



Design Code: Section 5.0

Built Form

Introduction

This section of the code sets out the rationale for the composition of the building typologies along streets and within key groupings as part of the respective character areas. The form and architectural language take reference from the character and form of settlements in the local area and specifically Angmering. It builds on the principles set out in the Outline Planning Submission.

The principles for the design of development parcels, building plots and form are set out to ensure that there is a calm and coherent quality to the new residential environment. Opportunities are identified for locations of key accent buildings which will assist with creating a legible place and introducing visual variety and interest.

The residential development will provide a permeable network of streets and spaces, enclosed and defined by a range of dwelling typologies. The selection of typologies and the way in which dwellings are grouped together is crucial to achieving the appropriate character for Land North of Water Lane.

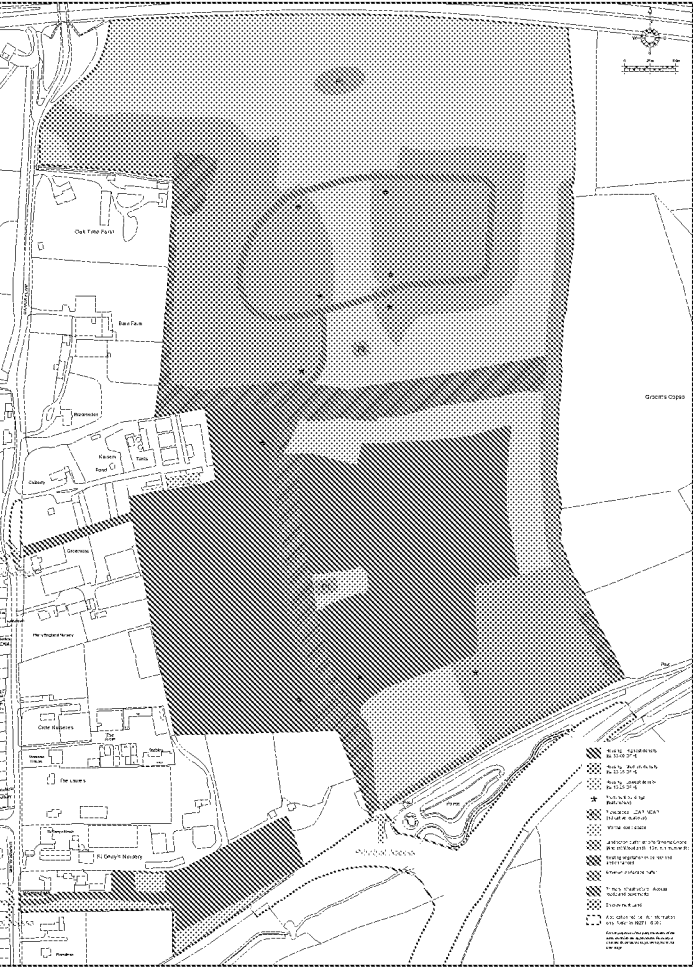
The material palette will be informed by the local vernacular providing a rich mix of materials and colours.

