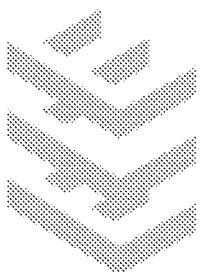


# ECE Architecture

Water Lane, Angmering

Design & Access Statement

November 2012



Contents

**Introduction**..... 1

Application Summary..... 1

**Assessment** ..... 2

Site Description and Physical Considerations ..... 2

**Involvement**..... 3

Planning Policy ..... 3

Consultation

**Design Response** ..... 4

Use, Amount and Layout ..... 4

Scale ..... 5

Landscape ..... 6

Appearance ..... 7

Sustainability..... 8

Crime Prevention ..... 8

**Access** ..... 8

**Conclusion** ..... 9

Project Name:       Development of 22 new dwellings

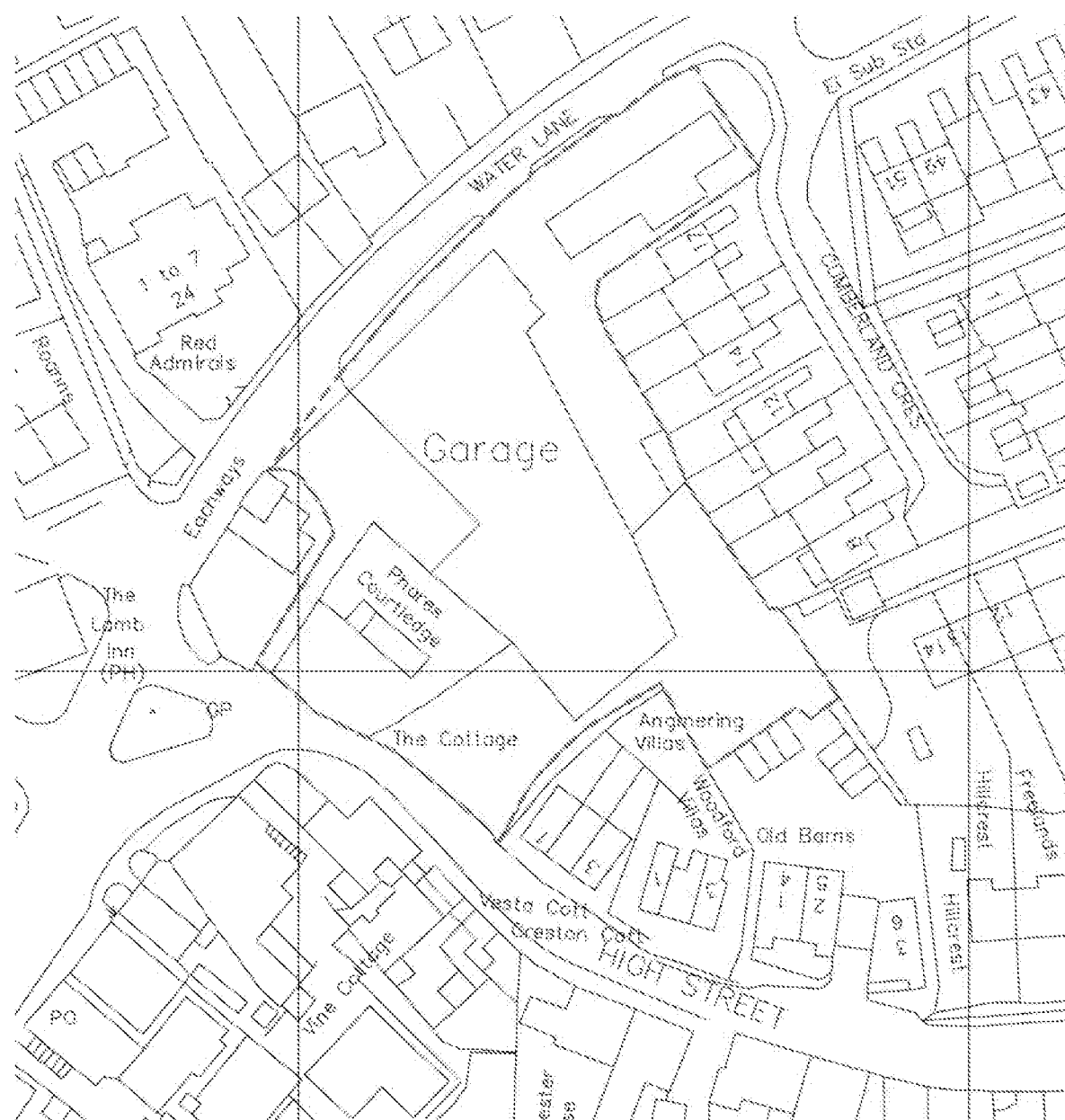
Location:            Water Lane, Angmering

