



Former Chandlers Accident Repair Centre, High Street, Angmering

Rev. E

1.	Introduction	3
2.	Assessment	4
3.	Evaluation	7
4.	Design	9
5.	Access	21
6.	Conclusion	23

This Design and Access Statement has been prepared by KSA Architects Ltd on behalf of McCarthy and Stone to accompany a planning application for the site at the Former Chandlers Accident Repair Centre, High Street, Angmering.

The development is intended to provide a total of 33 residential, Retirement Living (age restricted) dwellings with associated facilities and new Retail Space at Ground Floor:

- 13 two bedroom flats
- 20 one bedroom flats
- Residents Lounge
- Mobility Scooter Store
- Refuse Store
- Office
- Guest Suite
- 375m² Convenience Store

A total of 38 car parking spaces are provided.

- Retirement Living - 26 Parking Spaces
- Eachways - 2 Parking Spaces (replacements for adjacent property)
- Retail Store - 12 Spaces

1 - Introduction

McCarthy and Stone

McCarthy Stone are Britain's leading retirement accommodation provider with over 30 years' experience. They develop different types of specialised housing for the elderly.

The average age of residents in McCarthy Stone developments is 78, (based on sales data from 2006 South West Region). Schemes have a minimum age limit of 60 for a single or eldest partner and 55 for a second person living in the same apartment.

More than 45,000 buyers have chosen the McCarthy Stone way of life. In addition to being Britain's leading private retirement provider, McCarthy Stone has gained a reputation as one of the premier house builders in the UK. One of the most prestigious awards schemes of all is the Daily Express, British House builders Awards, primarily because it's the only industry scheme that is voted for exclusively by customers. McCarthy Stone have been outright winner or runner up for a number of years for the supreme accolade "Britain's Best Builder".

McCarthy Stone have also been recognised as the premier builder in recent customer satisfaction surveys. Polls of homebuyers by the House Builders Federation and the National House Building Council revealed high levels of customer satisfaction amongst residents, placing McCarthy Stone top of Britain's larger house builders in the last 5 years. Recently the company has also been recognised as Britain's only 5 star builder.

McCarthy Stone have also won 11 Daily Mail Green Leaf Housing awards for environmentally friendly design and integration into the surrounding landscape for schemes across the UK.

Clients Brief

Our client has instructed that the site should be developed in accordance with Government policy and design guidance, having due consideration to relevant planning policies, design guides and subject to the applicant's specific brief for provision of Retirement Living Housing. Retirement Living Housing is to comprise of self-contained apartments specifically designed for the elderly, linked by heated level corridors from a secure entrance.

Communal facilities in the form of a refuse room, mobility scooter store and an internal residents lounge with tea point are to be provided, all accessible without residents having to leave the building. Secure boundaries are also required. The most important functional requirement is that of ease of movement throughout any proposal and therefore a building of singular mass and footprint is desired and requested by the client.

The proposal is to respond to specific site conditions including the following: its physical context, surrounding character, constraints and opportunities and neighbours' privacy and amenity are equally to be respected.

Given the former use of this site as commercial sales and services, our client were keen to partially retain a similar use, thus preserving it's function within the village in some way. By providing a new retail/ commercial space within the scheme (375m² of floorspace), it will keep an active frontage along Water Lane and help mitigate the loss of the former use which relocated several miles away. Although the site has proved unattractive in its entirety to any retailers since the former ones closure, by offering a smaller, modern space in this active Village centre will hopefully encourage someone to take it on.

2 - Assessment

Social Context

The provision of Retirement Living will provide a number of benefits to the local society including;

Maintaining independence due to closeness to the shop and amenities which will reduce the need to travel by car, less maintenance to worry about, the upkeep of the apartment will be kept to a minimum.

The future residents will be able to socialise within the development itself enabling them to meet other people without leaving their property.

By downsizing and moving into a McCarthy Stone retirement property, elderly people will free up a substantial amount of housing stock within the surrounding areas, which can then be used by families, young couples and first time buyers seeking to enter the housing market.

Research shows that the residents of private sheltered housing are healthier, live longer and have less call on the state than those who remain in ordinary housing.