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5.1 Density Distribution

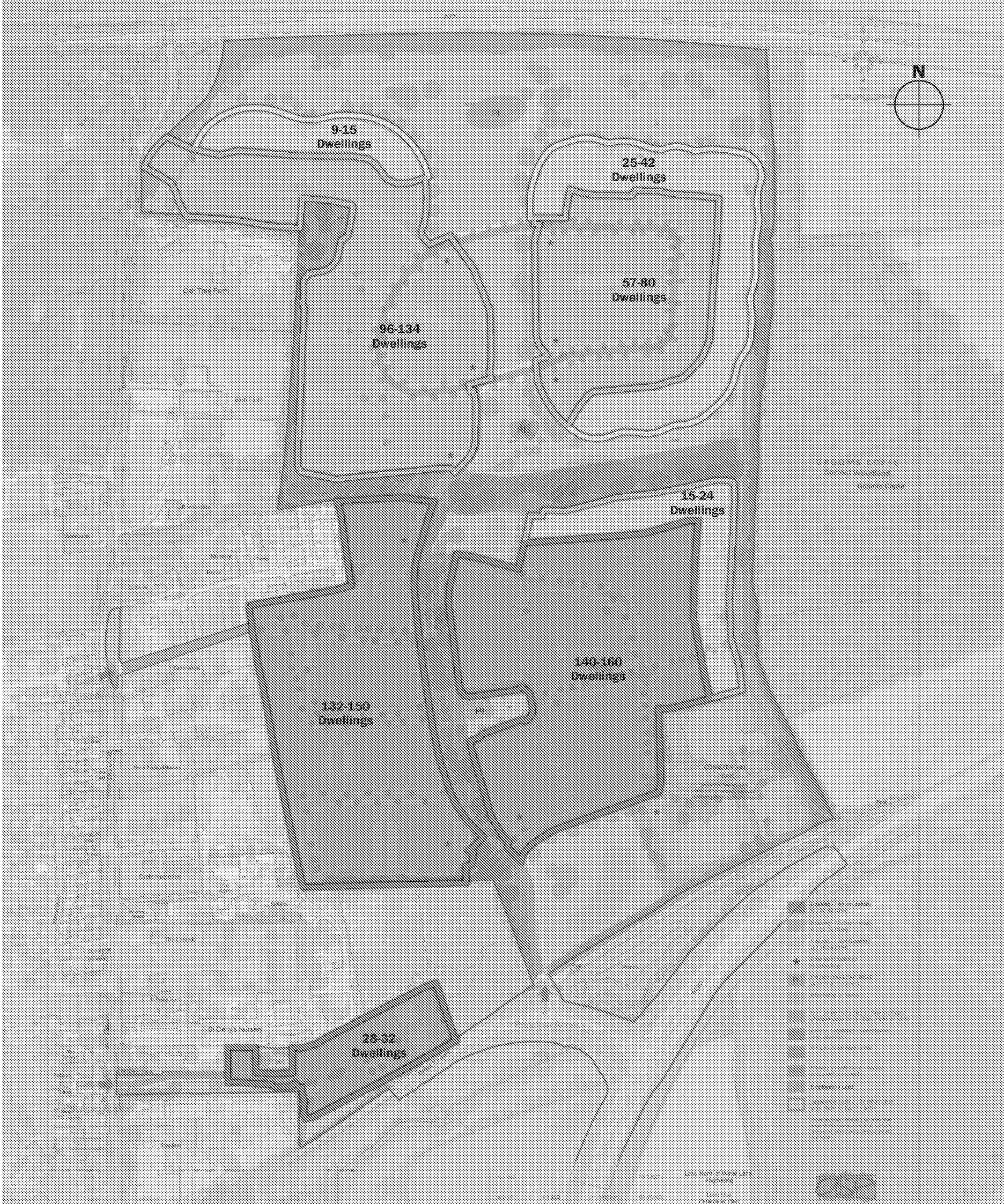
Density distribution within the layout will need to be consistent with the density distribution on the approved Land Use Parameter Plan.

The Village character area which includes the separate small land parcel accessed from Dappers Lane has the highest permissible density of approximately 35 - 40 Dwellings Per Hectare (DPH). The Woodland Edge and Parkland character areas will be of medium density at 25-35 DPH, and the north-east edge of the site where it abuts the Northern Park open space will be at the lowest density of approx. 15-25 DPH.



