



Design Code: Section 9.0 Homes and Buildings

Introduction

This section of the Design Code sets out the required space standards, levels of accessibility, privacy and amenity space standards, building typologies and plot components for the proposed new homes.

9.0

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9.1 Space Standards

All of the proposed new homes will be designed to meet Nationally Described Space Standards (NDSS).

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) ^c			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

Minimum internal and gross floor areas table (DCLG NDSS 2015)

9.2 Accessibility

In compliance with Condition 37 of the Outline Planning Consent, at least 10% of the total number of dwellings will be designed and constructed to meet Building Regulation M4(2) as accessible and adaptable homes as the equivalent to Lifetime Homes Standards. This will ensure that the dwellings are adaptable and meet the diverse needs of future occupiers in accordance with Policy D DM1 of the Arun Local Plan and paragraph 61 of the NPPF.

10 of the homes within the overall development will also be designed and constructed to meet Building Regulation M4(3) achieving full wheelchair accessibility.

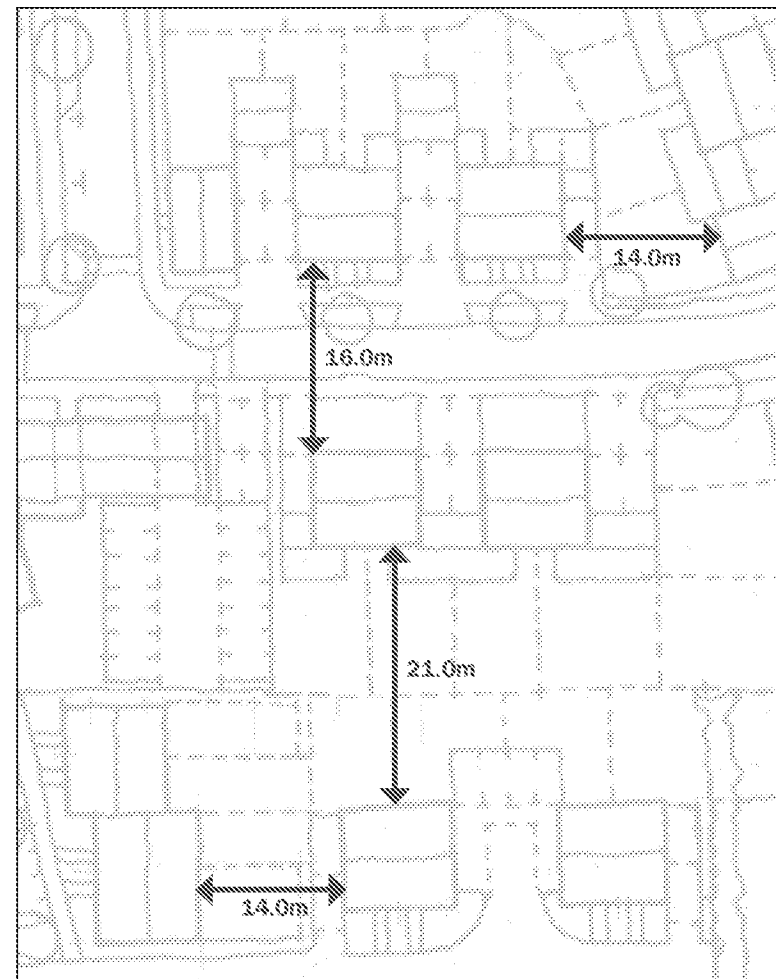
See appendix for a summary of M4(2) and M4(3) standards.

9.3 Health and Well-being

Privacy Standards

Residential privacy standards are set out in section H.04 of the Arun Design Guide SPD (adopted January 2021). The reserved matters applications will be required to meet these standards. The key standards to be met include the following:

- **Front to front** – Minimum 16 metres distance between habitable room windows
- **Back to Back** – Minimum 21 metres distance between habitable room windows
- **Back to side** – Minimum 14 metres distance between habitable room windows and side gable of adjacent property