Client:               Chandlers, Worthing

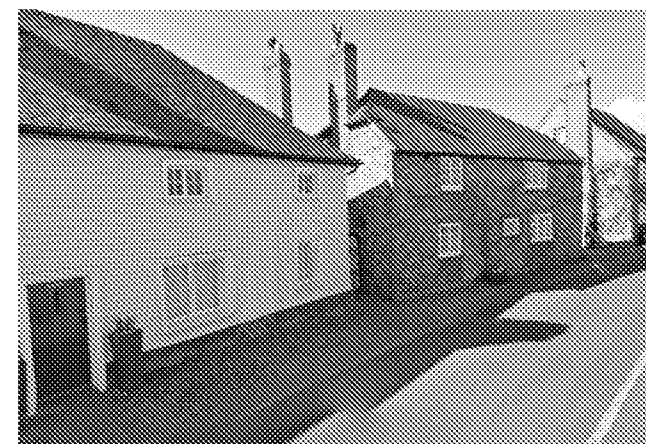
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This Design and Access Statement has been prepared to identify and explain the design process and decisions for the submission of a Planning Application for a new development by Chandlers, Worthing submitted to Arun District Council which seeks planning permission for the demolition of the existing garage showrooms and workshop and the erection of 20 houses and 2 flats.



BMW Showroom on Water Lane



Views of Water Lane and High St

## Assessment

### Site Description and Physical Considerations

The site is situated within the village of Angmering, West Sussex. The site can be found on Water Lane in the centre of the village, just north of the High Street. The immediate surroundings consist of mainly residential properties and small shops with agricultural and pockets of woodland beyond the village boundary.

The site currently consists of hard standing and commercial buildings and is used as a BMW car dealership, with showroom, forecourt and vehicle workshop. A 2 storey disused cottage is also present on site and its small garden contains small areas of semi-improved grassland, scrub, a hedgerow, and some trees.

The site is partially within Flood zones 2 and 3 due to the river running in culverts under Water Lane. The consideration of flooding issues is central to the design of the development with flood protection measures integral to the design.

To the West of the site on the junction of High Street and Water Lane and set back from the street behind a flint wall is a two story listed brick and flint detached house (Eachways). The setting of this listed building has been a major consideration in the design of the development.

The natural topography surrounding the site slopes up and away from Water lane with the site itself remaining roughly level. As a result of this, a high retaining wall runs along the North eastern and South eastern boundaries. Thus the ground levels of the properties along Cumberland Crescent are set approximately a storey higher than the site ground levels.

On the higher ground, fronting Cumberland Crescent along the North eastern boundary is a row of terrace houses. The gardens of this terrace back onto the site and ends at the top of the retaining wall.

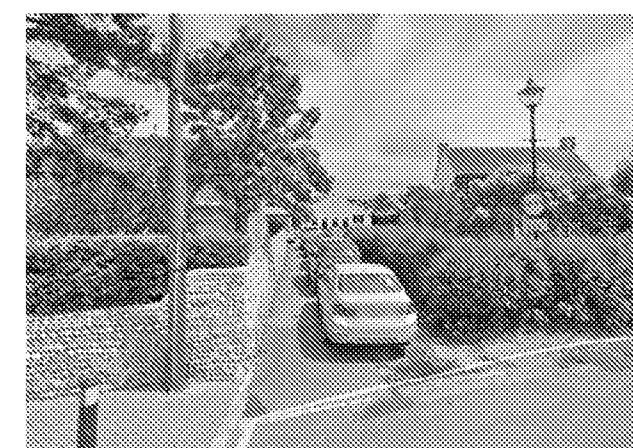
To the South of the site fronting High Street is Angmering Villas, a short terrace of 3 two storey houses set approximately 1.5m higher above a retaining wall. Properties further along High Street continue to rise with the road.



