



LAND AT WILMINGTON, ARUNDEL ROAD, ANGMERING

DESIGN AND ACCESS STATEMENT

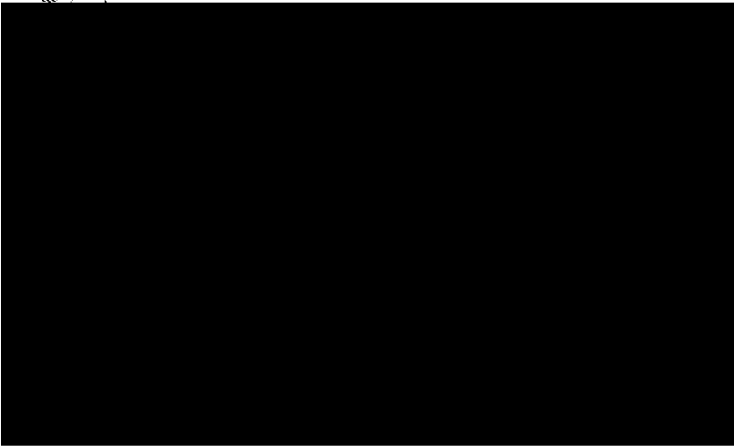
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Revisions

Revision	Notes	Issue Date	By	Checked By
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1.0 INTRODUCTION



1.0 INTRODUCTION

This Design and Access Statement has been prepared to identify and explain the design process and decisions which have resulted in the submission of this Outline Application for 7 dwellings to the west of the property known as Wilmington.

The proposal site is to the south of the A27 and north of Angmering in West Sussex. The site is accessed off Arundel Road, with the existing building (Wilmington) within the site boundary retained as a dwellinghouse.

This document sets out the design intent which has sought to develop a well-considered and high-quality residential development.

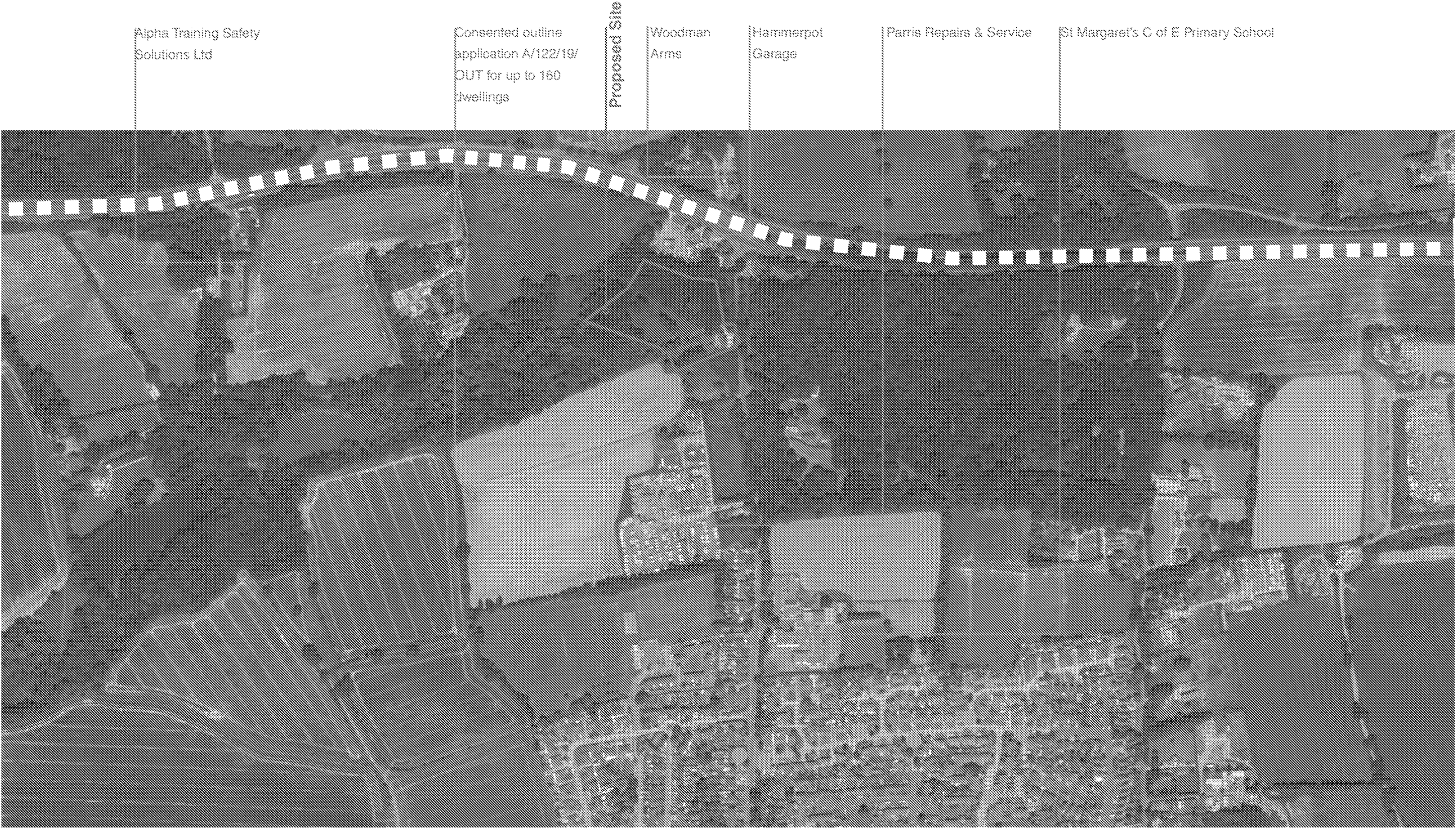
This is an outline planning application for access only and with all other matters reserved. The proposed scheme, whilst illustrative, shows how a 7 dwelling proposal can fit in with the site surroundings effectively and without impact.