Revised Land Use parameter plan

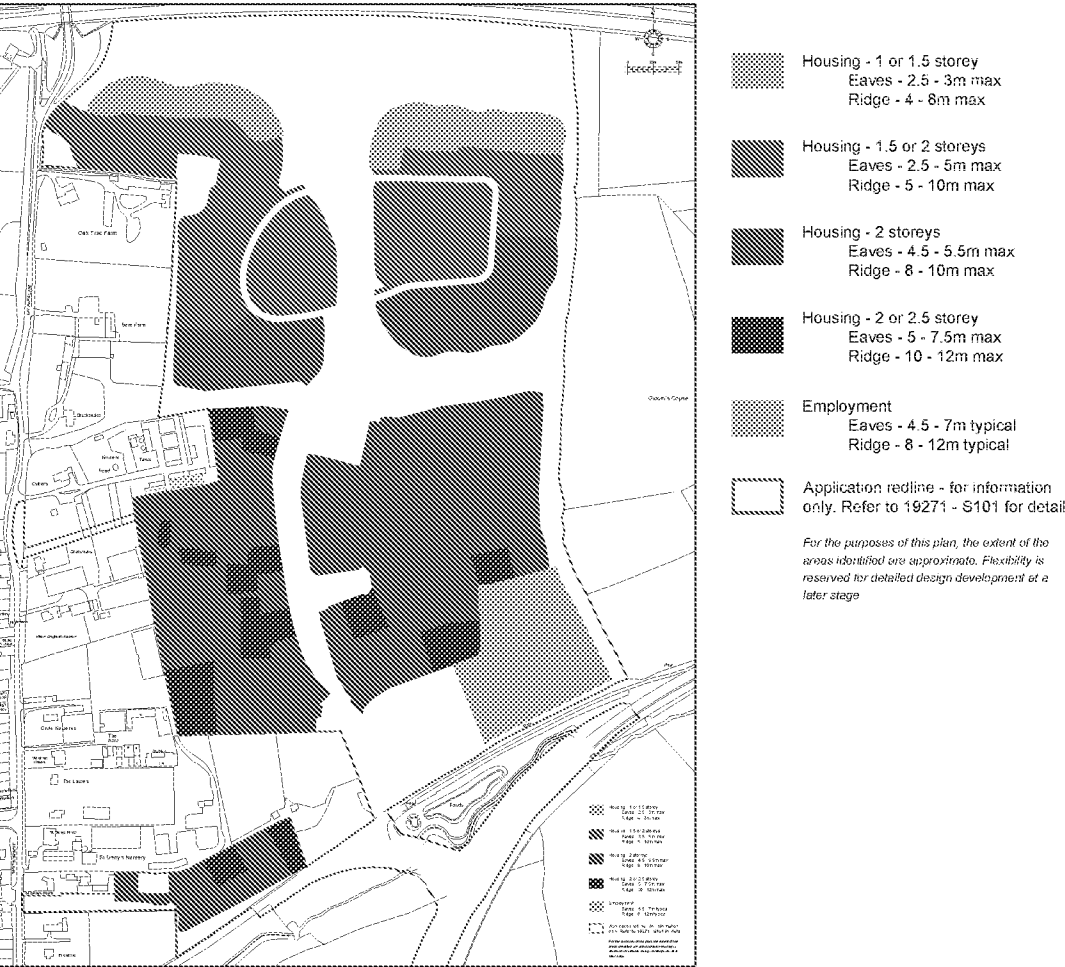
Revised Land Use parameter plan overlaid on concept masterplan with proposed densities



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5.2 Building Heights

Building height distribution will need to be generally in accordance with the approved parameters. Proposed buildings are generally 2 storeys in height with occasional 2.5 storey buildings within the Village character area and 1 – 1.5 storey buildings along the north eastern edge of the development fronting the northern open space.



Revised building heights parameter plan

Revised building heights parameter plan overlaid on concept masterplan ►



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5.3 Character Areas

The intention of the character areas which were established as part of the outline planning application submission was that they follow a landscape driven rationale with each character area inspired by the site's form and characteristics. The areas have been reviewed and adapted with the development of the revised parameter plans and will be refined in detail as part of the development of the reserved matters proposals.

The character areas have been strengthened to respond to natural features within the site including woodlands, tree-lines, hedgerows, and topography with landscape enhancements. The character areas relate to land use and to the landscape sensitivity of the respective parts of the site which have led to the varying density and building height requirements on the parameter plans. The character areas include the following, details of which are set out on the subsequent pages:

-  **The Gateway**
-  **The Village**
-  **Woodland Edge**
-  **Parkland**
-  **Commercial Park**