Economic Context

Private sheltered housing schemes play a vital part in the life of the local communities. The proposed site is located within easy walking distance of the neighbourhood shop and facilities and this will contribute significantly to the revenue providing additional expenditure within the local community, shops and businesses.

The survey carried out in 'A Better Life: Private Sheltered Housing and Independent living for Older People' states that over sixty percent of residents prefer to shop locally and just over a third do so on a daily basis. The benefit to local business of the arrival of a private sheltered housing scheme is, therefore, significant. Just under half of all residents buy the bulk of their shopping within one mile of their home. Just under two thirds travel no further than two miles to shop.

Planning Policy Context

The policies, policy statements and documents listed below are the main national and other relevant policy and guidance documents which have influenced the evolution of the proposed scheme.

When considering the application for the proposed site the following documents have been referenced.

National Planning Policy Framework
CABE - Design Access Statements
CABE - 'By Design' document
CABE - 'Better Places to Live'
CABE - 'Building in Context'

Planning History

This site has been subject to a previous application earlier this year, A/45/19/PL, which was refused on lack of agreement for Affordable Housing provision and also due to a deficiency in number of parking spaces provided on site for the proposed scheme. This scheme looks to address these issues by nature of its proposed use.

Site Description

The site is situated in the centre of Angmering Village. It was previously utilised as car showrooms, workshops, offices and ancillary accommodation by Chandlers BMW. They relocated to new facilities in nearby Rustington, approximately 1.6 miles away. The site is bounded by Water Lane to the North, High Street to the West and residential properties to the South and East. The Grade 2 Listed “Eachways”, sits in the top West corner of the site and is not part of this application.

Site Location

The site is located centrally within Angmering Village. It sits centrally between Clapham to the north, East Preston to the south, Littlehampton to the west and Worthing to the East.

Site Access

The site has good accessibility with connections to both bus services and nearby transportation hubs. There are bus stops located very close to the site (0.1 miles away). Angmering Train Station is approximately 1 mile away accessible by bus, car or foot.





-  Site (including Proposed Store)
-  Small Supermarket
-  Large Supermarket
-  Doctors
-  Pharmacy
-  Post Office
-  Local Shops
-  Shopping Hub
-  Bus Stops
-  Train Station