The drawings enclosed with the Planning Application include a Location Plan, Illustrative Block Plan, Illustrative Site Layout, and an indicative Street Scene.

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Architect	ECE Architecture
Ecology	CSA Environmental
Arboriculture	PJC
Drainage	Bright Plan Civils
Transport	Bright Plan Civils

2.0 THE SITE

2.01 SITE LOCATION



Key: ● Bus stops

2.02 SITE CONTEXT

The site surroundings vary in terms of architectural style, ranging from large detached dwellings to terraced and semi detached dwellings. There are a wide variety of materials used throughout the site context, including brick, tile hanging render, and weatherboarding.

A series of images were captured from the site context, in order to analyse the prevailing characteristics of Angmering and in turn, devise the architectural approach of the proposal.

The consented scheme A/122/19/OUT for up to 160 dwellings directly to the south of the site will host dwellings of traditional appearance, using materials such as render, tile hanging, and brick.

The proposal must answer to these prevailing characteristics in order to be a sensitive and positive new attribute to Angmering.



Key plan - location of photographs



Existing building on the site to be retained, red brick and clay hung tile frontage.



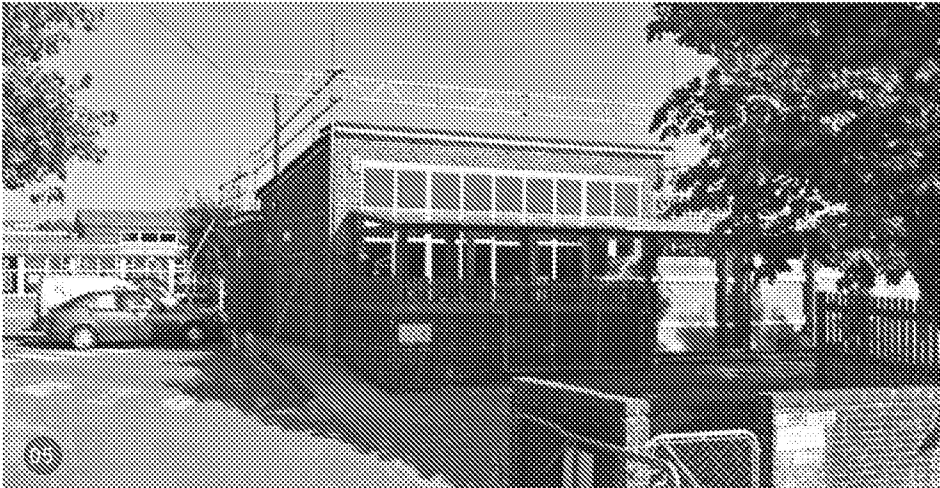
Parris Repairs & Service, small clusters of industrial buildings



Dwelling adjacent to Hammerpot Garage, clay hung tile prevalent



Terraced properties along Arundel Road, render and red brick frontages



St Margaret's C of E Primary School



Woodman Arms public house, flint and brick quoining detailing prevalent

2.03 SITE CONSIDERATIONS

A series of site opportunities and constraints have been considered to inform the proposed illustrative layout. The main constraint is the existing trees that occupy the site. The proposed illustrative layout has carefully considered the locations of the tree positions to ensure that there is minimal impact.

