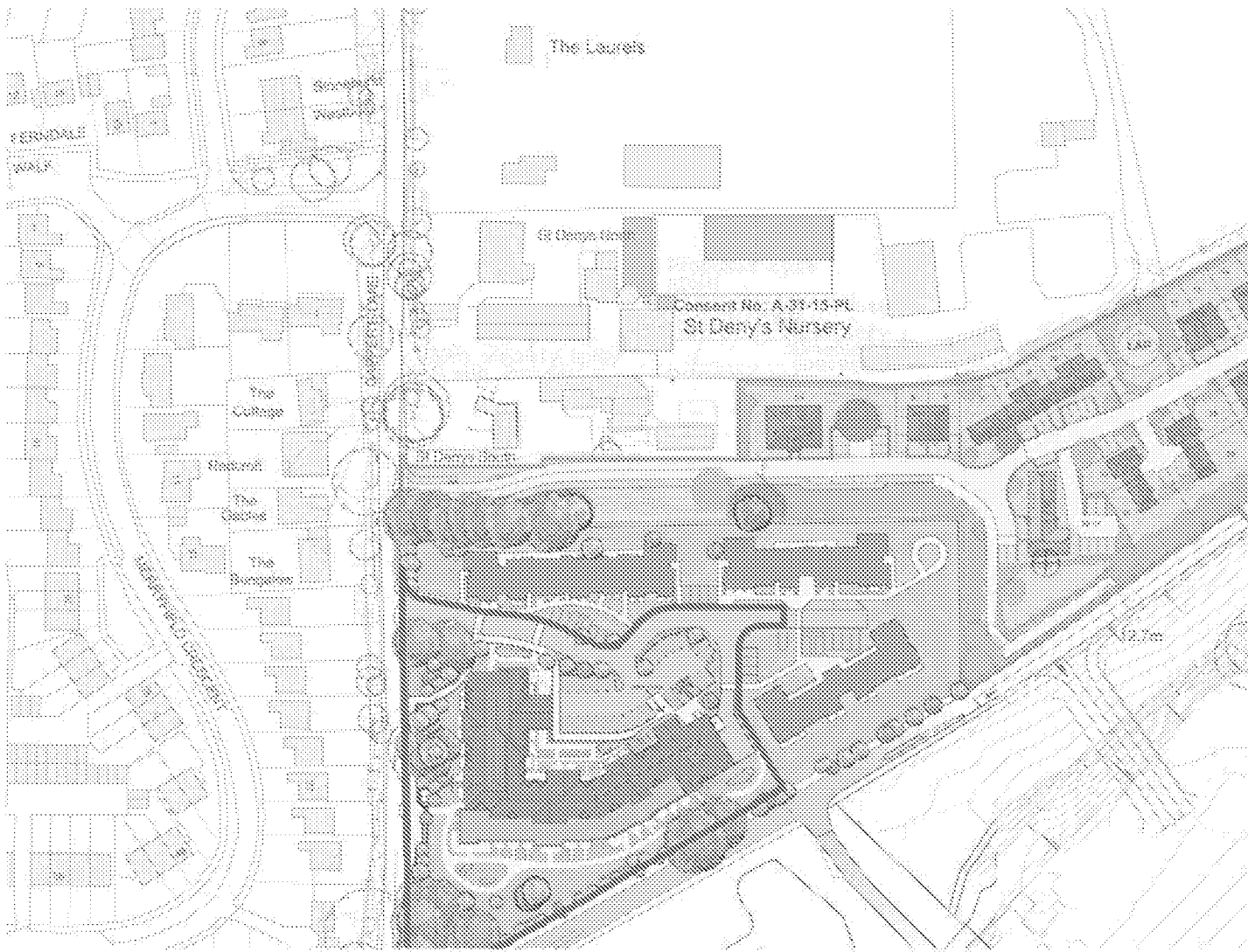


Proposed Care Home  
Dapper's Lane | Angmering  
West Sussex, BN16 4EN

Design and Access Statement



Rev B | 23.7.18

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Introduction

This Design and Access Statement has been prepared by Harris Irwin Associates on behalf of the applicant Frontier Estates Ltd. It supports a full planning application submitted to Arun District Council for the development of a 70 bed care home, access, parking, landscaping and other associated works at Dapper’s Lane, Angmering, within use Class C2.

This Design and Access Statement has been prepared in accordance with current guidance. In particular, the content and format of the statement follows the guidance set out in the CABE document ‘Design and Access statements’. This statement sets out the design principles and concepts that have been applied to the proposed development and how issues relating to access to the development have been dealt with.

This statement is principally intended to address the design aspects of the care home regarding the surrounding context, access and neighbouring properties. This document should be read in conjunction with all other drawings and supporting documentation, particularly the Planning Statement.

The Applicant



Frontier was established in 1996 and has quickly grown, completing around 150 projects across all sectors of the market including food stores, healthcare, offices, industrial, residential and hotels. Frontier Estates are also one of the leading developers in the Care Home Sector and are seeking to meet local need by providing a facility at Dapper’s Lane, Angmering.



The planning application site is located within the village of Angmering.

The proposed site is located on the outskirts of the village at the junction of Dapper’s Lane and Water Lane.

The care home site is part of a larger 1.25ha development with an already approved care apartment scheme. The proposed site remains undeveloped.

The site is made up of residential curtilage, scrub land and grazing land. The site slopes from North to South.