3 - Evaluation

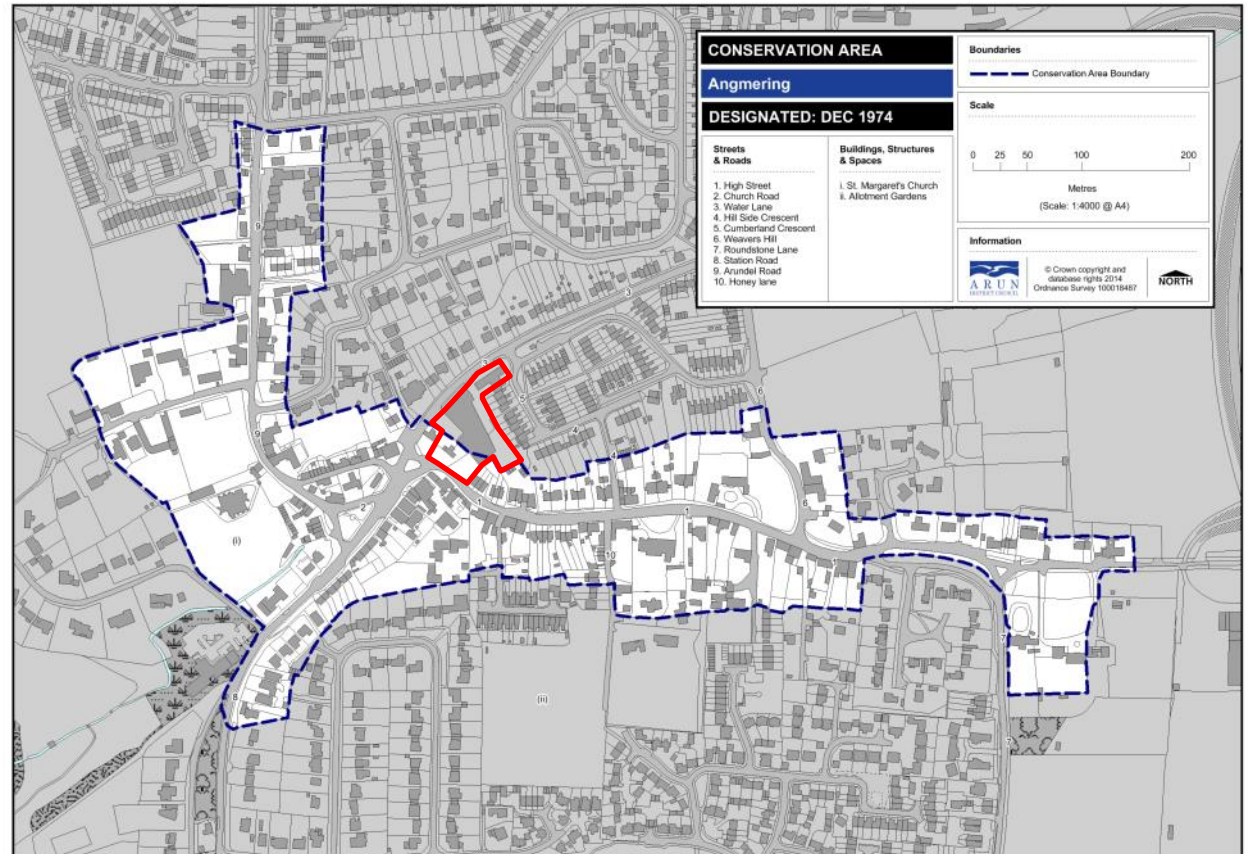
Urban Design Analysis

The site is in the middle of a mixed residential and retail neighbourhood. It is within the Village Centre of Angmering. Parts of the site sit within the Heritage and Conservation boundary of the village. A number of the neighbouring buildings are older properties, including the Grade 2 Listed "Eastways" on the corner of the site. The proximity of these buildings are shown on the following page. The Listed Buildings are predominantly Grade II, apart St Margaret's Church, New Place, and Ecclesden Manor which are of greater historic interest and are listed as Grade II*. A large number are private dwellings but also include the nearby Lamb's Inn public house, the local Hall, old Forge, school and church buildings.