Diagram Key

Proposed Site Access



Potential Noise



Vehicular Movement



Neighbouring Commercial Properties



Site Boundary



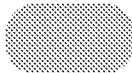
Dense Vegetation and Existing Trees



Existing Dwelling



Existing retained trees on the site



Site constraints plan (NTS)

3.0 PROPOSED DEVELOPMENT

3.01 SITE LAYOUT

The site layout is accessed from Arundel Road. The entrance to the site has been designed to allow for safe access and egress for both vehicular and pedestrian movement. Refer to the transport statement for detailed access design.

The existing dense vegetation and trees are retained around the site boundaries and within the site itself to create both generous open space for future residents, and to allow the proposal to sit comfortably within the existing context.

The proposed illustrative layout has carefully considered the locations of the tree positions to ensure that there is minimal impact. Native planting is proposed throughout the site to increase biodiversity and assist with screening.,

Two bungalows are proposed to minimise the scale of development within the centre of the site, and a shared surface is proposed on the new road since the site is on a rural edge.



3.02 USE AND AMOUNT

The development proposal consists of 7no. new homes, all set sensitively around the existing trees around the site, screening the proposal from the road effectively.

The proposed housing mix comprises 2no. 4 bedroom houses, 3no. 3 bedroom houses, and 2 no. accessible 2 bedroom bungalows. All dwellings comply with the Nationally Described Space Standards in all respects.

All dwellings have a minimum of 2no. allocated car parking spaces and car barns / garages are provided throughout. Cycle parking spaces and refuse/recycling bins will be stored within the rear gardens and brought to the front of properties on collection days. In addition, 4no. visitor spaces are provided throughout the site.

The development is considered a spacious and modest development on the outskirts of Angmering, adjacent to outline application A/122/19/OUT for up to 160 dwellings.

The diagram on the following page shows an analysis of surrounding plot size, width, length and separation between dwellings highlighting that the scale of the proposed scheme is wholly appropriate within the context of Angmering.

Accommodation Schedule			
Existing Dwelling	Wilmington	4-Bedroom House	
Plot 1	New-Build	3-Bedroom House	c. 1400sqft
Plot 2	New-Build	4-Bedroom House	c. 1800sqft
Plot 3	New-Build	3-Bedroom House	c. 1100sqft
Plot 4	New-Build	3-Bedroom House	c. 1100sqft
Plot 5	New-Build	4-Bedroom House	c. 1500sqft
Plot 6	New-Build	2-Bedroom Bungalow	c. 1050sqft
Plot 7	New-Build	2-Bedroom Bungalow	c. 1050sqft
Total;		7 New Dwellings	
Car Parking;		2 spaces per 2-Bedroom Dwelling 3 spaces per 3 / 4-Bedroom Dwelling [incl. garages] 4 visitor spaces	



