



Planting Mix CH1- Entrance



Planting Mix CH3- Northern Garden



Planting Mix CH2- Parterre Gardens





Planting Mix 5



Planting Mix 6

8. Appearance Material Palette

The material palette proposed is a contemporary use of materials which feature within the local historic colour palette, with particular reference to surrounding developments.

However, the intention is to create a development with its own identity and sense of place. The shared pallet of materials across the site will unify the development, defining the character and promoting a sense of ownership amongst the residents.

Red Brick

Urban red / orange brick used generally throughout the development, this brick type and colour feature historically within the area.

Stained Timber Cladding

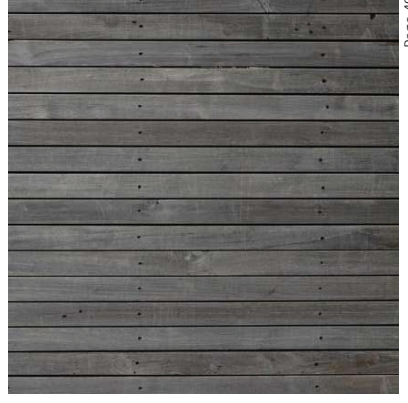
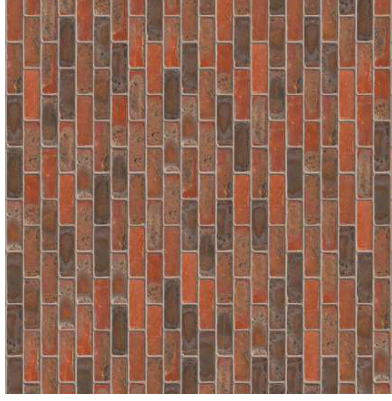
Accents and key corners emphasised in areas of dark grey stained feature timber cladding. Natural materials are used to good effect in surrounding development to highlight elements or features of the elevations.

Fibre Cement Roof Tile

Dual pitch roof element with contemporary clipped eaves, roof and window details in medium / dark grey. The darker tile creates a contrast with the main brick work, complementing the timber and doors/window frames.

Dark framed window frames and doors.

Contemporary simple form casement windows, modern grey uPVC. While this is only a subtle shift from standard white finishes, the impact on the elevations is considerable, communicating the consideration that has been given to the design.



8. Appearance Design Precedents

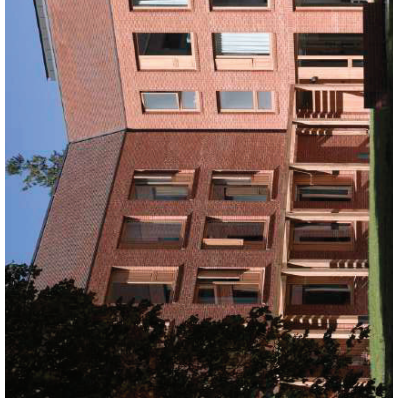
A number of precedents have informed the proposals for this application. With the design team looking at buildings that have an architectural language that can translate between the scales of a care home and single dwelling.

The intention is to create a contemporary residential setting through the style, massing and fenestration patterns used in each building, while anchoring the development in the wider context, both physically and historically, through the choice of materials.

The elevations are intended to have a clear language, being ordered and clean, but offering flexibility in fenestration and proportion to suit the use.

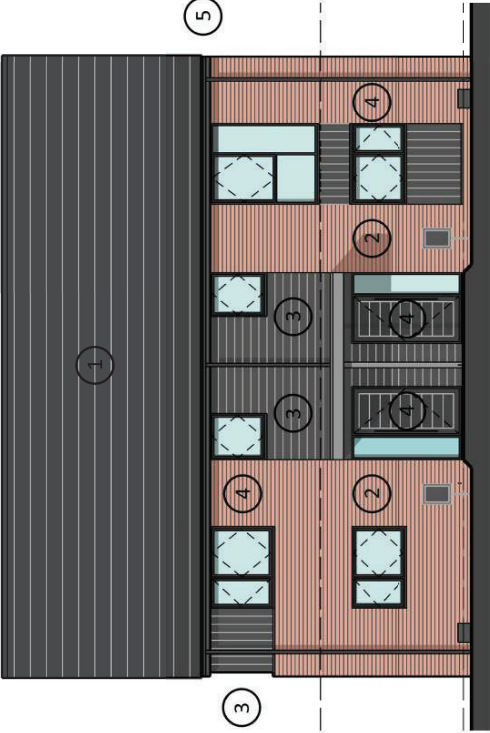
The care home elevations are broken up to create a series of bays that are more domestic in proportion to further help unite the different aspects of the development.