Front of houses on the higher ground along the North Eastern boundary



View of Angmering Villas



Listed House (left) and disused house (right)

## Involvement

### Planning Policy

Please refer to the Planning Statement by ECE Planning

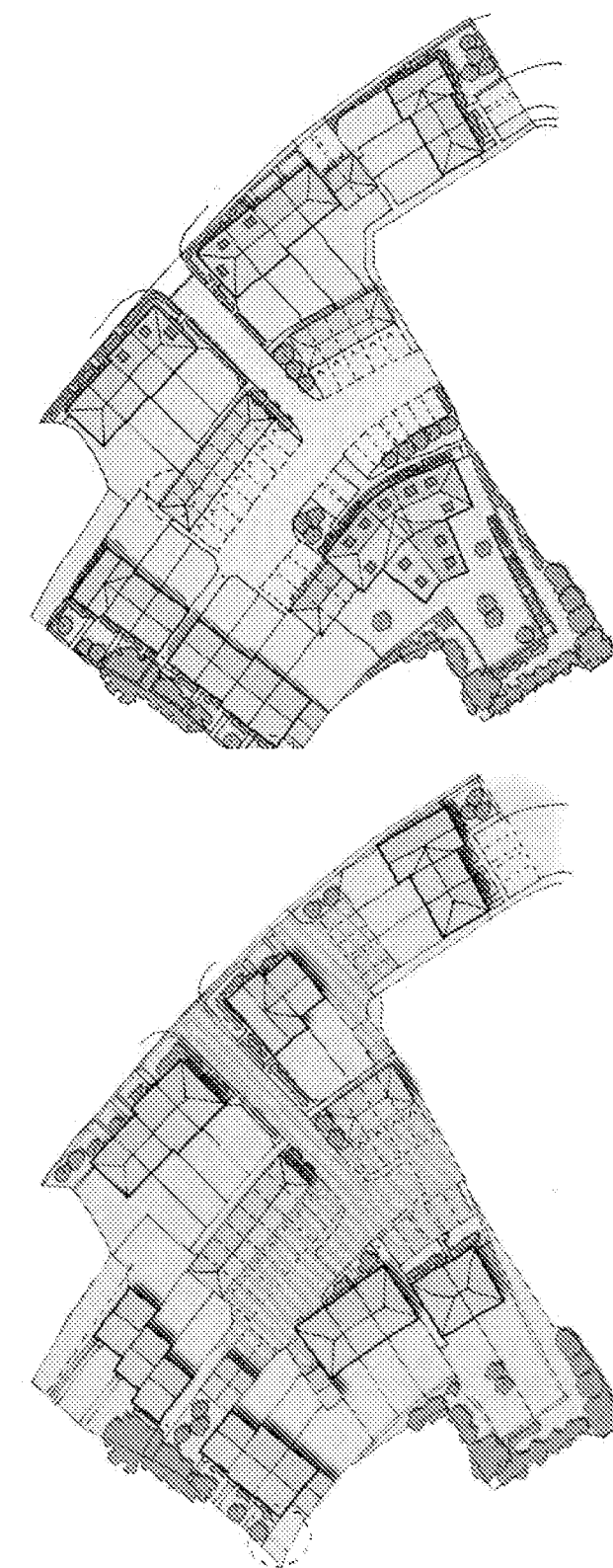
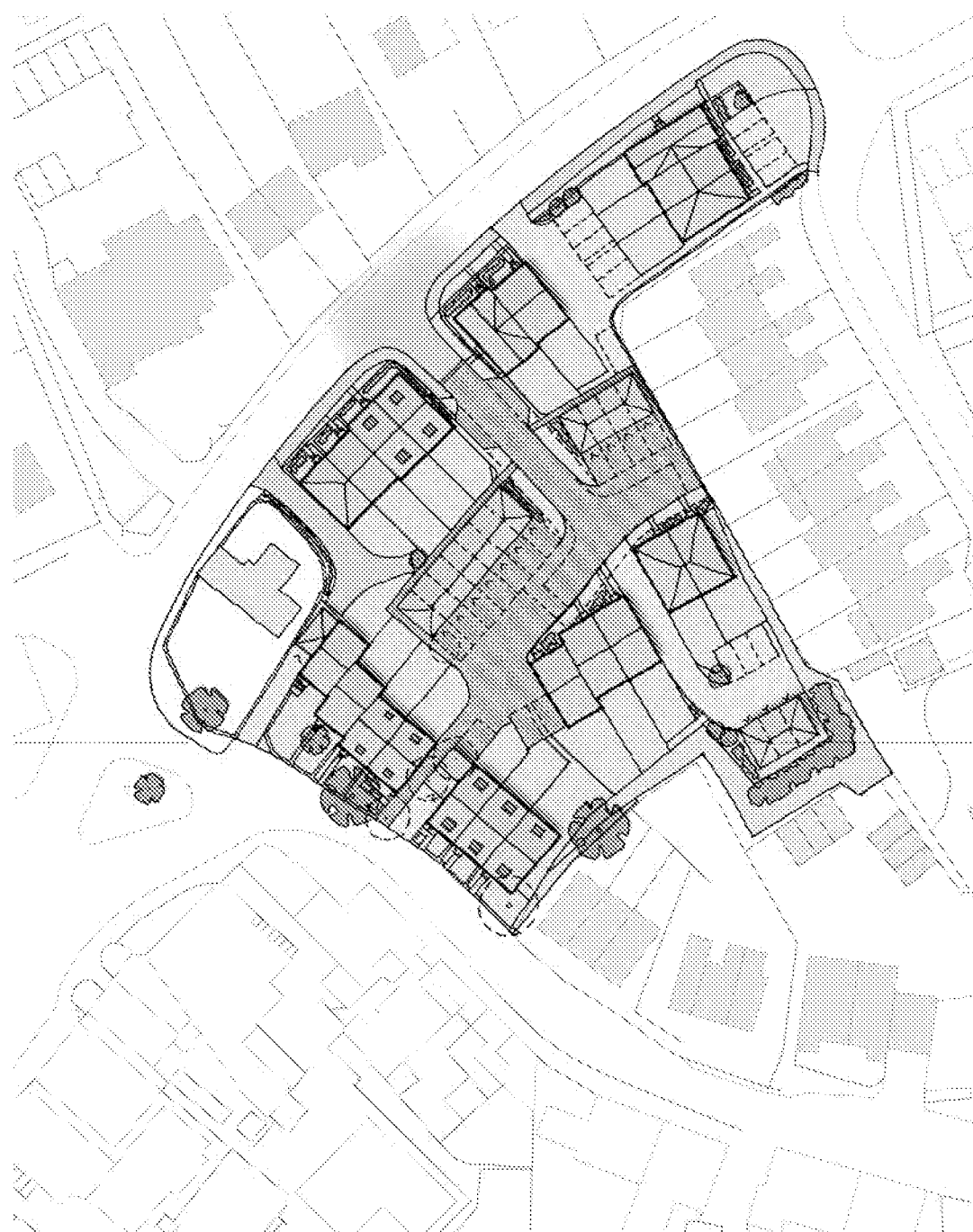
### Consultation

From an early stage the Planning Department of Arun DC has been consulted. The principle of residential development was accepted, on the basis that 20 good family dwellings and 2 flats would be provided, producing a net gain of 21 dwellings over the existing detached dwelling.

Following pre-application discussions with the Planning Officer, and Historic Building Advisor & Housing officer, the following changes were made;-

- Affordable 2.5 storey flats were omitted from the middle of the site due to their potential impact on neighbouring properties and a request for more affordable houses rather than flats. These were replaced with 2 storey hipped houses.
- The affordable dwellings were re-positioned at the northeast of the site with separate access to their parking areas from Water Lane and Cumberland Crescent.
- The properties fronting Water Lane were moved away from Eachways to provide greater visibility of this listed building when approaching from Water Lane from the east.
- The dwellings fronting High Street were stepped back from the street to open up views of Eachways from High Street

A public consultation event was held on the 8th November 2012 and no other significant issues were raised with the design of the development.