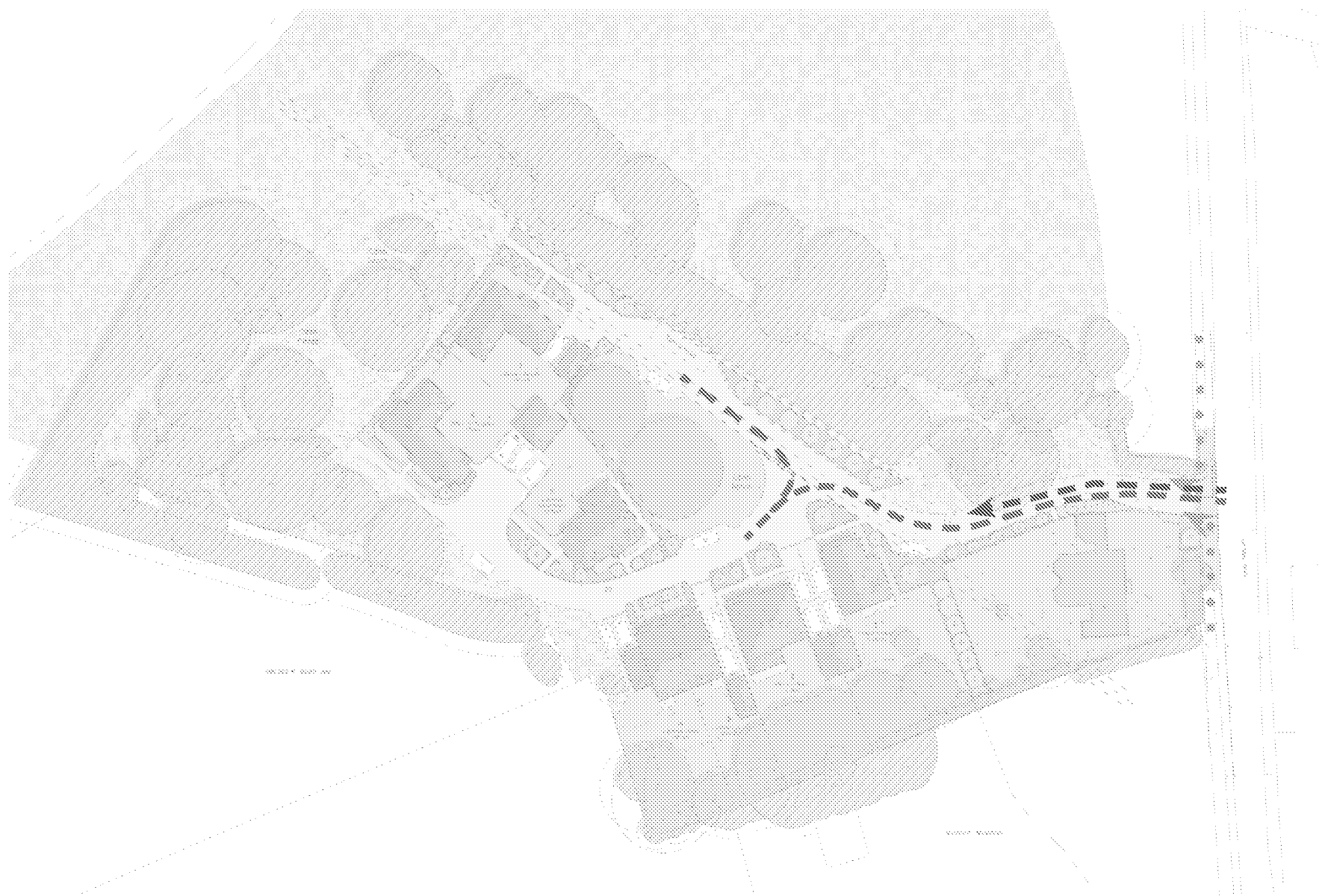
Proposed Site Plan (NTS)

3.03 SITE ACCESS

A new access to the site is proposed for the 7 dwellings. The proposal will create a safe access and egress to the site for emergency and refuse vehicles. Access to the existing dwelling will be amended to come off the new access and the existing crossover will be blocked up.

Key:

- ***** Pedestrian access
- ==== Vehicular access
- ==== Emergency and refuse vehicle access



Proposed Site Plan (NTS)

3.04 APPEARANCE AND SCALE

The site is located in a predominantly residential area, characterised by a mix of dwelling types. In the immediate context, dense trees and planting surrounds the development, screening it from the road entirely.

Careful consideration has been paid to sensitively position the proposed dwellings into the site. The proposal directly draws inspiration from the local residential character through material use and detailing.

The proposed development seeks to draw from the wide range of local detailing and bring some individuality to each plot within a family of materials. Materials include weatherboarding, tile hanging, and brick. These respond to the existing materials found across Angmering, and also respond to the materials as described in the supporting documents in outline application A/122/19/OUT.

The scale of the development has been carefully considered to:

- Respond to the predominance of two storey dwellings within the residential context of angmering.
- Set the dwellings within the site and screen the development by retaining the existing trees and planting.
- Provide dormer windows and lower eaves where appropriate to minimise scale.
- Provide two bungalows to minimise scale in the centre of the site.