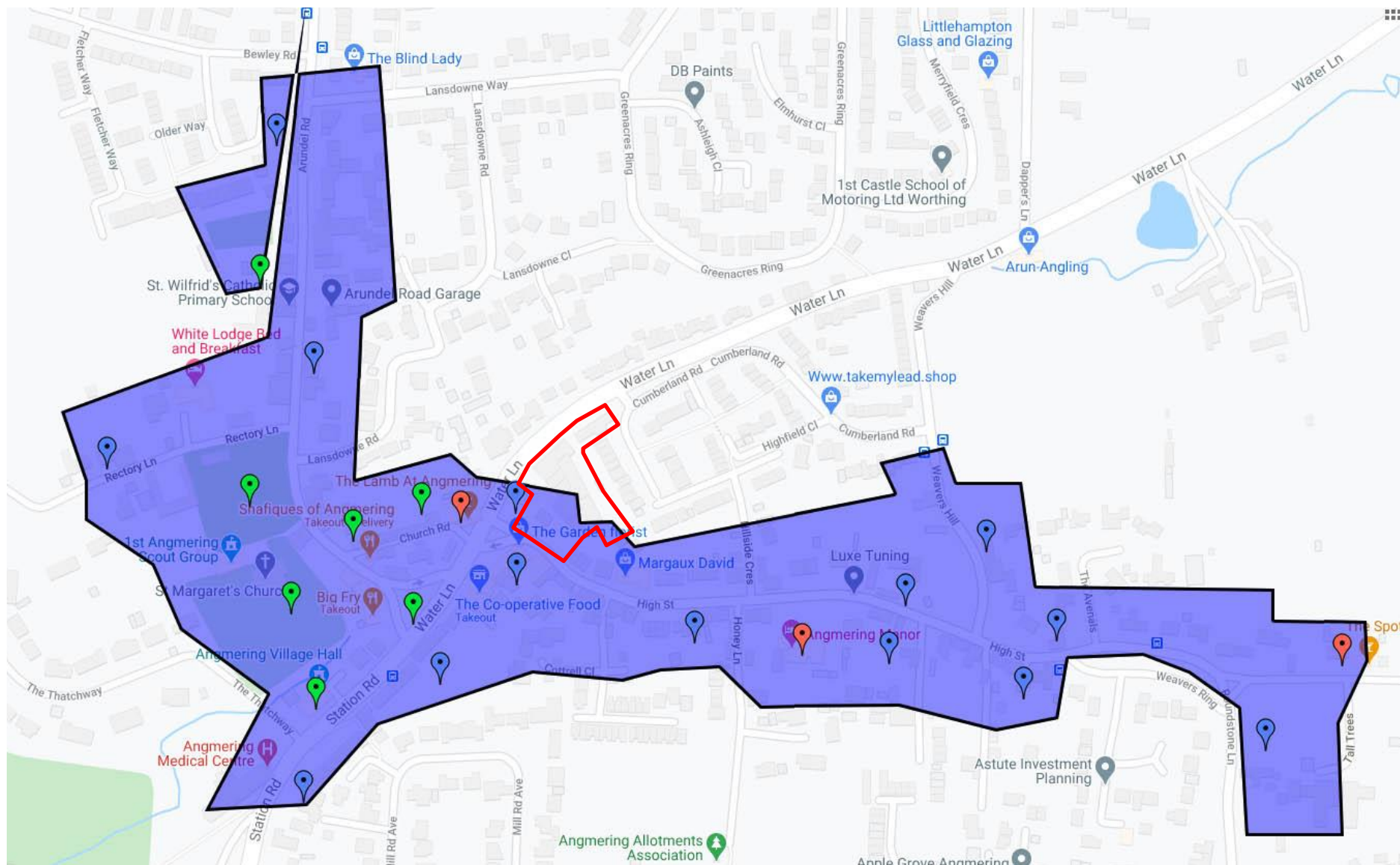
The site lies in a well connected and accessible area. The main road offers a wide range of transport access to the surrounding area and further afield. Residents are well served by a small local shops and the potential new retail/convenience store on site.

Existing Buildings on Site

The existing site comprises of vacant car showrooms, workshops, offices and ancillary accommodation. These would all be demolished and cleared as part of the redevelopment.



Extract from Angmering Conservation Area Information on Arun District Council Website, showing extent of Village under designation and key buildings. Site highlighted in Red.



Extract from Google Mapping showing approximate locations of Listed Buildings within the Angmering Village Conservation Area.

Site highlighted in Red.

4 - Design

Massing Strategy

The proposed building follows standard planning convention by addressing both main street frontages in a sympathetic and meaningful way. Retirement Living housing provision offers a discrete model of residential accommodation, which is known for its aspiration of privacy and security for its residents. A quieter sense of place is, therefore, provided which, although being welcoming and accessible to visitors, has its own sense of inherent closure and deterrent against anti-social activities

Both sides of the site are similarly well connected to the surrounding area and so there is little difference in terms of travel distances or accessibility with regard to local services and facilities. The retail unit is provided at Ground floor on the Water Lane street frontage, with associated parking.

Urban Form

The accommodation proposed is of a high density, flatted model and the massing and siting of the development are well considered within the context of the local area. The site is of a generous size with reasonable relief from neighbouring development and can, therefore, easily accommodate a building of the scale proposed. The land rises around the edges with a number of retaining walls to the perimeter.

The design and detailing of the proposal draws inspiration from the local vernacular to ensure there is cohesion with the surroundings. The roof pitch has been set at 45° to match that of the adjacent properties. Window proportions are also enlarged and lengthened to give the frontages key features of the local style and historic fabric.

In order to break down the mass of the scheme, the elevations have also been vertically split to resemble an assemblage of smaller properties in a row.

The elevation to High Street is kept purposefully fairly stark, so that it not only fits with the rendered villas to the south, but also allows Eachways to be the focal point for this element of the streetscene.