Material changes or changes in the glazing pattern, say with corner windows, are used to highlight key elements and soften the appearance of the development.



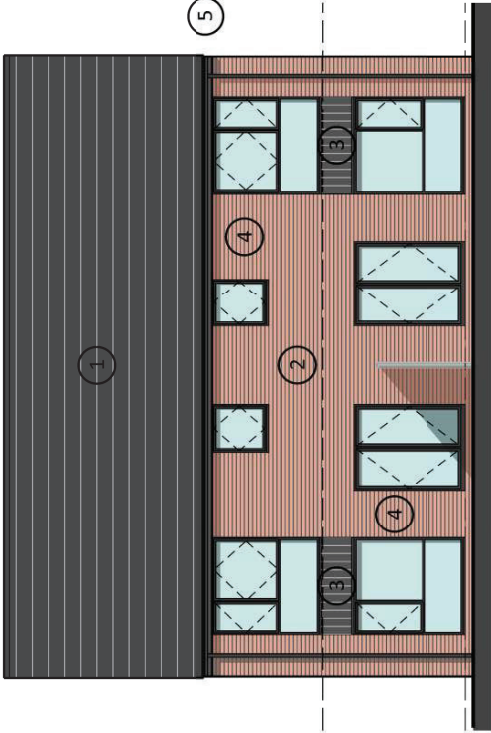
The dwellings and care home use the material palette within the design principles identified above and successfully balance both the identity of an individual dwelling with the coherent sense of an homogeneous development.

The following pages highlight how these principles are applied across the elevations for the various building types.