KEY

-  The Gateway
-  The Village
-  Parkland
-  Woodland Edge
-  Commercial Area



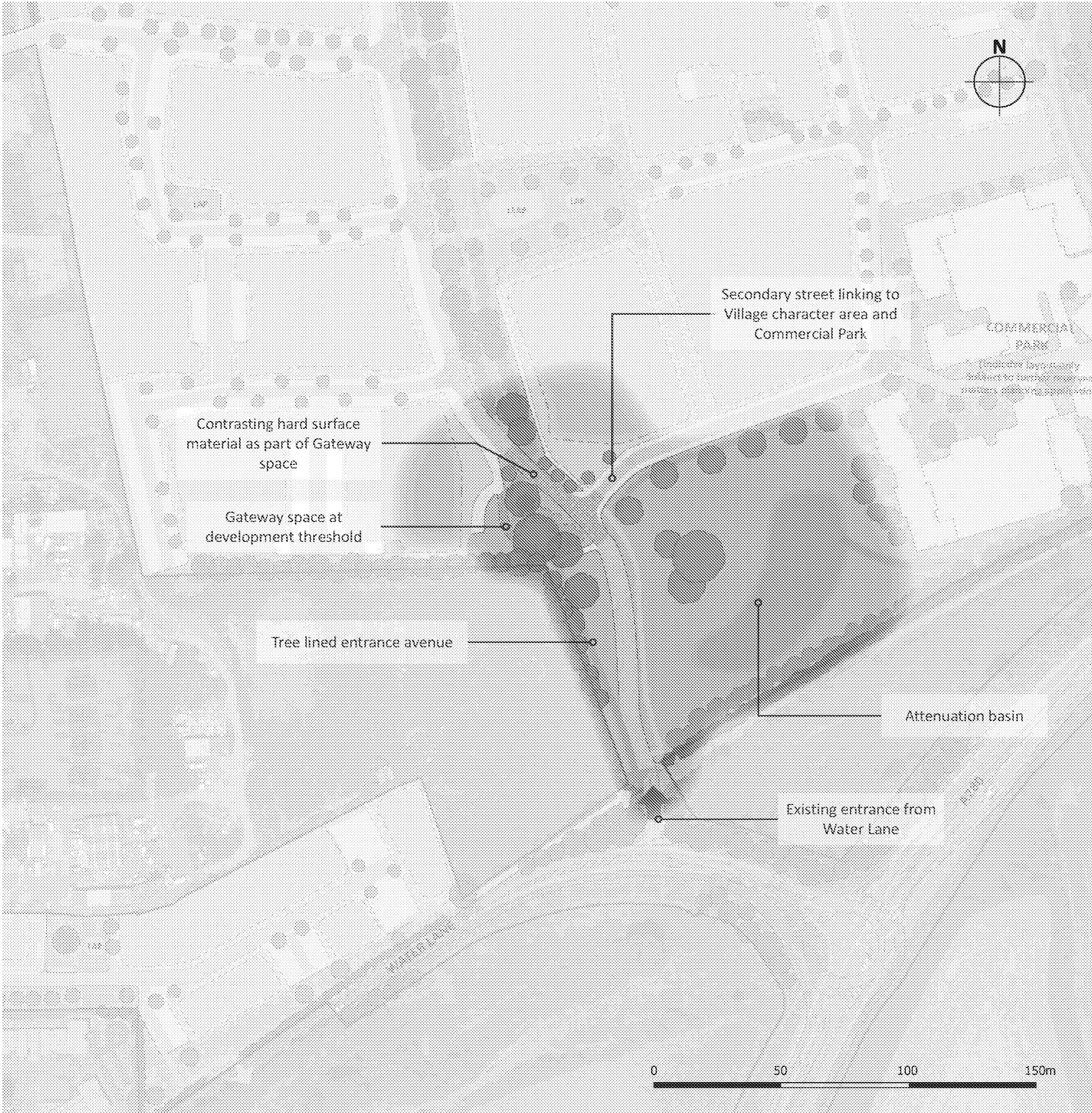
Proposed character areas plan ►

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5.4 The Gateway Character Area

The Gateway is the primary vehicular access into the new neighbourhood and forms the threshold at the entrance into the main body of the site. The existing tree line along the Avenue from the entrance junction with Water Lane to the gateway space creates a strong sense of arrival. The buildings which front onto the Gateway together with a combination of retained existing and proposed trees will define the edges of the space as a key spatial event at the development threshold. From this space, the secondary street leads eastwards to the eastern part of the Village character area, Commercial Park and southern woodland edge character area.

To the east of the Gateway the attenuation basin as part of the Sustainable Drainage strategy for the site enables clear views and maintains an open and natural setting.



5.5 The Village Character Area

The character of this area makes reference to the historic core of Angmering villages around The Square, where the network of streets and lanes has an enhanced sense of enclosure (Church Road, The Cottrells, Arundel Road southern end). This is also reflected in more contemporary developments within the village (Roman Avenue, Lagden Gardens).

The Village is the highest density part of the new development at between 35 and 40 Dwellings per Hectare located at the interface between the new development and the existing and proposed development to the west of the site.