Building Massing study viewed from the East



Building Massing study viewed from the West



The layout of the Retirement Living building relies on a traditional “H-Shape” plan, which maximises all area and accommodation along the perimeter of the building. Habitable rooms and kitchens benefit from natural daylight, with corridors and communal areas also well lit. By projecting the balcony elements from the front of each unit, not only do they benefit from amenity space, but it also helps to articulate the façade.

Ground floor units benefit from an external area, giving private amenity space and the majority of the rest of the units have a private balcony.

The ground floor provision of communal facilities, such as the lounge and entrance, utilise access to the communal gardens and facilities.

Parking and Cycle Provision

The parking strategy has been analysed and will be set out in the Planning and Transport Statements that accompanies any future full application. However, in summary the development will provide a total of 38 car parking spaces. 24 for the Residential element, 12 for the proposed retail unit and 2 as replacement parking for “Eastways”. These are shown on the site plans and are located in close proximity to the building, with easy access for all users. Those for the retail unit are placed visually and physically accessible, close to the roadside and convenient for users of the store, but with separation from the main residents parking.

Retail Unit

As previously noted, the scheme proposes a new retail unit on Water Lane. This is to help offset and mitigate the loss of the former commercial business that occupied the site until several years ago. This unit sits in a prominent location in the streetscape. The elevational treatment takes its cues from the other retail units in the High Street, being simple in its glazing style. The unit sits below part of the proposed residential accommodation above, which again is typical of the other scenarios in the village. As with the rest of the scheme, the larger mass of the flatted accommodation is broken down in to smaller elements, more reminiscent of the individual terraces of bespoke shops and

houses that comprise the high street. Rather than appearing as one large retail unit, it mimics the visual appearance of several shops side-by-side, and again retains a residential feel.



Proposed elevational treatment of retail element.



Proposed Site Plan showing parking areas for both residential and retail.

The new building addresses the two distinct sides of the site, enabling better integration within these streetscenes and the overall “urban grain” of the area. The building has a residential scale and aesthetic.

The massing of the new building on the site gives greater emphasis to the frontages, whilst also being set back to address the existing building line. Their siting along the two main perimeters and overall form, maximise the open and amenity space within perimeter of the site. This creates usable space for the residents, with private vistas and a sense of place for all.



1



2



3



4



5



6

Nearby housing, retail and buildings of interest.



Legend

- 1 - Facing brickwork - Red, Natural mortar
- 2 - Render - White
- 3 - Flint Panels - Natural
- 4 - Roof Tiles - Red and Grey
- 5 - Ridge Tiles - Red
- 6 - UPVC Fascia Soffit - Black
- 7 - UPVC Window Doors - Grey
- 8 - UPVC Rainwater Goods - Black
- 9 - Balconies and other structural elements - Black Painted Structural Steel

Proposed street frontage elevations showing brick and render features.



East Elevation

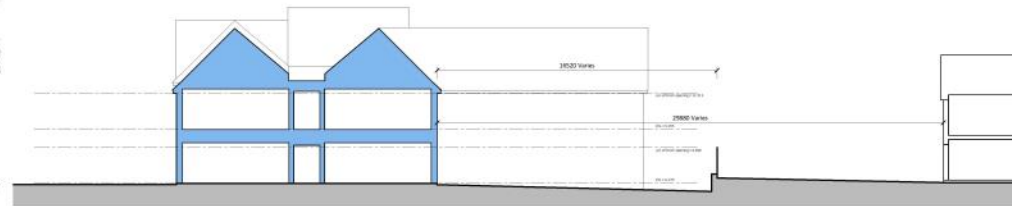
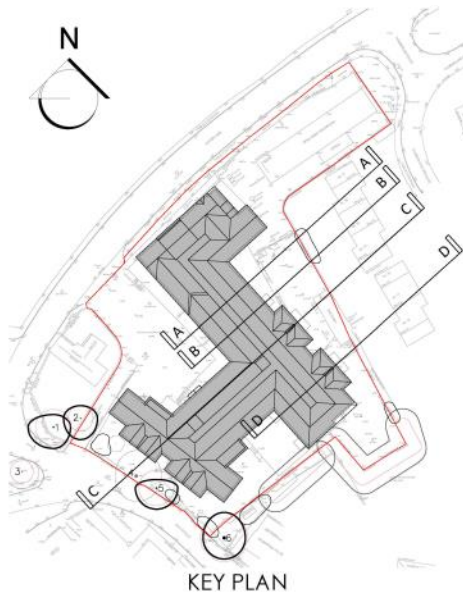