Whilst illustrative at this stage, the proposed dwellings:

- Finial Detailing
- Feature chimney stacks
- Half round clay tile detailing.
- Timber post porches with plain clay tile roof.
- Bonnet hip tiles
- Traditional exposed rafter feet

Street Scene Elevation



4.0 SUSTAINABILITY

4.01 SUSTAINABILITY

The orientation of buildings and aspect of the main habitable rooms allows for good levels of daylight within the dwellings, with natural ventilation to all habitable rooms. Dual aspect living spaces have been provided wherever possible.

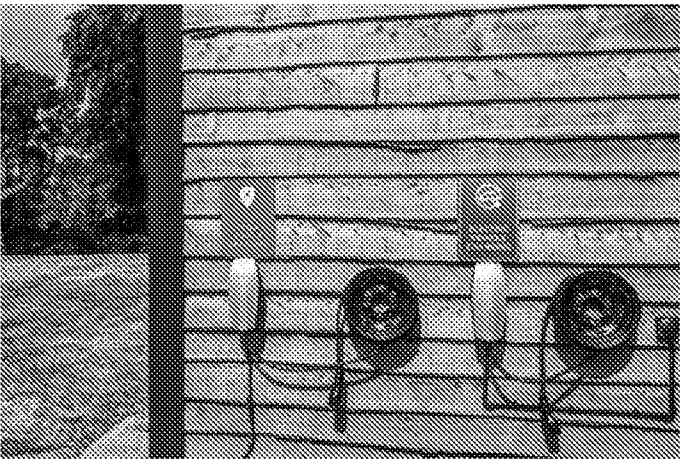
Sustainable drainage techniques (SUDS) will be used to fully disperse surface water, including permeable surfaces for roads and hard surfaces. Building materials will be sustainable and locally sourced where possible, built with sustainable construction methods.

The construction of the dwellings will be advanced with sustainability as a focus including such features as:

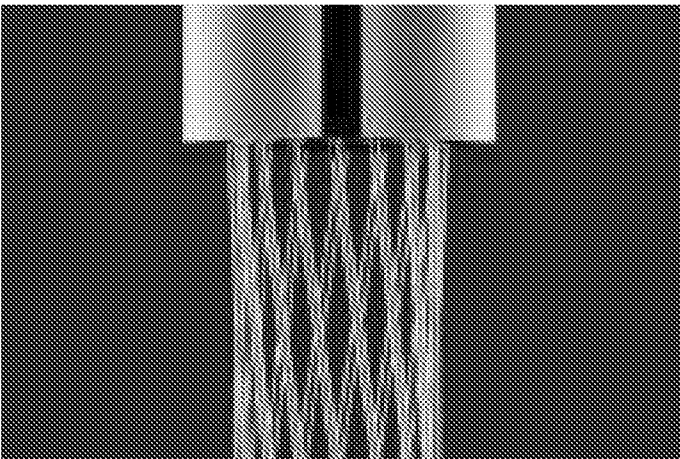
- Boilers and appliances will be energy efficient with low NOx levels and all dwellings will undergo a full SAP assessment to ensure energy efficiency within the building envelopes.
- Dual flush toilets, water saving baths and flow restrictor taps are to be provided to all bathroom areas to minimise water usage within the dwellings.
- Enhanced building fabrics will be used throughout the development to exceed current Building Regulations.
- Recycling bins will be provided in all kitchens and composting bins will be provided for garden and food waste.
- Measures to minimise the amount of waste going to land-fill will be incorporated within the Site Waste Management Plan
- Native species will be planted as part of the landscaping scheme to enhance biodiversity on the site
- EV charging points to all dwellings



Providing secure spaces to store cycles can encourage sustainable travel



Ev Charging Points



Low water usage fittings installed in all dwellings

5.0 CONCLUSION

5.01 CONCLUSION

This Outline Planning Application offers an opportunity to provide an appropriately designed housing scheme within a highly sustainable location, contributing towards the local housing need.

The proposed scheme details a sustainable development proposal which provides 7no. new family dwellings, together with an appropriately sized access road and substantial landscaping appropriate for the semi-rural character.

The design process resulting in this application has been rigorous and carefully considered to create a high-quality design solution that respects the character of the surrounding area and the specific visual and topographical constraints of the site.

Retaining the mature tree and hedgerow planting has been considered as paramount within the scheme to provide maturity and variety to the setting, integrating the scheme into its landscape context.

As a result, a scheme has been created that respects the surrounding dwellings, creating an aesthetically pleasing and sustainable residential development within a well landscaped setting.