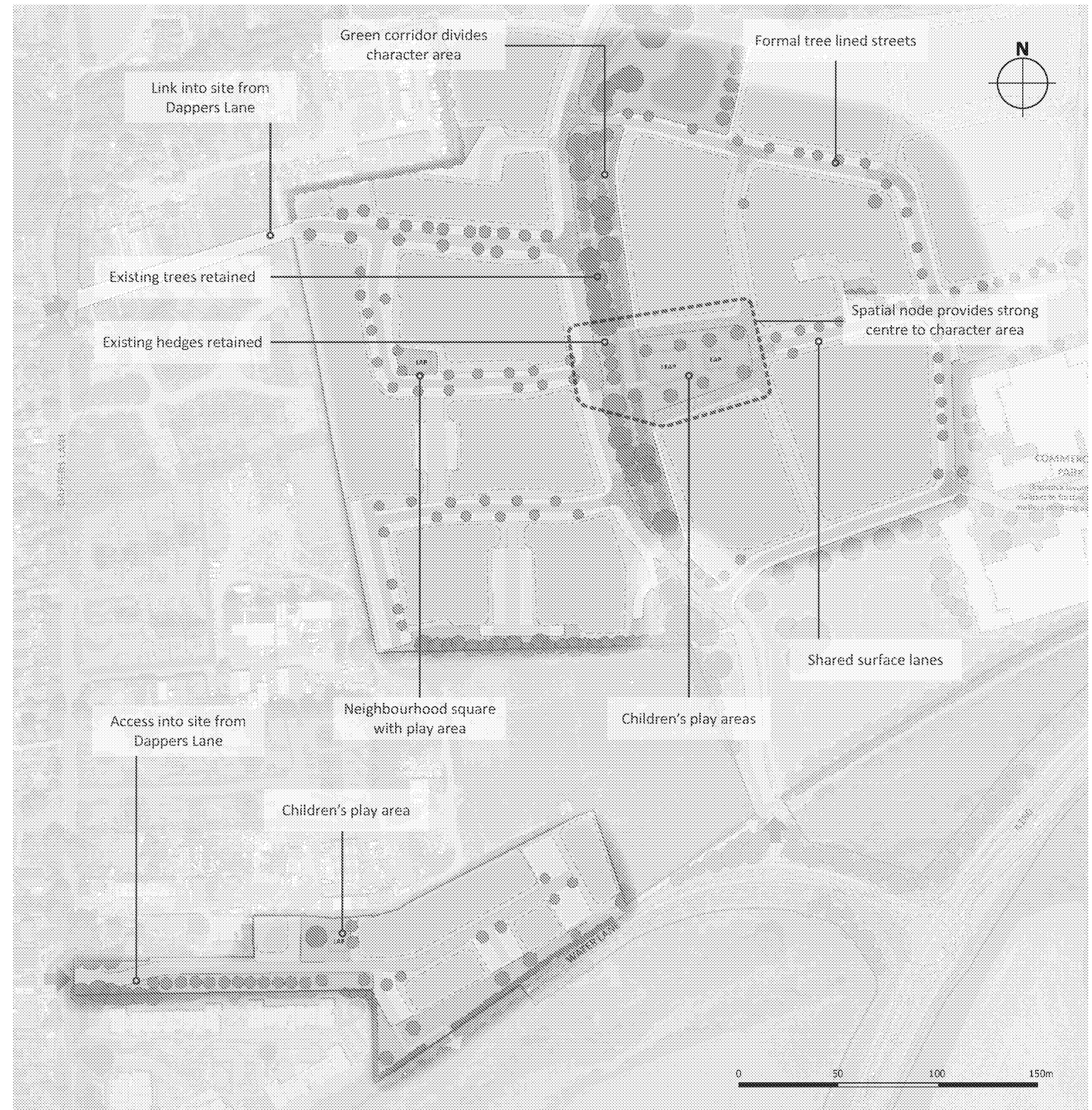
The sense of place is defined by the pattern and grain of the layout which has a more formal urban structure in this area with regular streets and more continuous frontages using small apartment buildings, short terraces, semi-detached and occasional detached houses.

From the Gateway, the Village Street leads northwards with the retained tree line creating a north-south green corridor subdividing the western and eastern parts of this character area. A green space immediately east of the green corridor incorporates a LAP and a LEAP as a social focus to the area. This is incorporated within a defined square which creates a strong physical visual and social focus to this area of the new neighbourhood.

From the Village Street a formal network of streets and lanes create a tertiary urban framework with an enhanced sense of enclosure. Shared surface lanes lead out to the green lanes and private drives which serve the houses in the Woodland Edge character area which front onto Groom's Copse and the east-west green corridor.