South Elevation

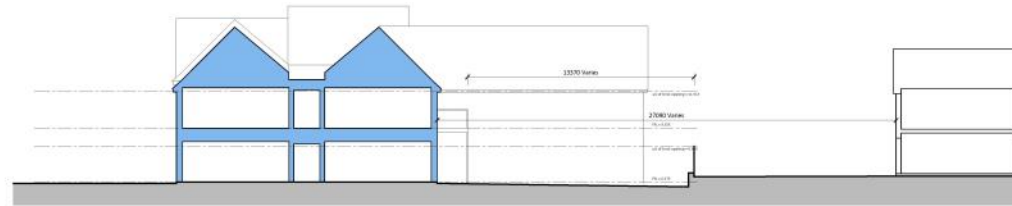


Proposed "Internal" courtyard elevations showing brick and render features.

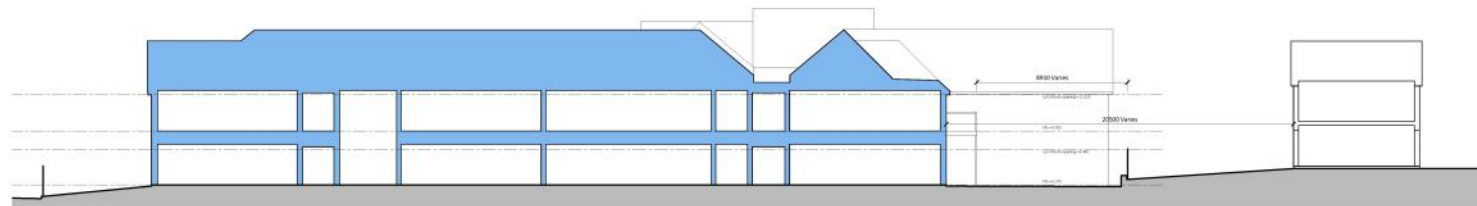




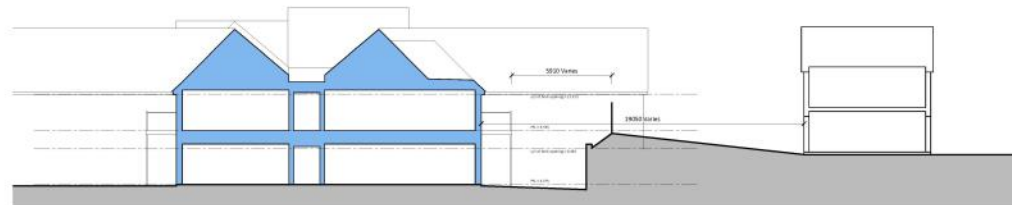
SECTION A-A



SECTION B-B



SECTION C-C



SECTION D-D



Cross sections showing change in levels across site and neighbouring properties.

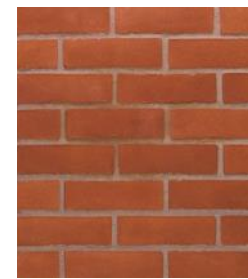
Materials

The materials palette is influenced by the local context, to complement the nearby Conservation Area.

A simple mix of red brick, flint, white render, grey and red tile roofs will sit comfortably in the street scenes.



White Render



Red Brick



Flint Walling

Materials Schedule

Facing brickwork - Red, Natural mortar

Render - White

Flint Panels - Natural

Roof Tiles - Red and Grey

Concrete Ridge Tiles - Natural Red Clay Interlocking Plain tile

UPVC Fascia Soffit - Black

UPVC Window Doors - Grey

UPVC Rainwater Goods - Black

Balconies and other structural elements - Black Painted Structural Steel



Grey Roof Tile



Red Clay Roof Tile

Space Standards and Design Compliance

All apartments are compliant with relevant design guides and policy, in particular the Nationally Described Space Standards (NDSS). This is demonstrated in the table below which shows the size of each unit in the scheme.