There is a dense boundary of mature trees that will separate the proposed development from the main road (Water Lane) and housing opposite.



Fig 1. Aerial with of Angmering

The site is bordered by a large housing estate to the west. This comprises one and two storey dwellings that range from detached homes to terraced properties.

There is also a new build housing estate to the south of the site. There are many different styles and materials used in this area, however, they follow a coherent pattern which fits in with the design of the village. The majority of properties in this area are red brick whilst other materials that have influenced the area include hanging tiles, flint and natural slate (commonly found within the village centre and new houses).

Another aspect of this area which has been picked up on is the roof layouts. Many of the properties have long pitched roofs with a number of smaller projecting gables.

The most influential and important buildings are within the centre of the village. It is clear the housing previously mentioned has been heavily influenced by the more traditional elements within the village.

Red brick and hanging tiles can be seen around the village, particularly the shops on the main street. Also commonly seen is the use of flint. Flint walls are often found around the village centre; prominent buildings such as St Margaret’s Church and Angmering Library have flint façades with red brick detailing.

Similar roof layouts and building scales can be seen within the village centre as seen in the housing developments.



Fig 2. Village Library

The following images show some of the immediate site context and surrounding buildings which have influenced the proposed design.



Fig 3. Example of housing style in nearby estate



Fig 4. Red brick and hanging tiles near to the site



Fig 5. Flint with red brick detailing on a nearby building



Fig 6. Long main roof with projecting gabled near to the site

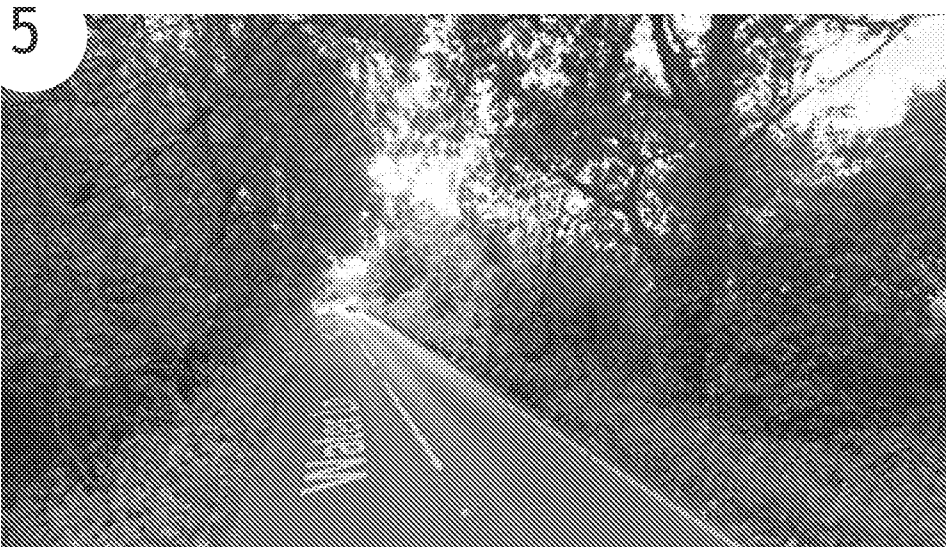


Fig 7. Limited view of site from Water Lane



Fig 8. Small scale industrial units north of the site



Fig 9. Flint with red brick detailing on a nearby modern house

The following images show a selection of buildings from Angmering, highlighting aspects of the local vernacular which have helped to inform the design.



Fig 10. Traditional Cottage style building near site



Fig 11. Hanging tiles, red brick and flint on nearby modern homes



Fig 12. Flint with red brick detailing on a local church



Fig 13. This roof type on the Village hall can be seen within the village



Fig 14. Vertical glazing panels and white planes are common in the village



Fig 15. Primarily red brick with flint render used on gables. Red clay used on roof