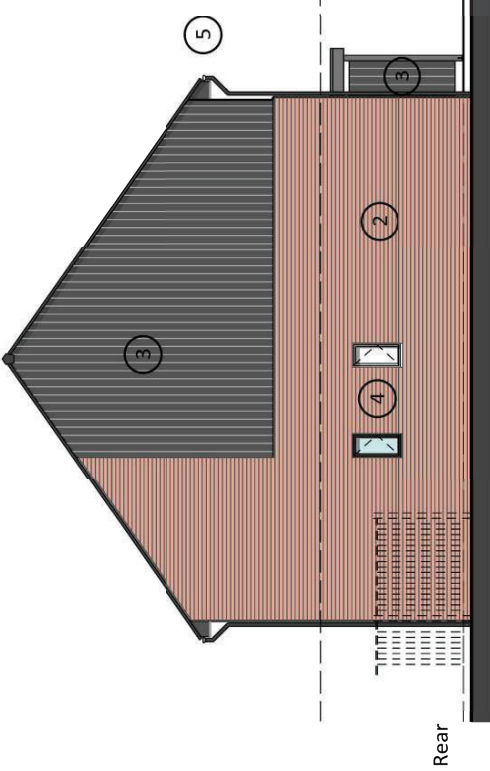
Front Elevation
Plot 02

Front Elevation
Plot 01

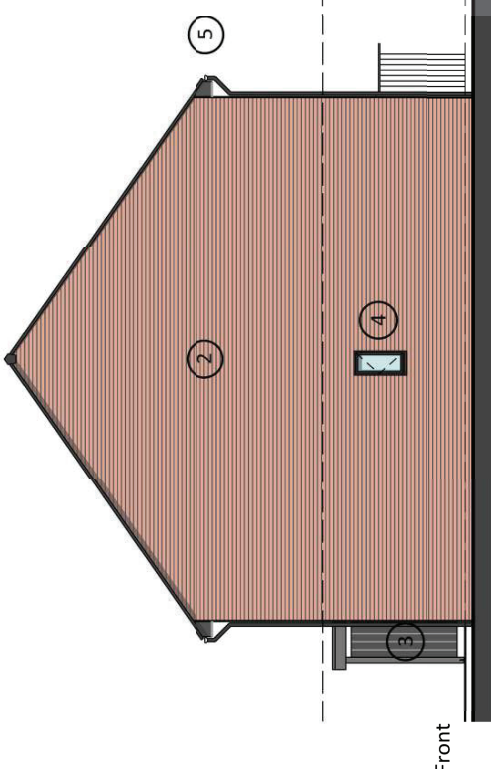


Rear Elevation
Plot 01

Rear Elevation
Plot 02



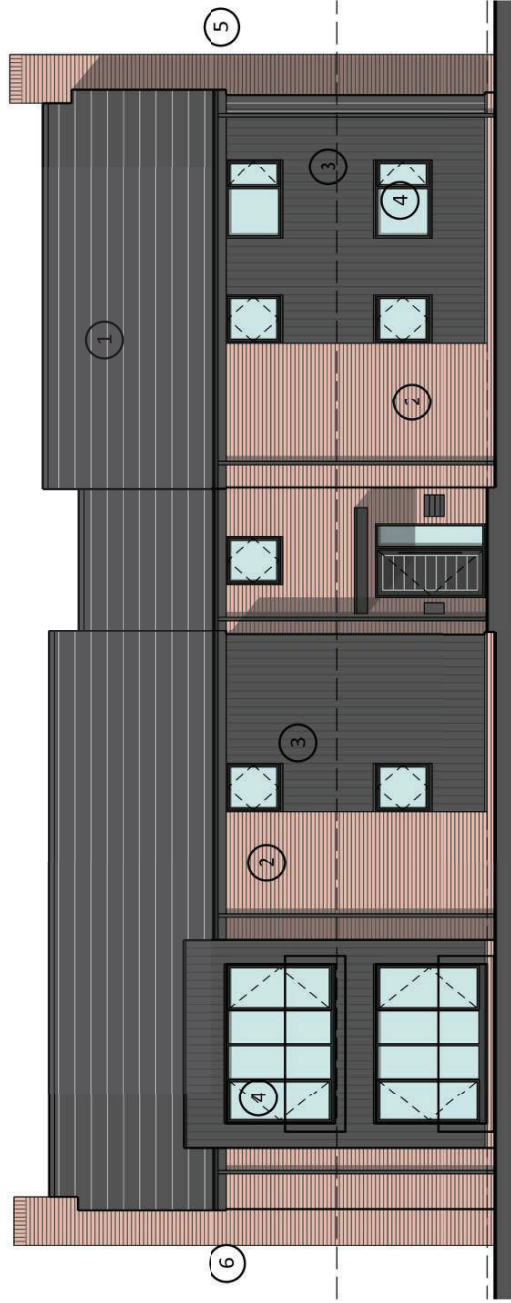
Gable Elevation
Plot 02



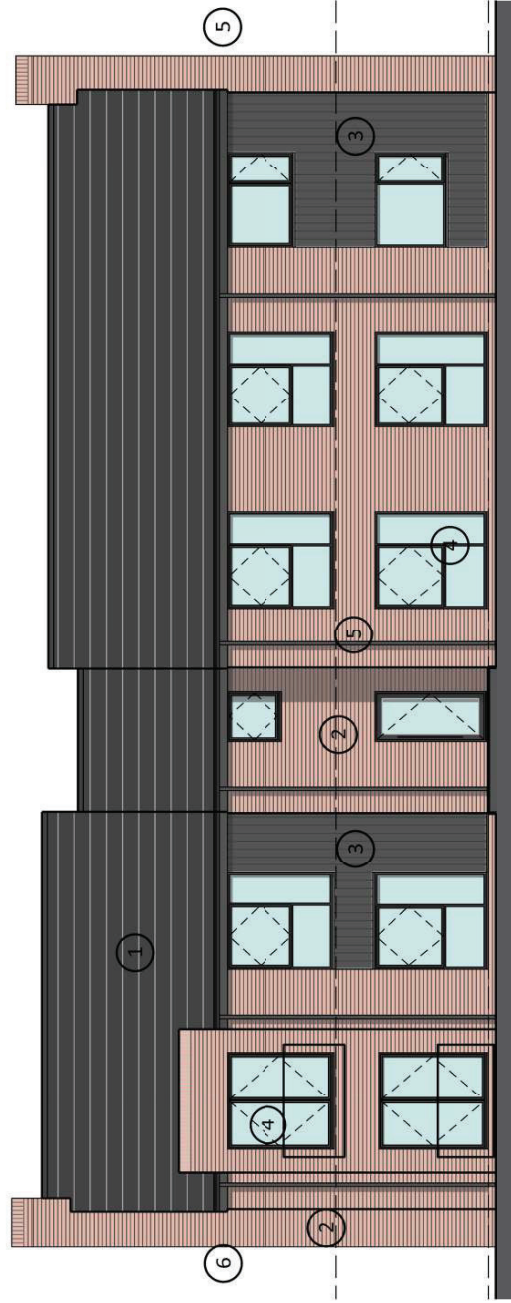
Gable Elevation
Plot 01

- Material Key**
- 1 Fibre Cement roof Tile