Accommodation Schedule				
Plot No	PLOT TYPE		AREA	
			SqM	SqFt
1	RL205R	2 BED	79.81	859
2	RL104	1 BED	52.04	560
3	RL104	1 BED	52.04	560
4	RL103	1 BED	51.84	558
5	RL103	1 BED	51.84	558
6	RL103	1 BED	51.84	558
7	RL103	1 BED	51.84	558
8	RL104	1 BED	52.04	560
9	RL205R	2 BED	79.81	859
10	RL203	2 BED	72.07	776
11	RL103	1 BED	51.84	558
12	RL103	1 BED	51.84	558
13	RL203	2 BED	72.07	776
14	RL204	2 BED	72.27	778
15	RL104	1 BED	52.04	560
16	RL206R	2 BED	74.05	797
17	RL204	2 BED	72.94	785
18	RL104	1 BED	52.04	560
19	RL105R	1 BED	60.98	656
20	RL204	2 BED	72.27	778
21	RL103	1 BED	51.84	558
22	RL103	1 BED	51.84	558
23	RL103	1 BED	51.84	558
24	RL103	1 BED	51.84	558
25	RL104	1 BED	52.04	560
26	RL205R	2 BED	79.81	859
27	RL203	2 BED	72.07	776
28	RL203	2 BED	72.07	776
29	RL103	1 BED	51.84	558
30	RL103	1 BED	51.84	558
31	RL203	2 BED	72.07	776
32	RL104	1 BED	52.04	560
33	RL205R	2 BED	79.81	859

Table 1 - Minimum gross internal floor areas and storage (m²)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		

Extract above from Nationally Described Space Standards (NDSS) for reference.

National Design Guide 2019

The below table serves to highlight how the proposal effectively responds to the National Design Guide. We have set out how we believe the proposal addresses and meets the aspirations set out within the new document.

TEN CHARACTERISTICS	Compliance
1. CONTEXT (C1-C2) Enhances the surroundings	
C1 - Understand and relate well to the site, its local and wider context	This is a former brownfield site that comprised of vehicle showrooms, associated workshops and offices. The development therefore infills a previously developed section of the urban grain with a function and design more suited to its heritage.
C2 - Value heritage, local history and culture	As previously stated, this replaces a use that was contrary to the local heritage and vernacular.
2. IDENTITY (I1-I3) Attractive and distinctive	
I1 - Respond to existing local character and identity	This scheme has been designed to sit comfortably within the local vernacular, set by the precedent of the local historic buildings.
I2 - Well-designed, high quality and attractive	The homes have been designed to be high quality homes for residents, using traditional materials and detailing.
I3 - Create character and identity	This new development has its own style but is cohesive in character, with a traditional palette, befitting of the area.
3. BUILT FORM (B1-B3) A coherent pattern of development	
B1 - Compact form of development	The scheme is of a suitable density to allow generous space for each resident, whilst allowing a sensible number of much needed homes with suitable parking to be built, maximising the land use.
B2 - Appropriate building types and forms	The proposed building is of a domestic scale, fitting of the village, but also addresses the adjacent services and shops.
B3 - Destinations	Each area is definable within the new development, having a sense of individual character, whilst being a cohesive scheme. This building sits comfortably within the adjacent Conservation Area.