Key features:

- More formal layout and urban character
- Central square as focus space
- North-south Village Street
- Generally, more continuous frontage
- Small apartment buildings, terraced and semi-detached and occasional detached house
- Predominantly 2 storeys with occasional 2.5 storey building
- Maximum eaves height - 7.5 metres
- Maximum ridge height - 12 metres
- Parking predominantly on-plot with some on street in perpendicular bays, in frontage courts and rear parking courts
- On-plot parking generally set back behind building frontages
- Wall materials comprising predominantly stock brick with occasional render and use of flint
- Roof materials predominantly plain tile with occasional slate appearance tiles on apartments and focus buildings



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5.5 The Village Character Area

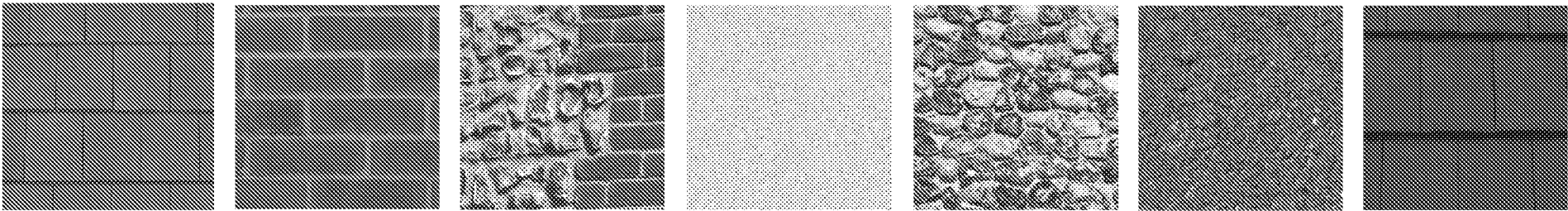
Precedent images and materials palette



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5.5 The Village Character Area

Precedent images and materials palette



5.6 Parkland Character Area

The form and arrangement of the Parkland Edge character area is defined by the green infrastructure which has evolved from the sites context and constraints. The east-west, ecological green corridor and central Community Green defines its southern edge. This corridor provides clear definition and separation between the two primary character areas. The Linear Park creates a formal green corridor linking from the Community Green to the northern parkland and provides a safe and tranquil, car-free environment with pedestrian and cycleway links. The buildings are located along the Northern Parkland edge in response to the noise contour constraints of traffic noise on the Arundel Road (A27).

This links with the ecological corridor at its southern end and the area of public open space to the north.