Fig 16. Gabled roofs with red hanging tiles can be seen on numerous properties

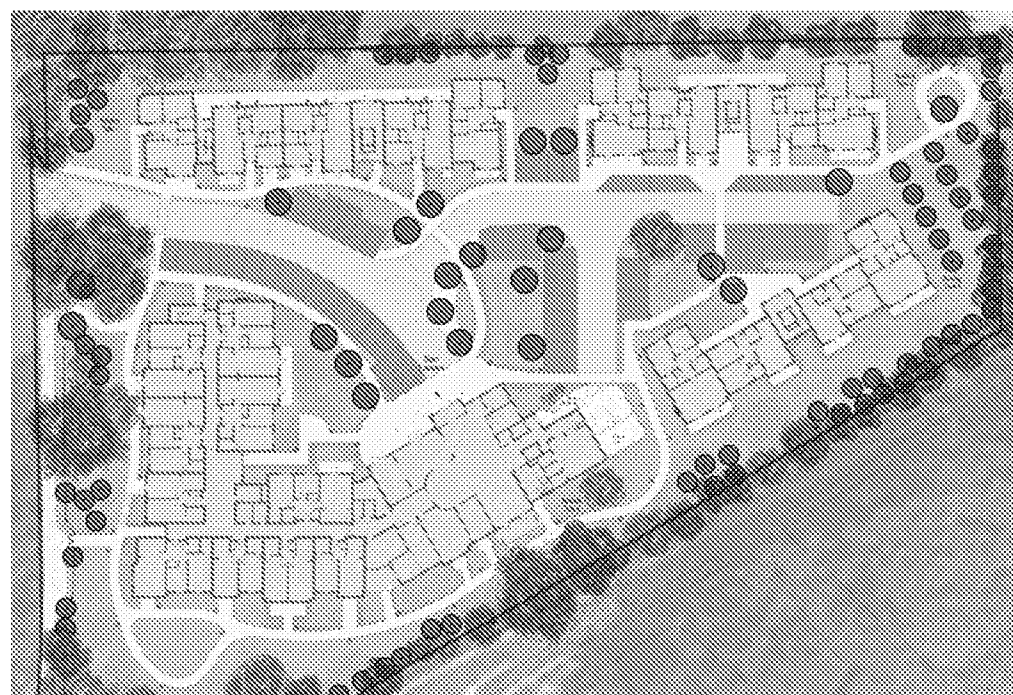


Fig 17. Site Layout - Original Consent (Apartments)

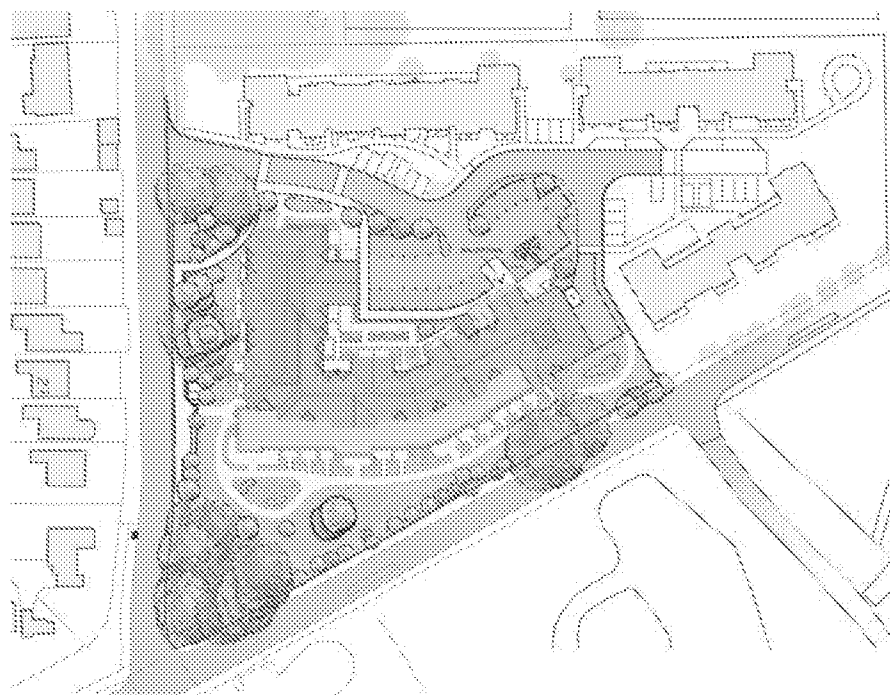


Fig 18. Site Layout - New Application Site (Care Home)

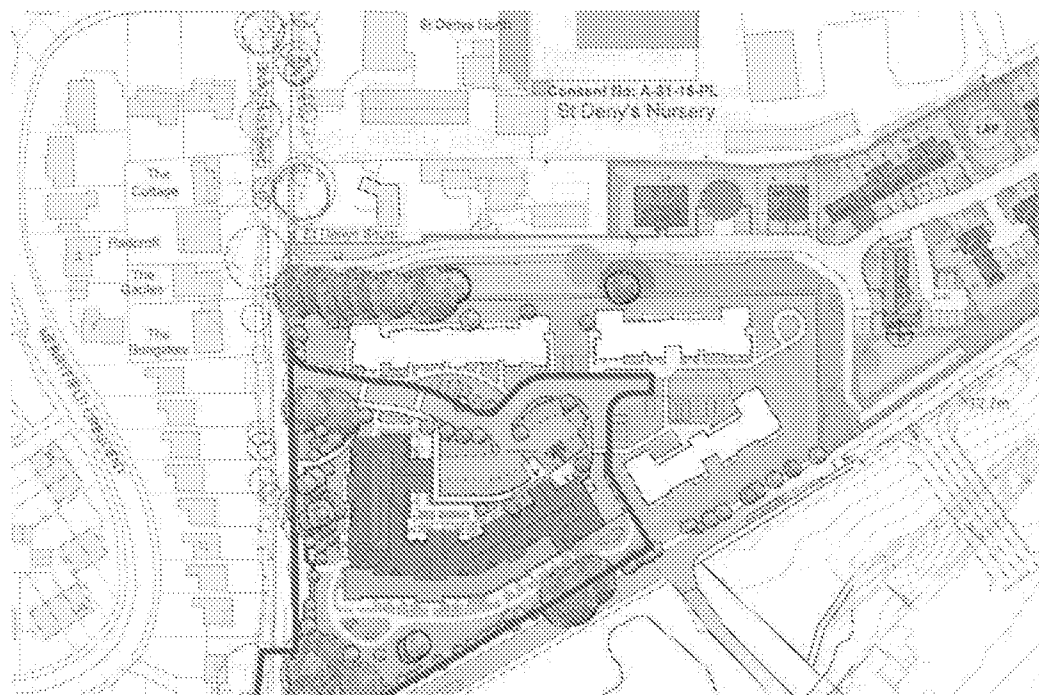


Fig 19. Wider Context - Showing the new application site and the previously approved Apartment development

The site shown in Fig 17 relates to the previous consent for apartments over a wider area. This was for 53 care apartments and has a similar access road and landscape arrangement as the current application. The proposed apartments were split into four individual buildings with the largest of these being at the South-West corner of the site.