Initial Site Layout Sketches

## Design Response

### Use, Amount and Layout

The site is currently used as a car showroom and service centre with associated hard standing for Chandlers BMW. In addition to the commercial use there is a detached house and garden which currently has a separate planning permission to demolish and replace with 3 terraced houses with ancillary parking.

The proposal seeks permission to provide 7 affordable dwellings and 15 open market houses along with dedicated parking for each.

The schedule is broken down as follows:-

- 8x 4 Bedroom houses (Private)
- 5x 3 Bedroom houses (Private)
- 2x 2 Bedroom houses (Private)
- 1x 3 Bedroom house (Affordable Shared Ownership)
- 1x 3 Bedroom house (Affordable Rented)
- 3x 2 Bedroom houses (Affordable Rented)
- 2x 2 Bedroom flats (Affordable Rented)

The positions and orientation of the houses are designed to introduce a residential street scene to Water Lane and the High Street where there currently exists a very open commercial / industrial aesthetic.

The new building lines along Water Lane & High Street present continuous building frontages which are more in keeping with the picturesque historic centre of Angmering.

The detached house (Eachways) on the junction of Water Lane and the High Street is an important landmark for the village and the positions of the terraces along the High street are progressively stepped back from the road edge to preserve views to the corner house from High Street.

From Water Lane there is a shared surface vehicular access to the rear parking courtyard, where plots 18-22 create a mews style street providing activity and surveillance over this area. A pedestrian access from the High Street between plots 14 & 15 provides a route to the village centre as well as a safe means of escape in the event of a flood.

Parking for the private houses is arranged within the parking courtyard with a combination of car barns and open parking

spaces. The affordable units, plots 1-3 have parking spaces provided immediately to the front of the dwellings are accessed directly from Cumberland Crescent and plots 4-6 share a small parking area accessed from Water Lane. A footpath from this area provides a safe means of escape to Cumberland Crescent in the event of a flood.

The south eastern corner of the site where the retaining wall is at its highest has been reserved for a car barn and parking as the proximity to the wall has very low amenity value in terms of sunlight.



## Scale

The potential for flooding has been central to the design of the development. The critical flood level for the site has been determined as 6.1m, so floor levels are set at 6.4m so that the ground floor construction can sit above any potential flood water. With surrounding ground levels varying from approx. 5.75 to 6.5m, this means that the dwellings are raised slightly higher than would normally be required.

Plots 1-3 form a 2 storey hipped roof terrace with a low pitched roof to minimize its height against the existing terrace on Cumberland Crescent. The rear elevation aligns with the rear building line of the existing properties to avoid any overbearing.

Plots 4-10 are a mixture of 2 & 2.5 storeys with varying pitches and eaves heights to reflect the varied roofscapes in the village centre. Plot 10 is set away from Eachways, on the corner of Water Lane, by a wide driveway and has a hipped roof to limit its scale and the visual impact on the historic building.

Plots 11-17 comprise of 2 terraces of 2.5 storey houses that front onto the High Street and are set back from the road edge to respect the building line eastwards along the High Street. Plots 11 & 12 step back further from the road edge to open up views of the listed house on the corner. The ground floor levels of plots 13-17 are slightly higher than other dwellings on the site to gradually step up towards the higher Angmering Villas to the east.

Plots 18-20 are 2.5 storey houses at the centre of the site and provide surveillance over the car barns and create activity within the courtyard. Dormer windows are provided on the front elevations only, with rooflights to the rear to avoid overlooking of adjacent existing properties.

Plots 21 - 22 are 2 storey semi-detached houses in the centre of the site adjacent to the retaining wall on the north-eastern boundary. They sit much lower than the existing properties on Cumberland Crescent due to the lower ground level and have low pitched hipped roofs to reduce their impact on neighbouring properties. To the rear of these properties where shadows from the retaining wall would affect the amenity of rear gardens, a car barn provides vehicle parking and an area of visitor parking is located.