Illustrative sketch layout showing proposed distances between dwellings

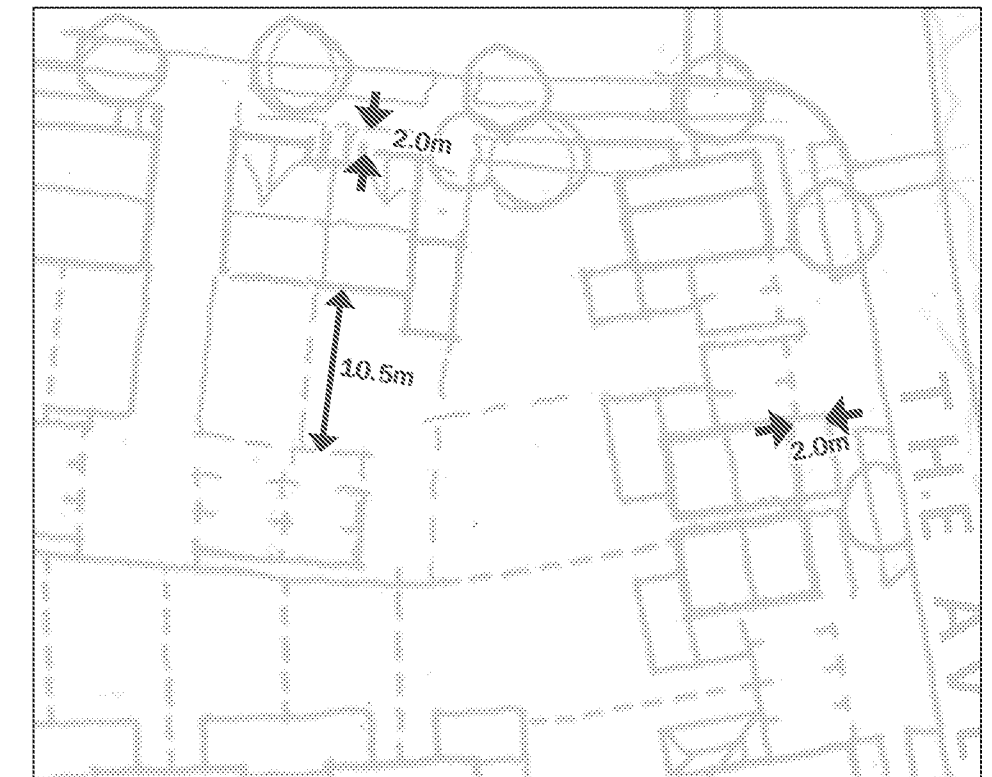
Security

The site layout and dwelling design proposals submitted with reserved matters applications should be in accordance with the principles and guidance for crime prevention set out in Secured by Design Homes 2019, Version 2, March 2019.

Amenity space requirements

Residential amenity standards are set out in section H.04 of the Arun Design Guide SPD (adopted January 2021). The reserved matters applications will be required to meet these standards. The key standards to be met include the following:

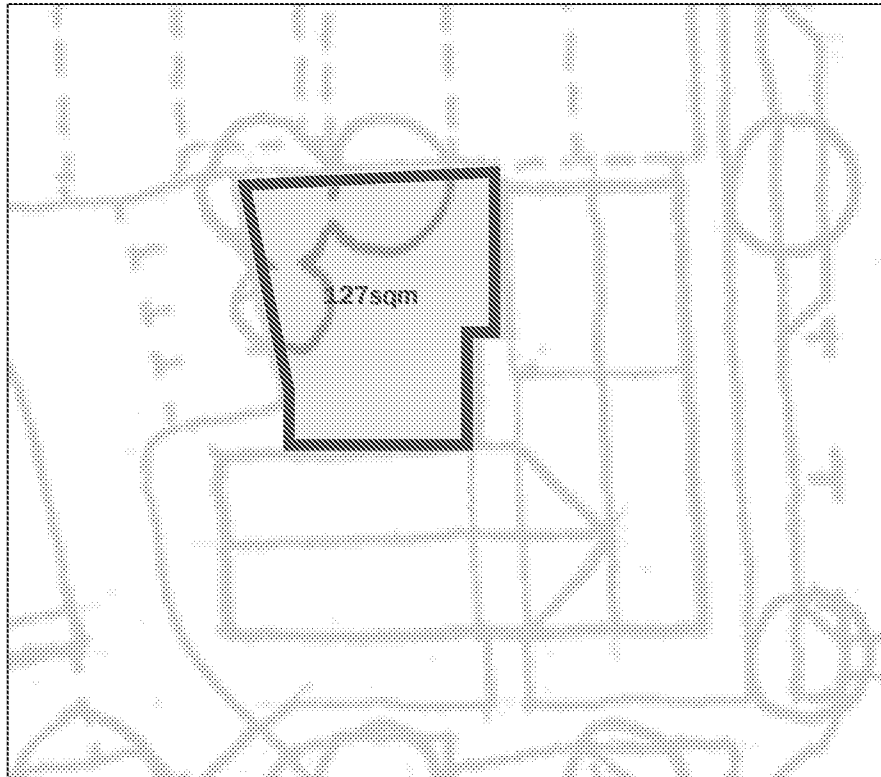
- Private front gardens to be minimum 2 metres in depth
- House rear gardens will be a minimum 10.5 metres in length
- Communal residential amenity spaces to have a minimum of 40sqm, plus 10sqm for each apartment
- Balconies to extend a maximum of 2 metres from building fronts and have a minimum of 3sqm of useable area



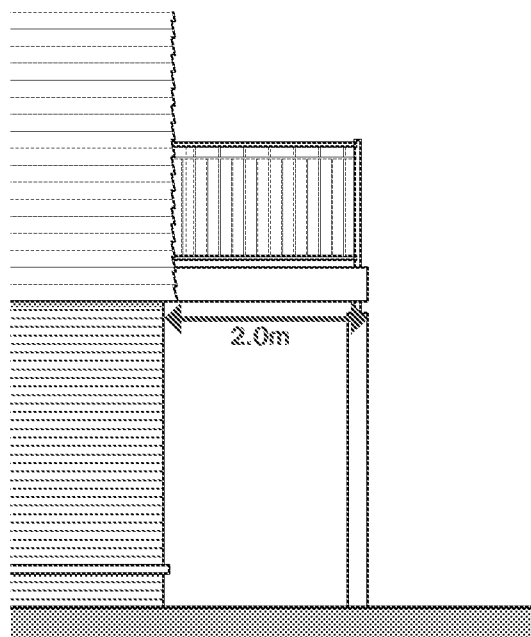
Minimum front garden length of 2.0m
Minimum rear garden length of 10.5m

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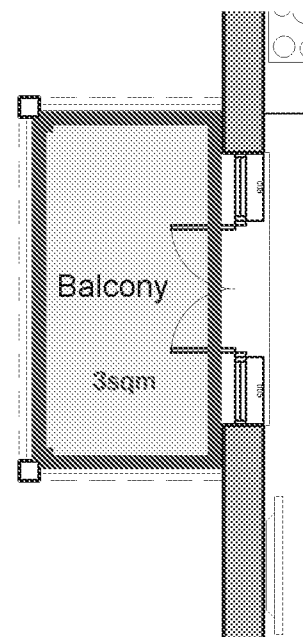
HOMES AND BUILDINGS