The proposed application site relates to the block and surrounding land in the SW corner of this wider site. Fig 18 shows the application site in relation to previous proposals, and Fig 19 in relation to the wider context, including consented housing to the North-East.

### Site Landscaping/Trees

The site has a large amount of vegetation covering in some areas. There are a number of TPO trees within the site boundaries - further details of these trees can be found in the Arboricultural Assessment.

The site slopes considerably towards the South (Water Lane) with the topography generally creating challenges during the design process.

### Site Access

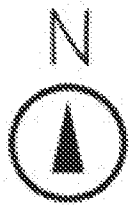
The site is currently accessed via Dapper's Lane, which is the only access point to the site. This access will be shared with the previously consented care apartments being coordinated as a part of the wider area.

Sitting on the edge of the village there are good links with both local amenities and the A27 into Worthing.



Fig 20. Constraints and Opportunities plan

-  Site Boundary
-  Sun Path
-  Existing Dense Hedgerow
-  Existing Mature Trees
-  Existing Vehicular Access
-  Direction of existing gradient
-  Restricted Views



Design Objectives

The primary objective is to provide a high quality care environment catering for a variety of needs within the care home.

The surrounding context is extremely important to the development site. The care home needs to respond to its immediate environment and compliment the surrounding context including the approved care apartments.

The proposed development will be respectful of the local character whilst meeting the needs of the applicants brief, therefore creating a positive and sustainable impact on the local environment.

Use and Amount

The proposed development will provide 24 hour care and accommodation for residents with a range of needs.

Shared communal facilities are also provided for residents within the care home. These include dining areas, lounges, a hairdressers, cinema and an activity room providing opportunity for a variety of activities for residents.

There will also be a cafe within the entrance that can be used by residents and visitors.

The Brief

The applicant has identified a need for elderly care within the area. This development will address part of this issue, along with the provision of additional facilities offered by the care home.

Access

The access to the site will be in the same location as the current access from Dapper’s Lane. This access will be shared with the approved care apartment scheme.

Layout

The concept is that the care home sits within the South-West corner of the site as it will be well screened by the existing trees on the boundary.

The massing of the care home will respond to the topography of the site and take advantage of the slope towards the South (Water Lane).

The overall layout is intended to create a safe and secure environment for residents and staff which fits within the constraints of the site.

The building footprint is based on the existing approved care scheme which provided a large care apartment building in the south-west corner of the site.

The 70 bed care home scheme will be split over 2.5 storeys. This will include communal facilities such as lounges, cafe and hairdressers.

The layout will take advantage of the slope of the site by creating a lower ground floor with bedrooms and communal spaces looking out over the south of the site.

The proposal provides a design that is of an appropriate size and scale to sit comfortably within the surrounding area.

Additional boundary planting is to be provided to strengthen the existing planting and help further screen the development from Dapper's Lane and Water Lane.

The overall layout has been designed to respect the neighbouring properties and rural setting.