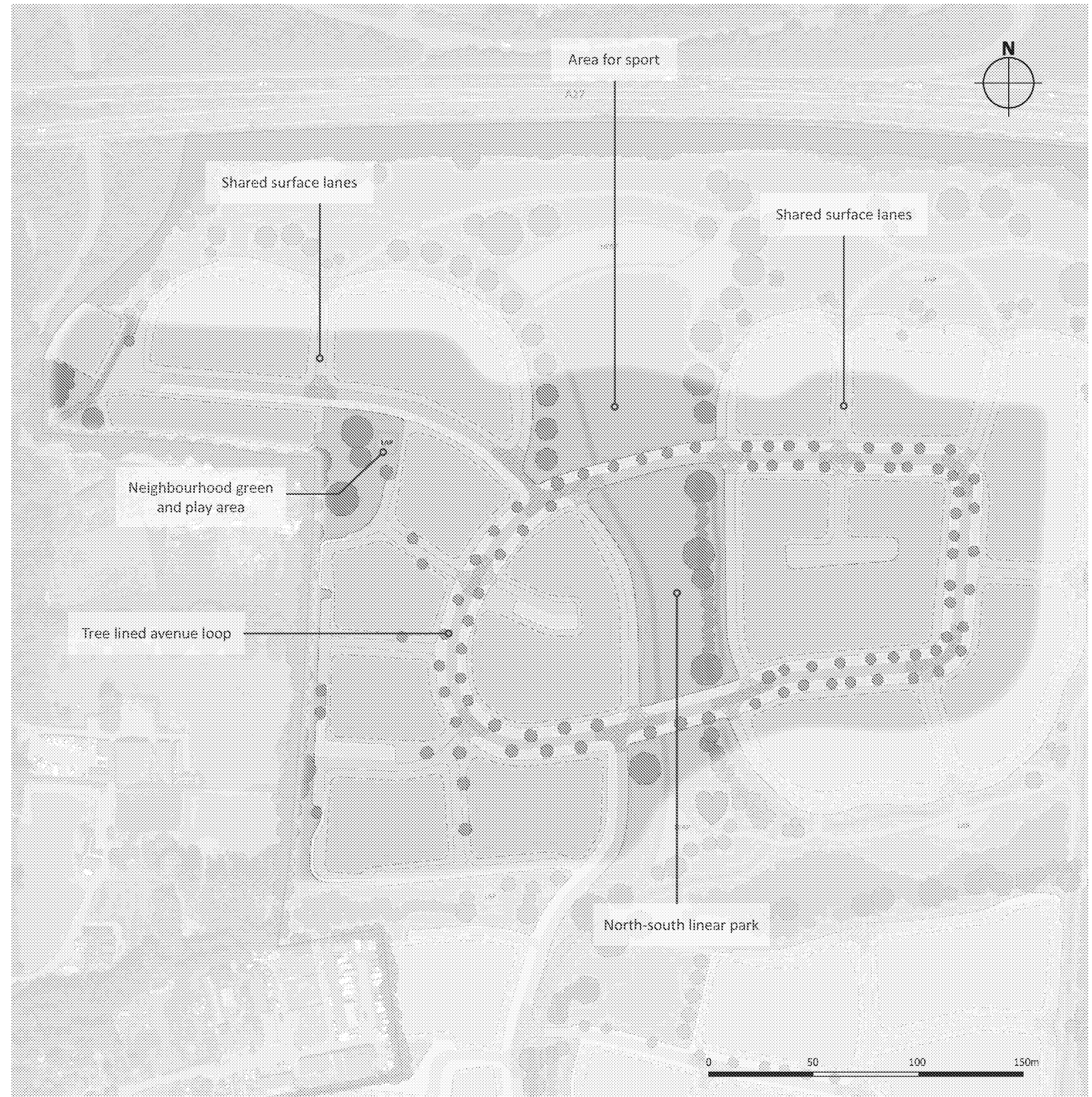
The Village Street leads into this character area from the south. New homes are arranged around a secondary, tree-lined avenue loop which leads to a series of shared surface lanes which lead out to the development edges where there will be detached dwellings in more generous plots.

The area is characterised by predominantly detached and semi-detached houses with occasional short terraces and small apartment buildings. Building heights are generally 2 storeys with 1 and 1.5 storey homes along the north-eastern edge forming a frontage to the park edge.

At the southwest corner of this character area at its interface with 'The Village', a green link between the Primary Avenue and the western boundary provides a western extension to the ecological corridor.

Key Features:

- North-south linear park as focus space
- Tree-lined secondary avenue loop
- Shared surface lanes radiating out to green edges
- Private drives and green lanes front onto green edges and Linear Park
- Medium to low density of development of 20-35DPH
- Predominantly 2 storey buildings with 1 and 1.5 storeys along northern edge
- Maximum 10 metre ridge height generally
- Maximum 8 metre ridge height on north-eastern edge
- Predominantly detached and semi-detached houses with occasional short terraces and small apartment buildings
- Regular breaks in roof line
- Wall materials – Occasional flint with brick quoins and blue brick headers in bonded brickwork on focus and corner turning buildings
- Roof materials – Predominantly plain tiles with slate appearance tiles on apartment and focus buildings
- NEAP, LAP and informal kick-a-bout area within northern park



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5.6 Parkland Character Area

Precedent images and materials palette



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Precedent images and materials palette