TEN CHARACTERISTICS	Compliance
4. MOVEMENT (M1-M3) Accessible and easy to move around	
M1 - An integrated network of routes for all modes of transport	The scheme sits on the junction of two roads and has excellent links to both the road network and footpaths. It is ideally located for the residents, being adjacent to the existing local retail.
M2 - A clear structure and hierarchy of connected streets	The vehicular access and parking area is minimised to not be intrusive on the scheme.
M3 - Well-considered parking, servicing and utilities infrastructure for all users	Parking is off street, keeping routes visually clear. Spaces are close to the entrance to maintain maximum accessibility for all users. Refuse and service provision are considered for ease of use and related vehicles are given suitable space and access externally within the site.
5. NATURE (N1-N3) enhanced and optimised	
N1 - Provide high quality, green open spaces with a variety of landscapes and activities, including play	As part of the new development, new areas of lawn are proposed to the east, south and west of the site, along with extensive planting of borders, hedges and feature areas. These high quality, thoughtfully designed and integrated spaces will provide great benefit to the new residents.
N2 - Improve and enhance water management	The scheme implements features of water management within the development. It is designed to mitigate and enhance water flow in and from the development, including permeable paving and attenuation to manage outflow.
N3 - Support rich and varied biodiversity	A mix of ornamental shrubs, climbers and herbaceous plants will create visual, textural and aromatic interest around the site. It will support local insects and wildlife through the careful choice of species.
6. PUBLIC SPACES (P1-P3) safe, social and inclusive	
P1 - Create well-located, high quality and attractive public spaces	There is no public open space within the site. A full and comprehensive landscaping scheme will be produced for the main application.
P2 - Provide well-designed spaces that are safe	The design takes account of the site's prominent location, whilst also providing a secure and secluded amenity area for the residents.
P3 - Make sure public spaces support social interaction	An abundance of footpaths and shared spaces locally encourage interaction between neighbours, along with visitors through the estate, on-site and local retail.

TEN CHARACTERISTICS	Compliance
7. USES (U1-U3) mixed and integrated	
U1 - A mix of uses	Being a mixed use scheme, it provides new retail premises on site, along with residential development. It provides much needed housing that fits within the local areas demand, helping sustain existing providers and services.
U2 - A mix of home tenures, types and sizes	The main estate has a wide range of housing sizes and styles provide a good mix to meet local needs. This scheme meets a particular need for older persons accommodation, with 1 and 2 beds provided.
U3 - Socially inclusive	This scheme meets a particular need for older persons accommodation, helping local people to potentially down size, freeing up family housing elsewhere.
8. HOMES AND BUILDINGS (H1-H3) functional, healthy and sustainable	
H1 - Healthy, comfortable and safe internal and external environment	All homes are designed to be of high quality, inclusive and accessible throughout. Levels are sensibly addressed to provide maximum accessibility and ensure all areas are usable.
H2 - Well-related to external amenity and public spaces	Homes have generous balconies or private garden spaces accessible directly from the properties. Footpaths ensure all parts of the site are accessible. The new lawns are easily reachable and highly usable for residents.
H3 - Attention to detail: storage, waste, servicing and utilities	All homes are provided with excellent levels of internal storage. They will also have storage for buggies, along with bin and recycling sensibly integrated. A communal lounge is also provided to encourage social interaction. The retail unit is provided with dedicated facilities.
9. RESOURCES (R1-R3) efficient and resilient	
R1 - Follow the energy hierarchy	The homes will follow a fabric first approach, ensuring energy is sensibly consumed and retained. They will follow all of the current Building Regulation and local policy requirements.
R2 - Selection of materials and construction techniques	Sustainable construction practices will be utilised, providing energy and efficiency savings throughout the build process.
R3 - Maximise resilience	Traditional brick, tile and render will provide proven reliability and quality.
10. LIFESPAN (L1-L3) made to last	
L1 - Well-managed and maintained	As stated above, traditional brick, tile and render will provide proven reliability, quality of finish and longevity.
L2 - Adaptable to changing needs and evolving technologies	Traditional, well designed homes will allow for some adaption by residents to meet changing needs and allow the inclusion of modern technology and innovation over time.
L3 - A sense of ownership	With owner occupiers the, scheme of well designed units, integrated within the modern estate will provide a sense of place and pride for the new residents.

5 - Access



Fire Evacuation



Fire Exit



Appliance Access

People and Vehicles



Refuse Access



6 - Conclusion

The new dwellings would be in a sustainable location with excellent links to shops.

The design solution is considered to be sympathetic to the character and appearance of the surrounding neighbourhood whilst improving the streetscene and providing quality accommodation for elderly residents. It utilises a brownfield site that has been vacant for several years and replaces it with a more sensitive use, suited to its location and context.

Officers and Members of the Council are, therefore, respectfully requested to look favourably on this scheme and support further work towards a full application.