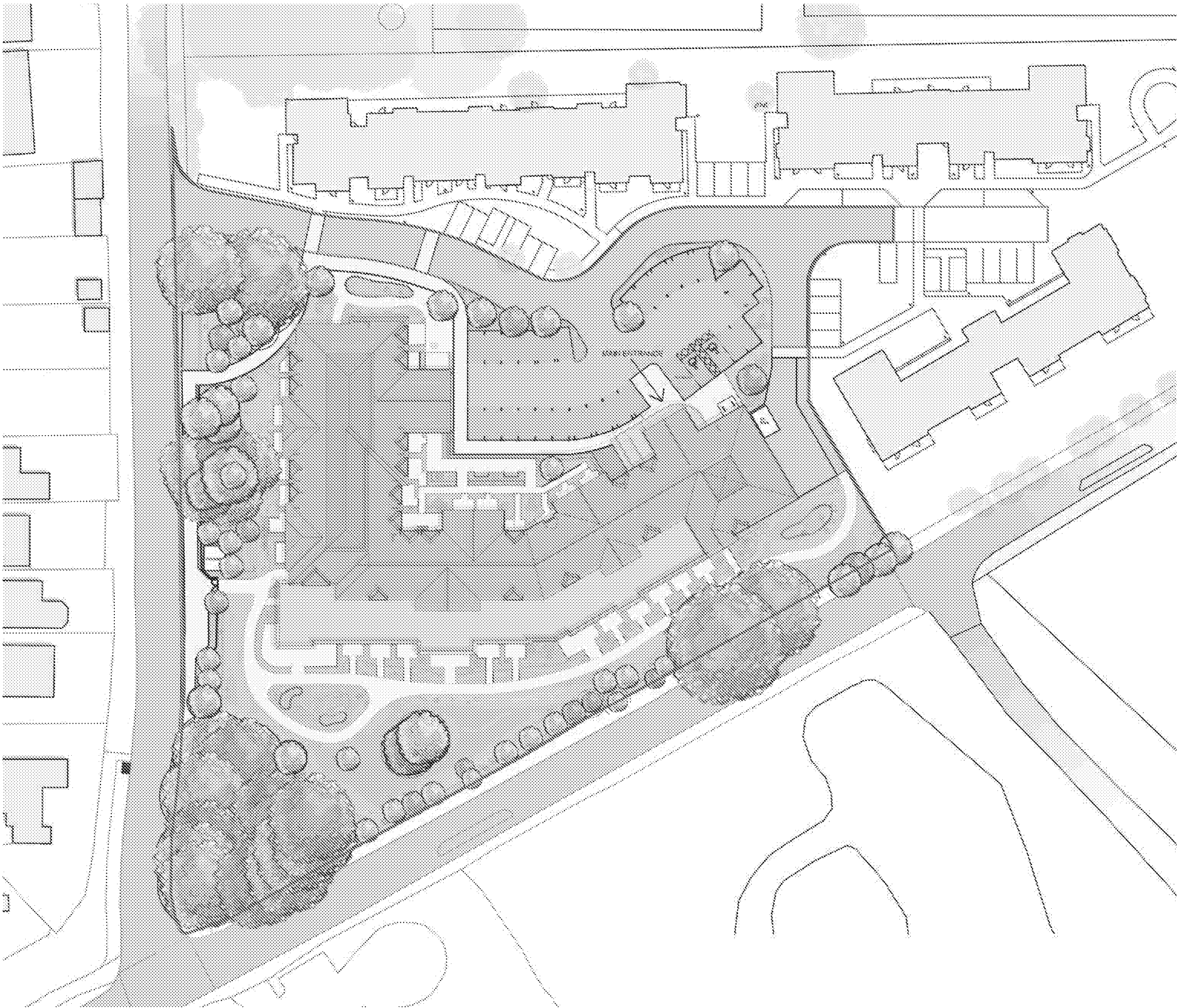


Fig 21. Proposed site layout

The scale of the proposal reflects the type of development whilst trying to keep within the domestic scale of the surrounding context. Every effort has been made in order to keep the scale of the development to a minimum without compromising the essential on site facilities.

Certain elements such as the protruding gables have taken their inspiration from the local vernacular. They break up each elevation and give a more residential, small scale character to the building. By using a variety of materials such as brick and flint, along with a number of different features it helps to break up the overall mass of the building, therefore reducing the apparent scale.

The use of glazing across each floor further breaks up the building and helps to keep an overall domestic scale as well as creating naturally lit internal spaces. By keeping a familiar domestic scale to the overall development it allows residents to feel comfortable and at home in their surroundings.

From the access road to the north the building will appear as a two storey residential scale building, with the upper floor within the roof also to reflect a domestic scale through the incorporation of dormer windows. This is very similar in scale and appearance to that already approved. The south side has a large terrace which reduces the height on this side, and this boundary is also well screened with an existing tree belt.

The building is orientated such that it is surrounded by landscaped gardens with parking will be clearly marked near the main entrance.

The proposal comprises of the following:

Schedule of Accommodation

|                    |   |         |
|--------------------|---|---------|
| Lower Ground Floor | - | 15 Beds |
| Ground Floor       | - | 32 Beds |
| First Floor        | - | 23 Beds |

|       |   |         |
|-------|---|---------|
| Total | - | 70 Beds |
|-------|---|---------|