Block of 6 apartments
Minimum 40sqm plus 10sqm per apartment = 100sqm required



Maximum 2.0m projection



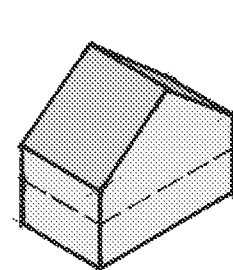
Minimum 3sqm usable area



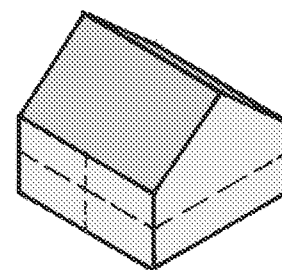
9.4 Building Typologies

A range of housing typologies will be adopted within the new development. Their use will be appropriate to their location and interfaces and will reflect the character and grain of Angmering. Typologies will be used to help reinforce the differences between the respective character areas with narrower frontage types in semi-detached and terraced form more prevalent in the highest density Village character areas, narrow, medium and wider frontage detached and occasional semi-detached properties in the Woodland Edge character area and generally 2 storey detached and semi-detached with occasional short terraces and small apartment buildings in the Parkland character area. On the northern edge of the Parkland area at the eastern end of the frontage to the northern park, reduced height, single and 1.5 storey wide frontage dwelling types will be used.

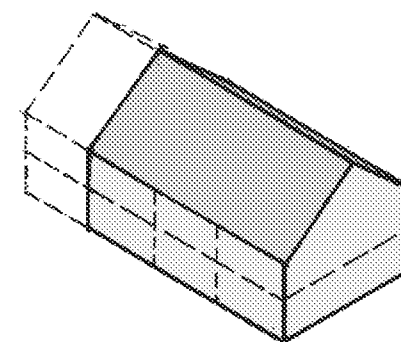
The range of permissible building typologies for the respective character areas has been set out in the matrix (right).



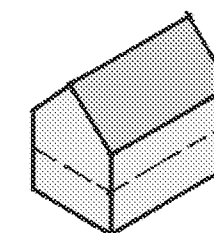
A
Narrow frontage detached



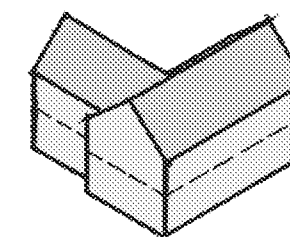
B
Narrow frontage semi-detached



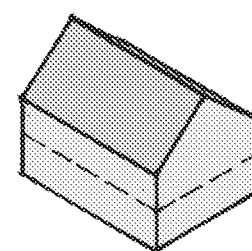
C
Narrow frontage terraced



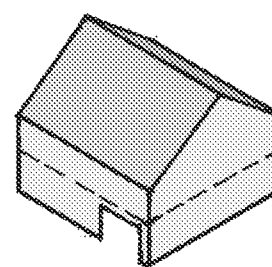
D
Narrow frontage gable entrance



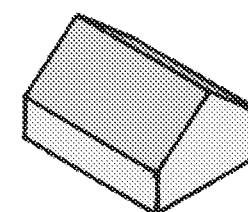
E
L - Shaped corner turning house



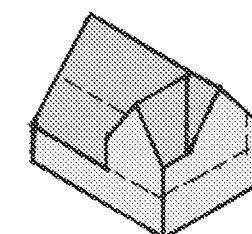
F
Wide frontage detached



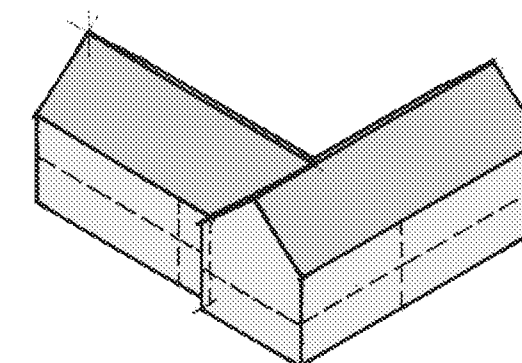
G
Wide frontage detached, integral garage



H
Bungalow



I
Chalet bungalow



J
Small apartment building

CHARACTER AREA	VILLAGE STREET	SECONDARY AVENUE	SECONDARY STREET	COMMUNITY LANE	GREEN LANE / PRIVATE DRIVE
The Village	A/B/D/E/F	N/A	A/B/C/D/E/F/J	A/B/C/D/E/F/G/I	B/C
Parkland	A/B/D/E/F	A/B/D/E/F/J	N/A	A/B/C/D/E/F/G/I	A/D/E/F/H/I
Woodland Edge	N/A	N/A	N/A	A/B/D/E/F/G/H/I	A/B/D/E/F/H/I

9.5 Plot Components

These comprise the following:

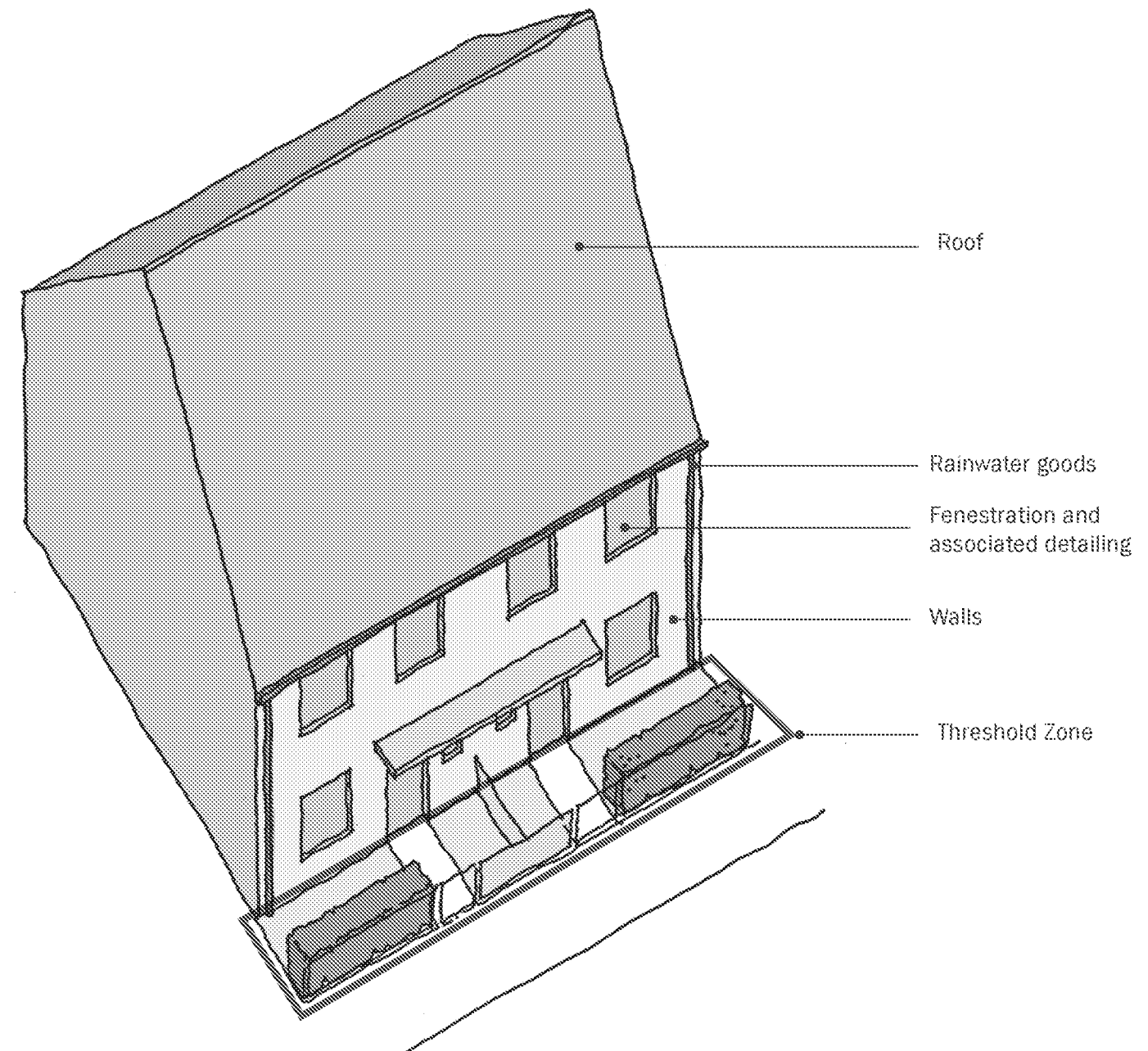
- Dwelling Typology
- Boundary Typology
- Parking Typology
- Set-back

Plot and building feature principles:

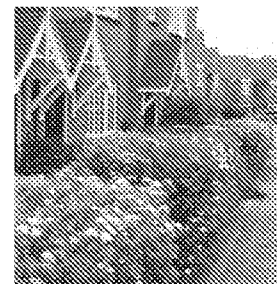
- Richness and texture in primary materials
- Carefully composed fenestration pattern with well-proportioned windows
- Key accent and focus buildings in prominent locations designed to incorporate elements of design which contrast with, while complementing the calm and ordered neighbouring buildings
- Key building components such as windows, doors, rainwater goods and roof details selected and designed to create a well-ordered elevational composition
- Entrance thresholds and front boundaries designed to be an integrated part of the streetscape and ordered transition from private to public realm

The plot frontage also has 4 defining elements which comprise the following:

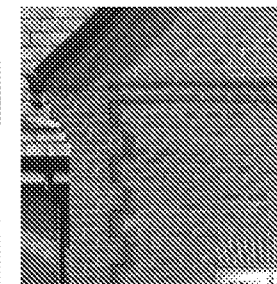
- Public/private threshold – Front garden / privacy margin, porch, front door, meters
- Walls
- Roof
- Fenestration and associated detailing



Four key plot frontage elements



Threshold zone



Walls



Roof



Fenestration

HOMES AND BUILDINGS

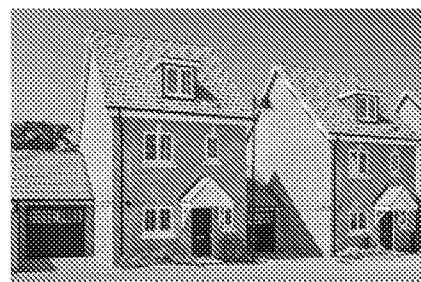
Threshold Zone

This zone provides defensible space between the public realm and ground floor accommodation within dwellings:

- The nature of this zone will vary with the respective character areas
- In the Village character area, it will comprise either shallow front gardens or privacy margins. Where brick boundary walls are incorporated these should be in the same brick as the main dwelling
- In the Parkland and Woodland Edge character areas gardens will generally be deeper
- Porches should be designed as an integral part of the overall elevational composition with sufficient depth to provide shelter
- Pitched roof porches should match the material on the main roof of the main dwelling
- Flat roofed porches should be metal standing seam or be from a proprietary manufacturer. Poor quality GRP porches should be avoided
- Utility meter boxes where possible should be located on inner flank walls of porch structures, recessed porches, or otherwise concealed from view
- Front doors should be recessed where possible to emphasise the entrance and create depth within the elevation
- Front doors should be of high quality, of appropriate materials and be in keeping with the character of the dwelling



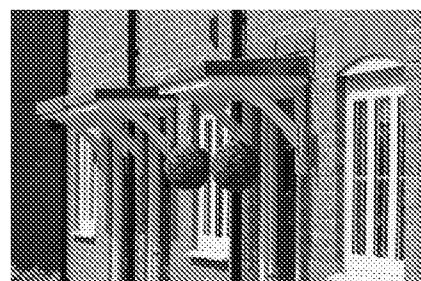
Shallow front gardens or privacy margins to Village character area



