parking and entrance area and is tolerant of the shady conditions. The south facing planting areas around the garden will take advantage of



Planting to the south side of the building will create a garden feel with flowering shrubs and herbaceous species

the sunnier aspect incorporating a greater quantity of colourful flowering shrubs and herbaceous plants while retaining enough structural species for year-round interest. In the carpark simple, robust ground cover species will be used. All the planting species selected are suitably maintainable for a development of this nature.