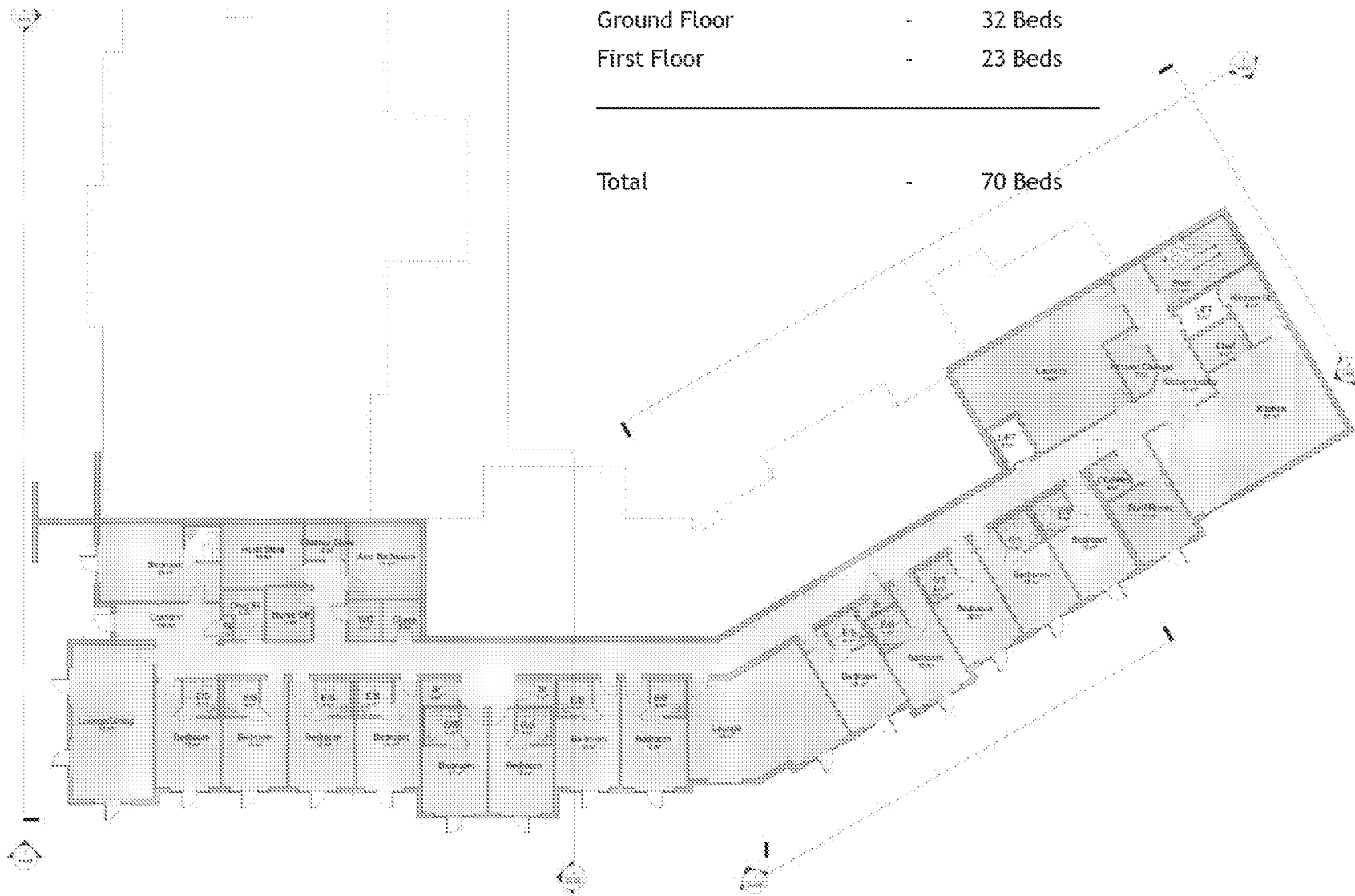


Fig 22. Proposed Lower Ground floor



Fig 23. Proposed west elevation

Within the local area there is a mixed palette of materials and styles that can be seen, however red brick is predominantly used together with flint walls with brick detailing. This can be seen in a number of places from boundary walls to the village library.

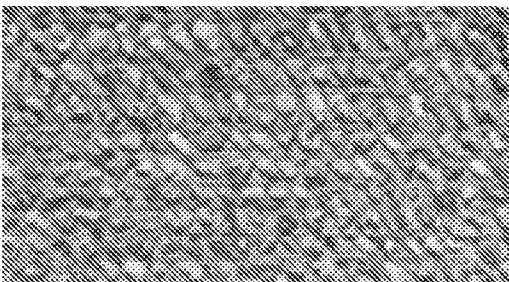
The local housing developments are generally sympathetic towards the village vernacular and show a mixture of materials and styles all of which can be seen in the older parts of the village. A decision was made that the proposed development would use a range of materials found within the village to break up the buildings elevations.

By creating individual elements within the building it brings a sense of identity to each section which appeals to residents. This mixed use of materials is very fitting within the local character of the village. Windows, doors and other details reflect the domestic nature of the development whilst allowing large amounts of natural light to flood into the building as and where it is appropriate.

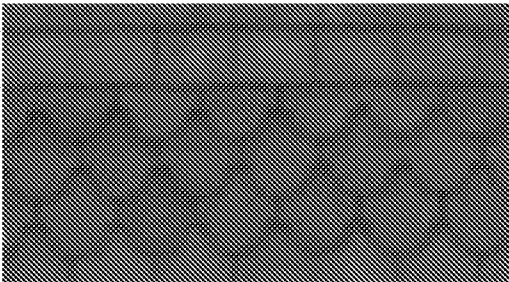
The variations seen within the roof line is intended to break down the building mass as well as reflect the styles seen within the residential areas of the village, further reinforcing the domestic scale.

The aim of these design decisions was to achieve a scheme which would compliment the surrounding context. The overall design is domestic in scale, with a traditional feel.

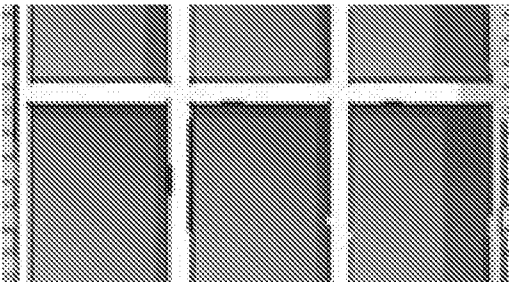
Materials Key



Flint



Hanging Tiles



Glazing

Fig 24. Example of materials

The boundary treatment to the SW corner and along the southern edge of the site is proposed as timber post and rail fencing, 1.2m in height.

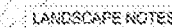


Fig 25. Proposed Landscape (The Landscape Partnership)

## Security

It is recognised that the design and layout of the buildings must address crime prevention and security.

The care home operates 24hours a day with residents and staff present at all times, this will act as a deterrent to crime. Natural surveillance is created by situating the buildings to allow lines of sight and visibility across the site.

The central open space combined with the use of low level lighting at night will create a safe environment for staff and residents as well as deter any trespassers from entering the site.

All accesses into private and communal parts of the care home can be securely locked.

As there is only one vehicular access route onto the site this can be carefully managed to protect residents if needed. However a physical barrier is not proposed as this would make access by residents, visitors and the emergency services more difficult.

New fencing will be provided around the site boundaries, generally 1.2m post and rail fencing in keeping with the setting.