Pitched roof porches to match material of main roof



Deeper front gardens to Parkland and Woodland character areas



Flat roof porches to be metal standing seam or from a proprietary manufacturer

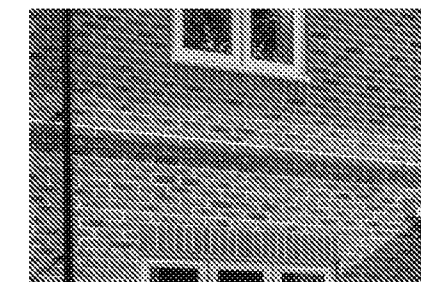
Walls

Wall materials should generally be selected in accordance with the following principles:

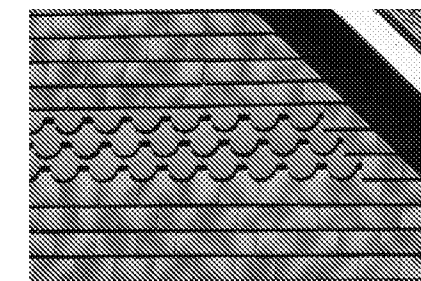
- Generally, a maximum of two wall materials on any one building
- Primary wall materials, principally brick should provide a richness and texture
- Brick should be the main material for general buildings, particularly in the Village character area
- The specification of the brick type and colour should give subtle variation across the building elevations
- Bricks should be selected in a range of complementary tone
- Contrasting materials to general surrounding buildings can be used at key locations. This could include the use of flint with brick detailing or tile hanging to upper floors
- Tile hanging will be used more regularly within the Woodland Edge character area and should be used to complement and add richness and variety to the predominant red brick vernacular
- Focus or accent buildings could also incorporate blue brick headers within a bonding pattern as a feature
- Occasional use of weatherboarding may also be considered
- Detailing should be complementary to the wall material and make reference to local building traditions



Brick and flint detailing could be used in in key locations



Specification of brick type and colour should give subtle variation



Tile hanging to be used within Woodland Edge character area



Occasional use of weatherboarding may be considered

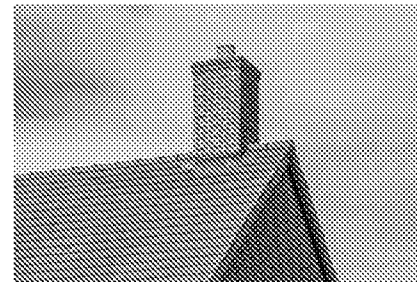
Roof

The design of roofs and associated elements should respond to the following principles:

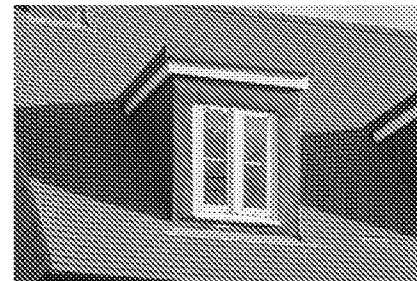
- Roof pitches should be between 35 and 52 degrees
- The roof pitch should be consistent along a terrace
- Obtrusive boxed eaves should be avoided
- Traditional verge details should be generally used
- Where barge boards are used, they should be of shallow section and black or dark colour
- Where chimneys are incorporated, they should be in the same facing brick as the building
- Vents and flues should be architecturally integrated, taken to chimneys as terminals or located on rear roof slopes wherever possible



Roof pitches should be between 35 and 52 degrees



Chimneys should be the same facing brick as the rest of the building



Dormer windows to be taller than they are wide and be sized proportionally



Rainwater goods should preferably be black in colour

Dormer Windows:

- Should be integral to the composition of the building elevation in terms of design and positioning
- Should be sized proportionally to the roof slope within which they are sited
- Should generally be located within the bottom third of the roof slope
- Should be taller than they are wide to maintain a vertical proportion
- The number and proximity of dormers which break the eaves line should be limited to avoid excessive rainwater pipes on the building elevation
- Gabled dormers should use a consistent pitch and material to that of the main roof
- Hipped dormers should be carefully detailed to avoid oversizing of hip and ridge tiles
- Flat roof dormers should have a standing seam metal finish or be by a proprietary manufacturer.

Rainwater Goods:

- Rainwater goods should be carefully integrated within the overall composition of a building or street elevation
- Rainwater goods including guttering and downpipes will preferably be black in colour
- Deepflow gutter sections should be used to avoid the need for falls along fascias

Fenestration and Associated Detailing

The arrangement of windows and associated features within the building elevations should generally accord with the following principles:

- Windows should generally be of a casement style
- The design of windows, frame sections and casements should result in a vertical emphasis
- There should be a clear hierarchy of fenestration with ground floor windows generally being taller than those above
- Window openings should have a minimum reveal depth of 85mm
- The colour of window frames within the walls to a building or group of buildings should be consistent
- Equal sight lines should be achieved within the window design wherever possible.



Windows should generally be of casement style with a vertical emphasis



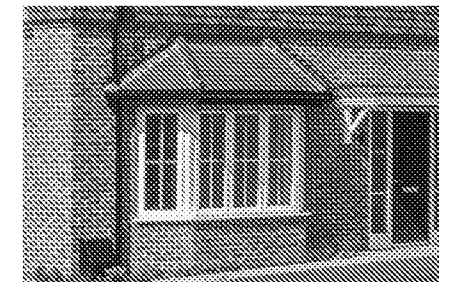
Colour of window frames should be consistent across groups of buildings

Bay windows:

- Should be located and sized to be appropriate to the elevation within which they are sited
- Frames and corner posts should be sized to ensure they are neither too bulky nor too flimsy
- The material on pitched bay roofs should be the same as the main roof
- Flat bay roofs should be finished in standing seam metal or by a proprietary manufacturer
- Poor quality GRP roofing to bay windows should be avoided.