## Landscaping

Currently there are very limited areas of soft landscaping within the site due to the hard surfaced nature of the current car showroom use. The small garden to the existing house, Phares Courtledge, provides a minimal area of grass, planting and a few trees. A full ecological survey has been carried out and is included as part of the planning submission.

There are two trees on the south eastern boundary that are to be retained and an existing hedge running along the drive adjacent to Eachways and partway along the High Street is to be retained to form a boundary to the front garden.

The new front gardens along Water Lane will be set behind low brick and flint walls. Between the walls and the footpath there is a grass verge which will be retained and extended where required.

Properties 11-17, fronting the High Street, will have brick and flint walls at the road edge to demark the boundary. A number of trees are to be removed along the High Street and a series of smaller trees will be planted in the front gardens to soften the street edge.

Plots 1, 2 and 18-22 will have front gardens defined by planting.

Front gardens generally will be laid to turf with planting beds comprising mostly native species. Rear gardens will be laid to turf with raised decking and paved spaces to store bins and compost bins.

## Appearance

The village centre of Angmering is typified by wide fronted cottages with varied roof pitches, eaves and ridge lines. The houses along Water Lane are a mix of brick, render and brick & flint with varied eaves and ridge heights.

By varying eaves heights, roof pitches and finished floor levels, narrow fronted dwellings have been paired up within short terraces to appear like wide fronted cottages.

Plots 1-3 are arranged as one large cottage with red brick and flintwork to the street frontages. A low pitched reconstituted slate roof reinforces this effect. Red brick detailing around windows and as quoins and simple projecting window features replicate that found in the village.

Plot 4 has simple render detailing, with plots 5&6 creating a gable feature in flint and red brick at the gateway into the site, adjacent to the new access road. The front door to plot 6 and windows to main living spaces front onto the access road providing activity and surveillance over this area.

Plots 7-8 appear as a large 2.5 storey cottage, by virtue of their consistent simple render detailing, eaves line and steeper roof pitch. This is reinforced by plot 8's front door providing a slightly grander entrance off Water Lane, whilst plot 7's front door is approached from the side access road. The porch and a feature chimney break up this

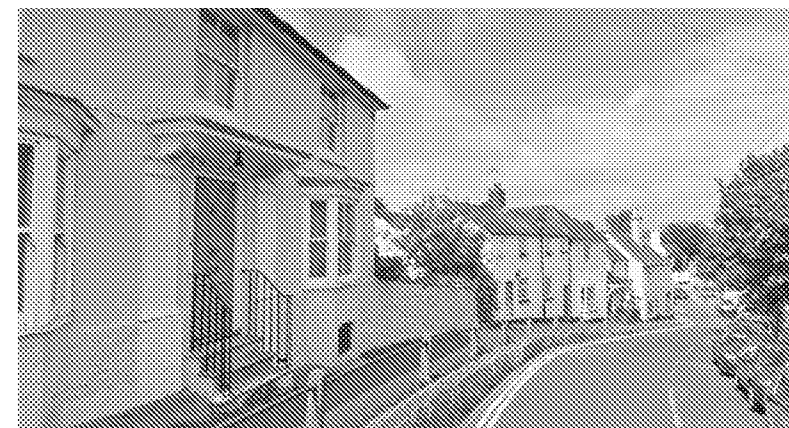
otherwise simple flank elevation.

Plots 9&10 are designed with simple brickwork and a lower pitched plain tiled roof with a lower eaves line than plots 7&8 adjacent. The pilasters either side of plot 10's front door give this entrance more prominence within the elevation.

Along the High Street frontage, plots 13&14 and plots 15&16 are paired to appear as wide fronted cottages with consistent materials, detailing, eaves and roof pitches. Plots 11, 12&17 are all set back from these pairs and at different finished floor levels to reinforce this appearance. Their detailing is similarly simple but contrasts with the adjacent plots to accentuate the wide fronted pairs.