## Access

Parking spaces will be available near the building entrance with a number of disabled bays closest to the entrance. There will be 27 spaces including 2 disabled spaces with adequate space outside the building for ambulances to park.

There is also the provision of a motor cycle space, and behind this area, adjacent to the entrance is covered cycle storage through the use of 2 Sheffield type bicycle stands incorporating a permanent covered structure. This will provide parking space for 4 bicycles.

Hard landscaping provides easy and negotiable access for all. These routes will be well lit and provide level thresholds at the necessary ingress points into the building. The finished floor levels are in accordance with the flooding guidance, with the ground level at least 150mm below this FFL in all areas except where graded up at certain doorways to provide these level thresholds access points.

A separate service route has been created, from the visitor and staff parking area. This will utilise a turning head that allows delivery and waste removal vehicles easy manoeuvring and access to the service yard. This yard area will be used for waste and recyclable materials storage (as shown on the plans).

Internally there will be clear circulation from the main entrance throughout the building. Fire exits will be clearly marked.

The site itself is only 500m from the village centre therefore the local shops and other amenities are easily accessible. Nearby transport links going further afield allow residents and visiting relatives to travel without reliance on a private car.

The following pages show the proposed layouts and elevations for the building.



Fig 26. Proposed floor plans

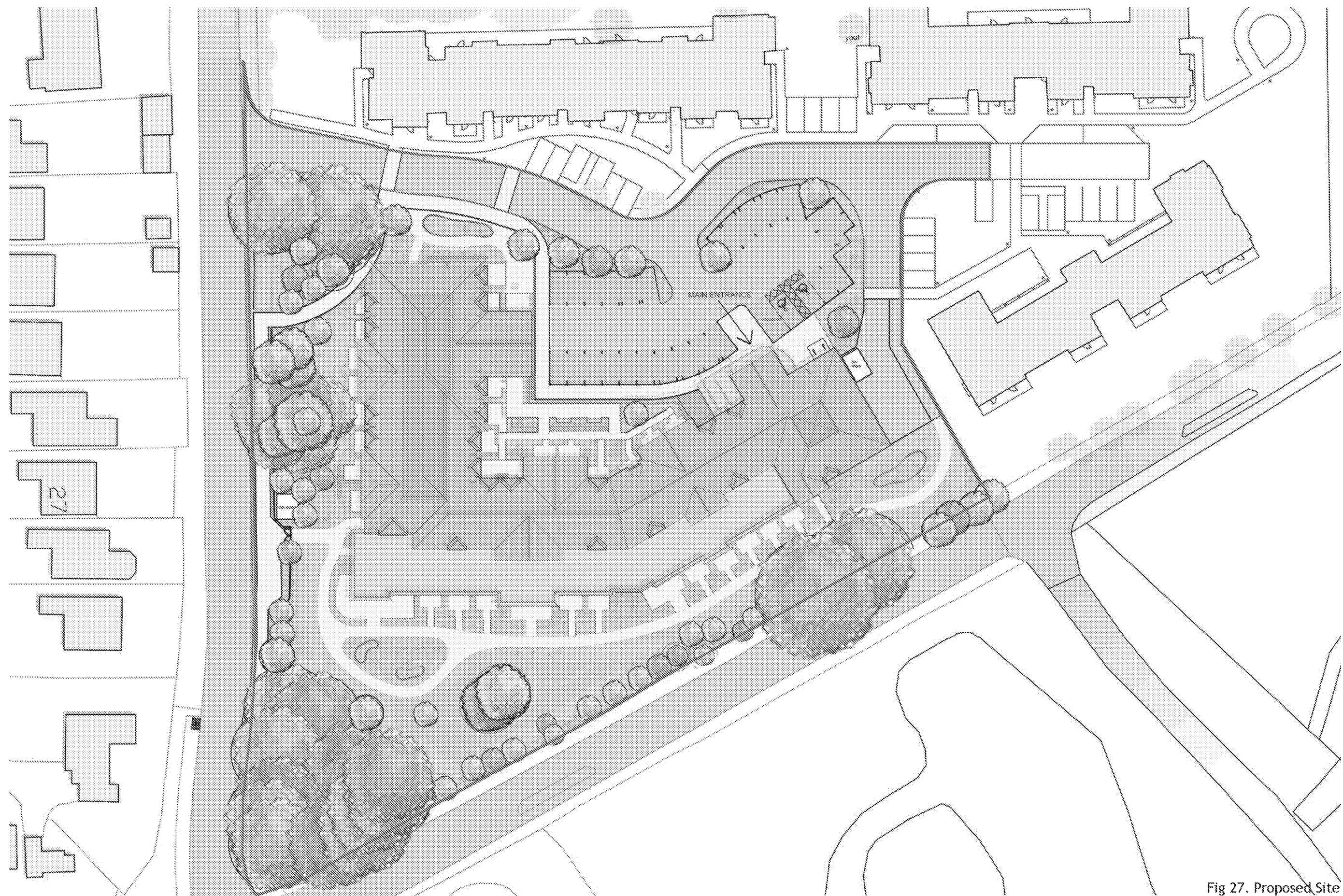


Fig 27. Proposed Site Plan



Fig 28. Proposed Elevations



Water Lane Street Scene



Gappers Lane Street Scene

Fig 29. Proposed Street Elevations



Fig 30. Composite Site Plan

The proposals shown in this application have been carefully considered to reflect as close as possible the original approved scheme.