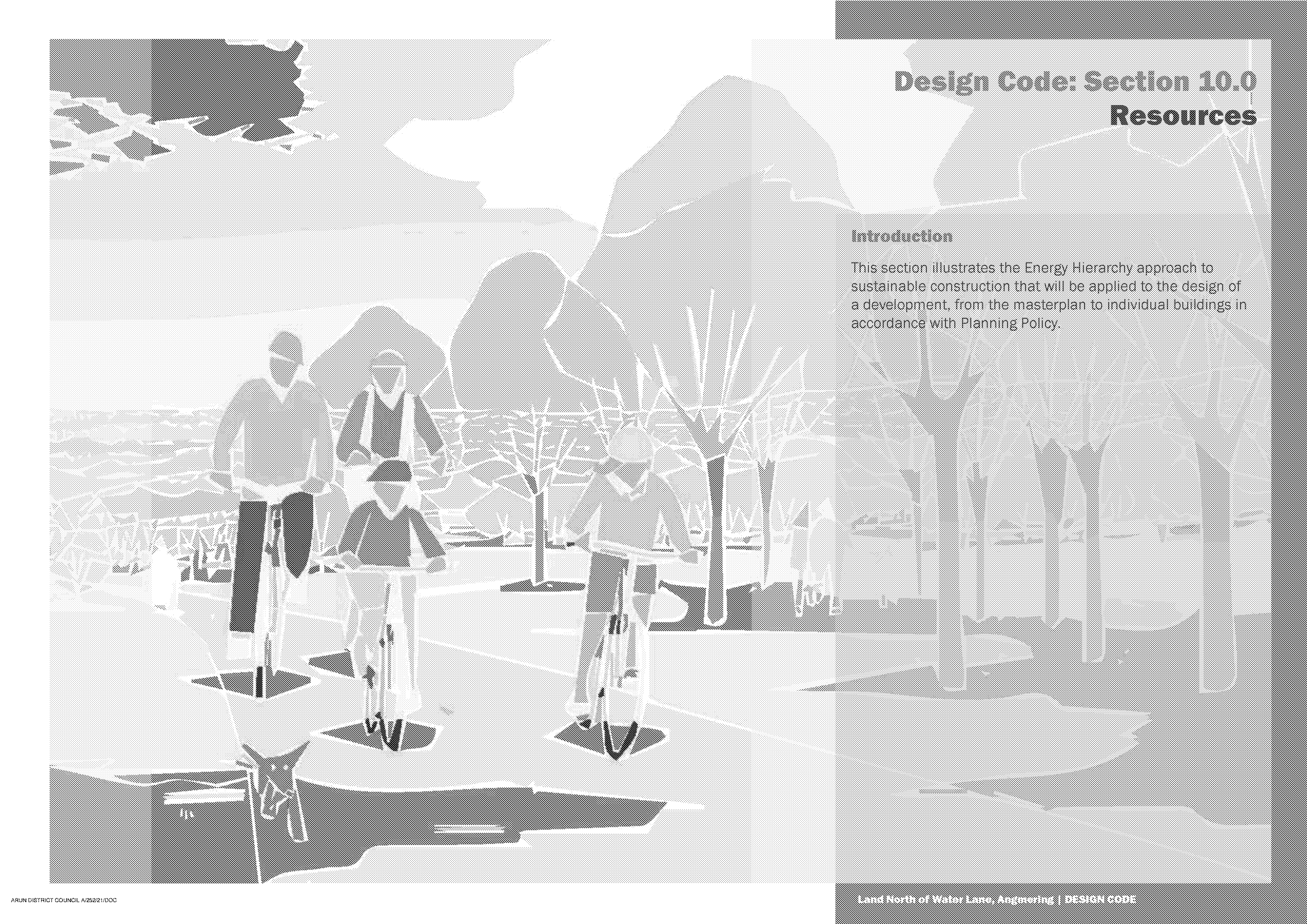


Materials on pitched bay roofs should be the same as the main roof



Bay window frames and corner posts should be neither too bulky or flimsy

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Design Code: Section 10.0

Resources

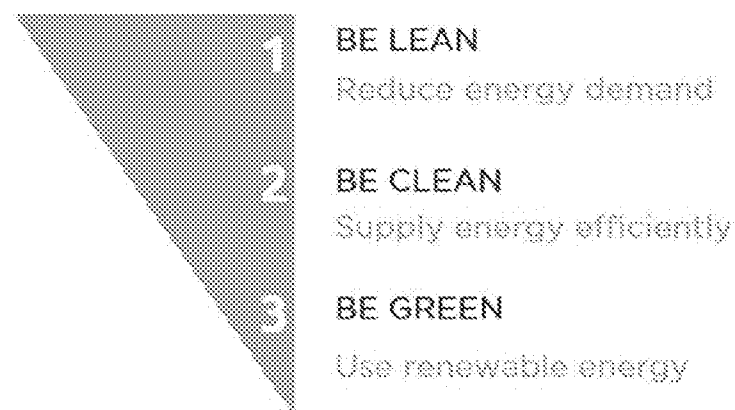
Introduction

This section illustrates the Energy Hierarchy approach to sustainable construction that will be applied to the design of a development, from the masterplan to individual buildings in accordance with Planning Policy.

10.0 RESOURCES

10.1 Energy Hierarchy

In accordance with Planning Policy the development will be designed in line with the Energy Hierarchy approach to sustainable construction.



As this hierarchy demonstrates, designing out energy use is weighted more highly than the generation of low-carbon or renewable energy to offset unnecessary demand. Applied to the development, this approach is referred to as 'fabric first' and concentrates finance and efforts on improving U-values, reducing thermal bridging, improving airtightness, and installing energy efficient ventilation and heating services.