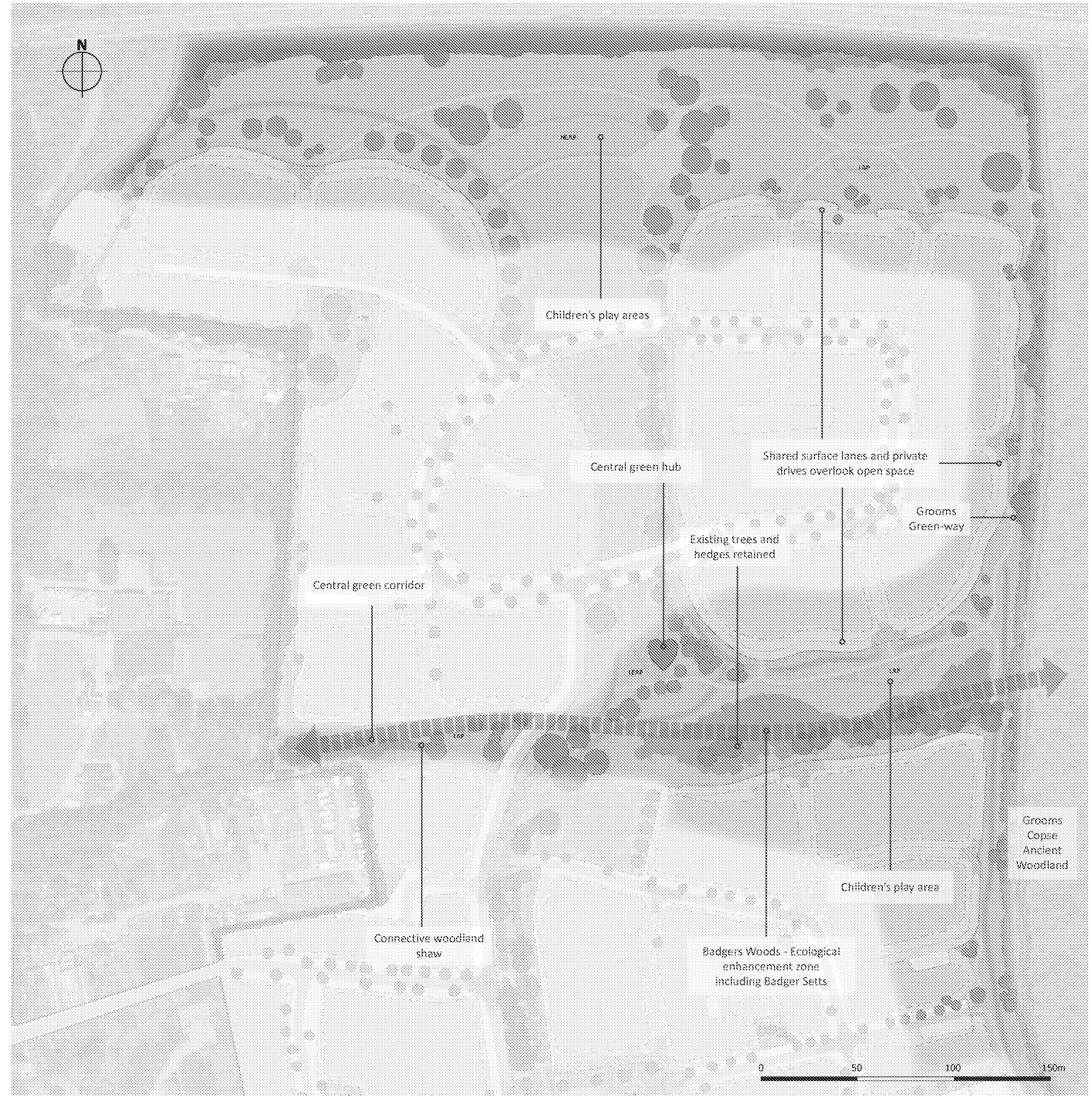


5.6 Woodland Edge Character Area

The Woodland Edge character area forms the eastern edge of the development and creates the transition between the Village character area with the highest density and the ancient woodland to the east and Parkland character area to the north. This character area fronts onto the woodland with an ecological enhancement zone at its centre which incorporates the existing badger setts. It forms an east-west ecological corridor which links the ancient woodland with the open space and north-south tree-lined avenue. The sense of place in this area is created by the green infrastructure and the woodland and ecological enhancement zone which collectively distinguish the appearance of this character area.

Key features:

- Dwelling frontages along lanes and private drives
- Lowest density housing of 15-25DPH
- Maximum eaves height - 5.5 metres
- Maximum ridge height - 10 metres
- Generally detached buildings
- Generally 2 storeys in height with occasional single storey dwelling
- On-plot parking generally set back behind building frontage
- Wall materials - Predominantly stock facing brick with occasional use of flint and plain tile hanging commonly used to upper floor levels
- Roof materials - Generally plain tile
- Low picket fences to dwelling frontages
- Timber posts along open space edges to protect from vehicle encroachment



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5.6 Woodland Edge Character Area

Local examples and materials