Within the central courtyard, plots 18-20 follow a similar approach to plots 15-17, whilst plots 21&22 form another simple wide fronted brick and flint cottage, at the vista at the end of the access road. A reconstituted slate roof here assists this effect whilst keeping the height and massing of the roof lower with respect to existing properties on Cumberland Crescent.

The requirement to raise the finished floor levels for flood protection purposes has resulted in steps being provided to the front doors of plots 4-14. The car barns are timber sided, timber framed structures with plain tile roofs.



Various views from the surrounding streets

Sustainability

Energy Use

A number of sustainable design features are proposed to be incorporated into the dwellings. Condensing boilers will be utilised within the dwellings, and high insulation standards will be used for energy efficiency. Dual flush toilets and flow restrictor taps to be provided to bathroom areas. Consideration of the provision of garden composters and bird/bat boxes will be given.

Flooding

A Flood Risk Assessment has been prepared to inform the design and has been submitted with the planning application.

The existing site has a significant area of building which would not hold flood water during a flood event and, therefore, this water is currently displaced to areas outside the site. By raising the new floor levels above the critical flood level and allowing the voids beneath to flood during a flood event, the proposals improve upon the current situation. This will reduce the amount of flood water that is displaced outside the site.

In addition, the removal of significant areas of hardstanding no the existing site and replacement with soft landscaped garden areas will improve the ability of the site to absorb water.

It is proposed that new residents should sign up to the Flood Warning scheme to receive flood warnings. In the event of a flood, their raised ground floors would provide a safe refuge above the critical flood level. If they need to leave their property, either a level front access or the raised decking, pathways and routes from rear gardens will provide a safe egress to the high points on the High Street and Cumberland Crescent to a place of safety.

Crime Prevention

The following crime prevention measures have been considered within the detailed scheme design to achieve a development that follows the principles of 'Secured by Design'.

Access & movement

Lighting of the public realm will be to current British Standards

Structure

Movement routes within the development are overlooked by building entrances and occupied rooms, improving natural surveillance and creating a safe feel for all development residents and visitors.

Surveillance

The scope for utilising natural surveillance from active rooms and creating active edges has been utilised, providing overlooking to pedestrian movement routes.

Ownership

Defensible space has been created by the private front gardens and planting margins to dwelling frontages.

Rear garden access is limited by gated 1.8m close boarded fences.

Physical protection

- All entrance doors will have laminate glass fitted and will have locks to the relevant British Standard, BS3631
- Secure by Design compliant doors, windows and ironmongery
- All ground floor windows will have locks to the relevant British Standard
- External lights will be provided to the development

Crime prevention measures have been carefully considered throughout the design process.

Access

Vehicular and Transport Links

The site is accessed directly off Water Lane where a new 4.8m wide shared surface vehicular access will be created and the existing accesses blocked up with new brick and flint wall. A new pedestrian footpath link will also be provided to the High Street creating a route to the village centre.

Whilst providing ample car parking within the site, on-street parking is also readily available on Water Lane. Alternative modes of transport are also easily available, with Angmering railway station 1km away and bus stops immediately adjacent to the site on Water Lane. Secure cycle storage is provided within garden sheds, to encourage the use of bicycles.

Inclusive access

Pedestrian access to the site and all dwellings are designed in accordance with Part M with level thresholds (to either front or rear accesses or both) and approaches and accessible WC's in the entrance storey. Where steps are required to front entrances due to the levels, level thresholds will be provided at the rear by raised decking and ramped pathways as necessary. Front steps will be designed to Part M in terms of risers and goings.

## Conclusion

The design process resulting in this application has been both carefully considered and properly developed to create the design solution presented in the overall Planning Application.

Arun District Council Planning Department have been consulted throughout the design process, providing detailed design responses that have been fully factored into the final scheme proposals.

ECE considers that all comments and concerns have been met and that the design solution is appropriate, reflecting a high-quality residential development.

The scheme pays reference to the local vernacular and creates a high quality residential development creating individuality and a strong sense of place and identity.

The proposal being put forward for this commercial site represents an excellent opportunity to enhance the area and provide much needed housing stock.