This approach has been widely supported by industry and government for some time, particularly in the residential sector, with the Zero Carbon Hub and the Energy Savings Trust having both stressed the importance of prioritising energy demand as a key factor in delivering resilient, low energy buildings.

Be Lean

The design of a development - from the masterplan to individual building design - will assist in reducing energy demand in a variety of ways, with a focus on minimising heating, cooling and lighting loads. Key considerations include:

- **Building orientation** – maximise passive solar gain and daylight
- **Building placement** – control overshadowing and wind sheltering
- **Landscaping** – control daylight, glare and mitigate heat island effects
- **Building design** – minimise energy demand through fabric specification



Be Clean

The design and specification of building services to utilise energy efficiently is the next stage of the hierarchy, taking into account:

- **High efficiency heating and cooling systems**
- **Ventilation systems (with heat recovery where applicable)**
- **Low energy lighting**
- **High efficiency appliances and ancillary equipment**



Be Green

Low carbon and renewable energy systems form the final stage of the energy hierarchy and can be used to directly supply energy to buildings, or offset energy carbon emissions arising from unavoidable demand. This may be in the form of:

- **Low carbon fuel sources** – e.g. biomass
- **Heat pump technologies**
- **Building scale renewable energy systems**
- **Small-scale heat networks**
- **Development-scale heat networks**



10.0 RESOURCES

10.2 Energy Efficiency

Energy consumption can be reduced by passive design features that ensure that the building systems and equipment are utilising energy in the most efficient manner possible. Improving energy efficiency is principally addressed through the buildings themselves through various measures outlined in this statement.

However, the occupant also has a more active part in reducing energy by ensuring efficient operation of the dwelling.

The occupant of the dwelling will be provided with all necessary literature and guidance relating to the energy efficient operation of fixed building services. All dwellings will be provided with modern gas-fired heating systems, with controls enabling different temperature profiles in a minimum of two defined zones, a measure which serves to avoid unnecessary heating of spaces when not required - for example, bedrooms and living rooms with differing hours of occupancy.

10.3 Neighbourhood Energy Design / Micro-climate

Passive Design, Orientation, Overheating, Effect of wind,

In order to ensure energy use is minimised from the outset, where practical the proposed dwellings have been designed with regard to the principles of passive design, including consideration of building orientation and site placement to maximise the potential for solar gain.

Within the proposed development layout, orientation and massing have been designed to maximise (within reason) passive solar gain. Wherever feasible, the buildings are orientated with a southern bias, promoting useful solar gains throughout most of the day. Glazing will be specified with a solar transmittance value (g-value) to strike the balance between useful solar gain in winter and unwanted solar gain in summer.

Through optimising for solar gain, all dwellings will additionally benefit from good daylighting levels, thereby reducing the use of internal lighting and promoting well-being.

Materials with high thermal inertia – including traditional masonry construction – take a number of hours to warm up in the conditions normally associated with the interior of domestic properties. By slowly extracting heat from the

air inside a dwelling, they offer a heat sink and reduce overheating risk. The heat absorbed is then emitted during the night, offering a small amount of passive heating. The overall effect serves to smooth out the heat profile within the dwelling thus reducing the need for instantaneous heating and cooling.

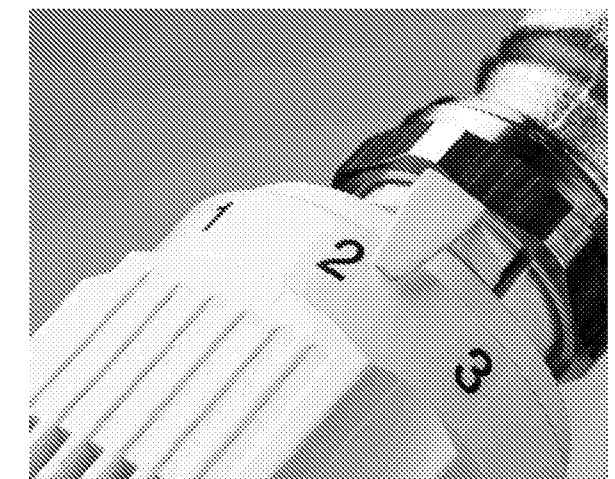
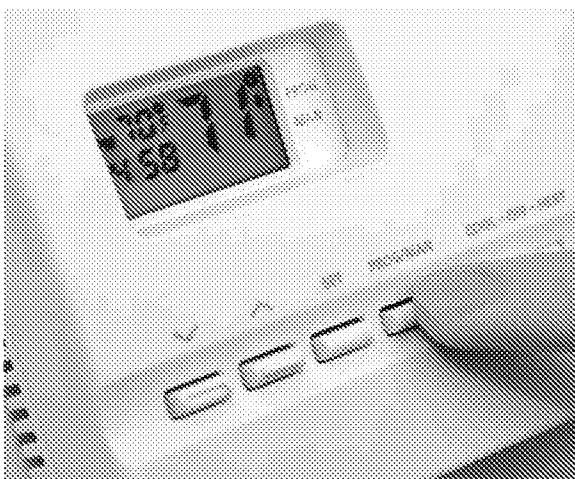
Due to the measures described to reduce internal heat gain, natural ventilation provided through window openings and the opportunity for cross ventilation will allow sufficient air exchange rates to purge any heat build-up. Active cooling systems are therefore not proposed.

These measures will serve to ensure that the development builds in resilience to a potentially changing climate over the lifetime of the buildings and minimises the overheating risk that can be exacerbated by the drive to better insulated, more airtight homes if not considered within the design and construction process.