This is apparent from the comparison drawings opposite. The site plan shows that the original footprint closely follows the proposed, and in the elevations which are similar in building line, scale and appearance. The roof plan, ridge and eaves heights are all very close to those which have been approved, along with the style, materials and building elements.

This was to not only adhere to the approach of the original approval but to ensure that the building sits well within the wider context, including the approved adjacent apartments.

The external works and landscaping as shown in the site plan have also been adapted to ensure that it fits within the original masterplan, with a similar approach used.

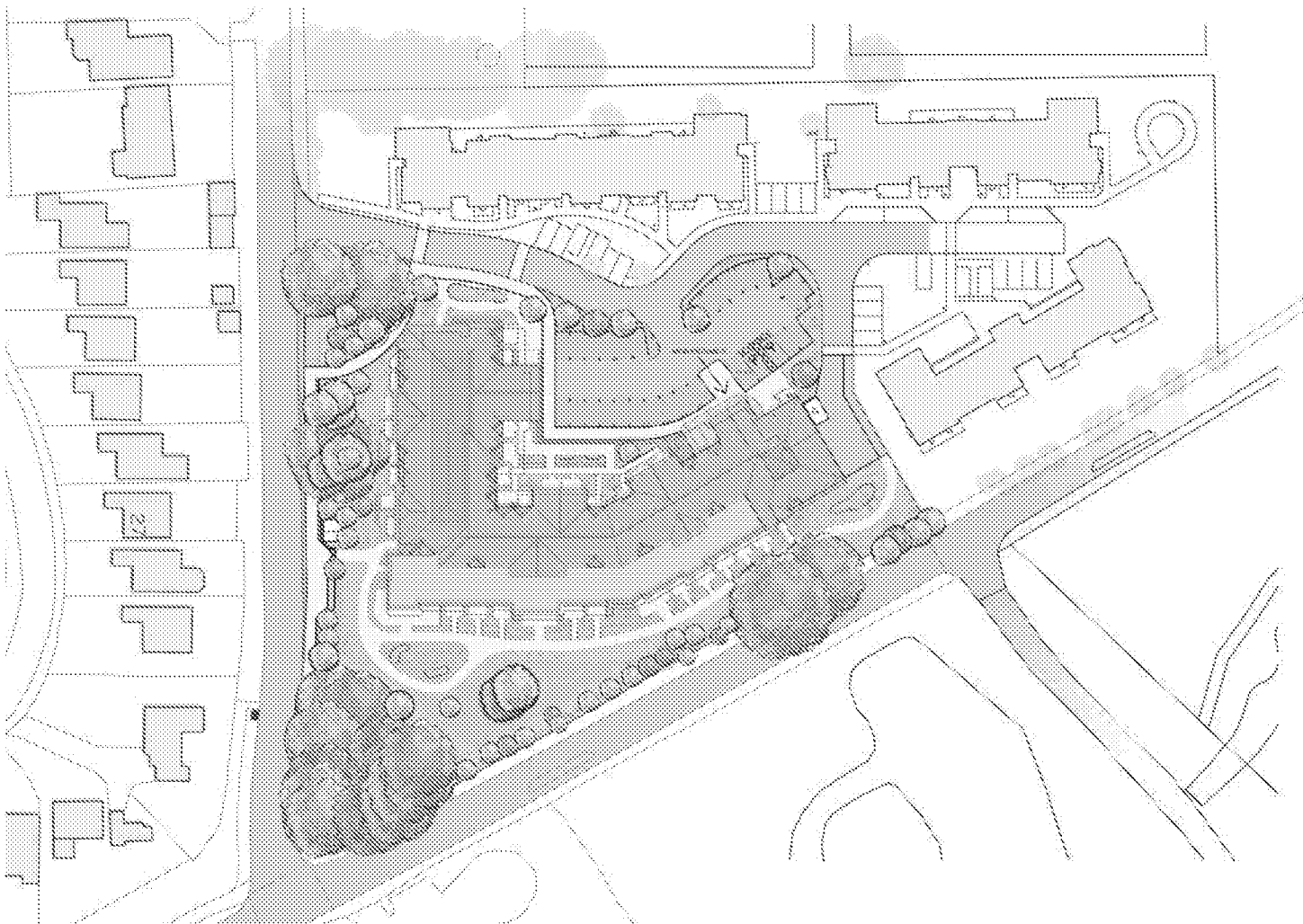


Fig 31. Proposed Site Plan - Red Line shows the previously approved footprint



Fig 32. Proposed Elevations - Red Line shows the previously approved scheme

Conclusion

The 70 bed care home scheme has been designed to be in keeping with the domestic scale of the surrounding village. It is intended to respect and retain the character of the village vernacular. The choice of materials in the design are to reflect the local context.

The development is well located on the outskirts of the village and provides the type of facilities which are needed within the area.

The overall design intends to provide a valuable contribution to the area whilst complimenting the local surroundings. It reflects the local character of the village and is of an appropriate domestic scale.

It is believed that the proposed development addresses all the challenges presented by the site and is appropriately designed in terms of its location and setting.

The design and all elements within it closely follow the previously approved proposals for this part of the site. These have been adjusted to suit the new brief but otherwise reflect the original in footprint, scale, massing, materials and appearance.