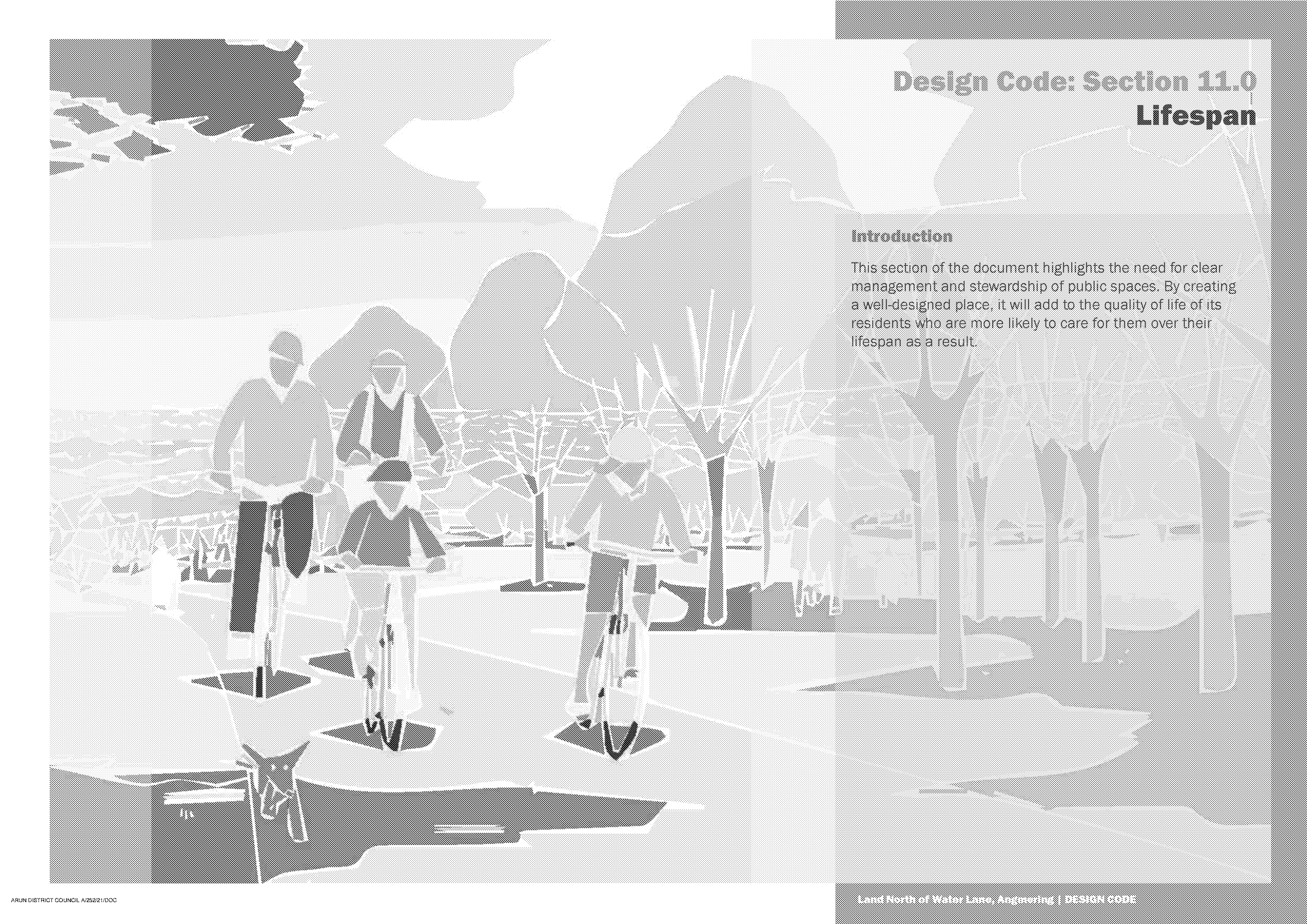
10.4 Water Saving

Water will be managed effectively to reduce the water consumption associated with the proposed development.

Water efficiency measures including the use of efficient dual flush WCs, low flow showers and taps and appropriately sized baths will be encouraged with the aim to limit the use of water during the operational phase of the development.



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Design Code: Section 11.0

Lifespan

Introduction

This section of the document highlights the need for clear management and stewardship of public spaces. By creating a well-designed place, it will add to the quality of life of its residents who are more likely to care for them over their lifespan as a result.

11.1 Long Term Stewardship

Emphasis on quality and simplicity will help to ensure that places are designed for long term stewardship being robust and easy to look after and enabling their users to establish a sense of ownership and for the places to be capable of adapting to changing needs and be well maintained.

11.2 Adoption of Public Areas

The good management and maintenance of the public realm will be critical to ensuring that their quality and condition is preserved. This will contribute to the resilience and attractiveness of the place, ensuring that residents will take pride in their neighbourhood.

Management will need to be put in place for the public spaces including the streets and open spaces which will potentially comprise a combination of adoption by the Local Authority and highways authority and management by a company employed to undertake their long term stewardship. Arrangements for and clear definition of the extent of streets and spaces and the respective responsibilities for management will need to be set out to ensure that an appropriate stewardship structure is in place

11.3 Community Engagement Prior to Planning Application

A programme including several engagement events has been undertaken with officers, members, the local Advisory Group, Parish Council and general public has been undertaken. A chronology of these events has been set out below:

- First meeting with Angmering Advisory Group: 24th May 2021
- First meeting with Angmering Parish Council: 9th June 2021
- First Pre-Application meeting: 10th June 2021
- Second Pre-Application meeting: 24th June 2021
- Second meeting with Angmering Advisory Group: 24th June 2021
- Second meeting with Angmering Parish Council: 7th July 2021
- Third Pre-Application meeting / First meeting with Council Design Advisor: 8th July 2021
- Fourth Pre-Application meeting: 22nd July 2021
- Second meeting with Council Design Advisor: 23rd July 2021