 - 2 Red Brick
 - 3 Stained Timber Cladding
 - 4 Dark Framed Windows and Doors
 - 5 Dark Gutters and Rainwater Pipes

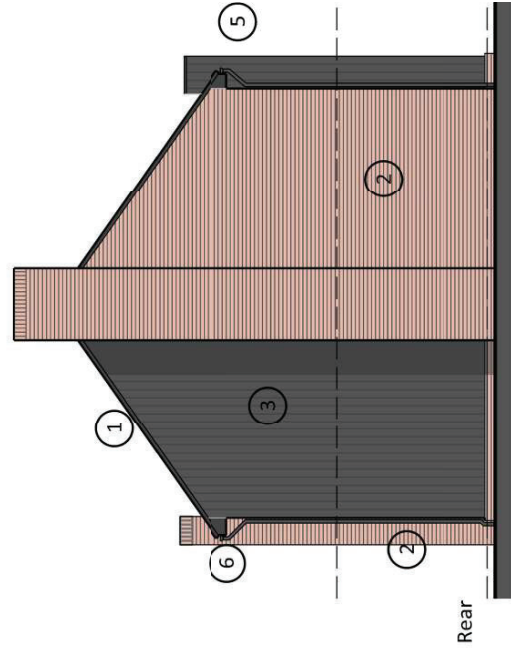
ylfts



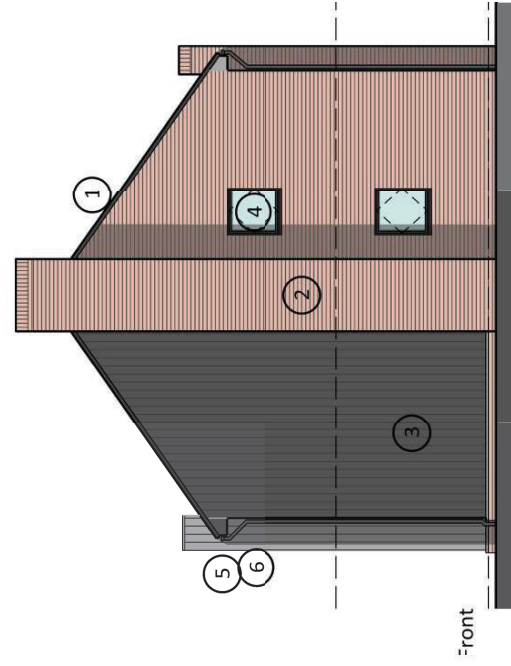
Front Elevation
GF: Plot 3
FF: Plot 5



Rear Elevation
GF: Plot 4
FF: Plot 6

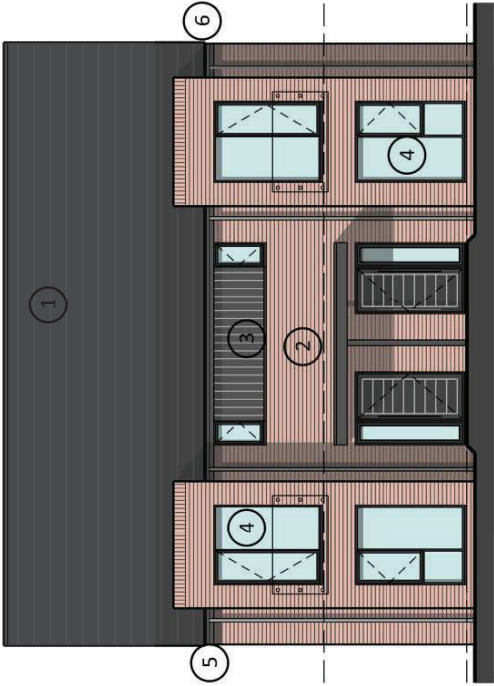


Gable Elevation
GF: Plot 3
FF: Plot 5



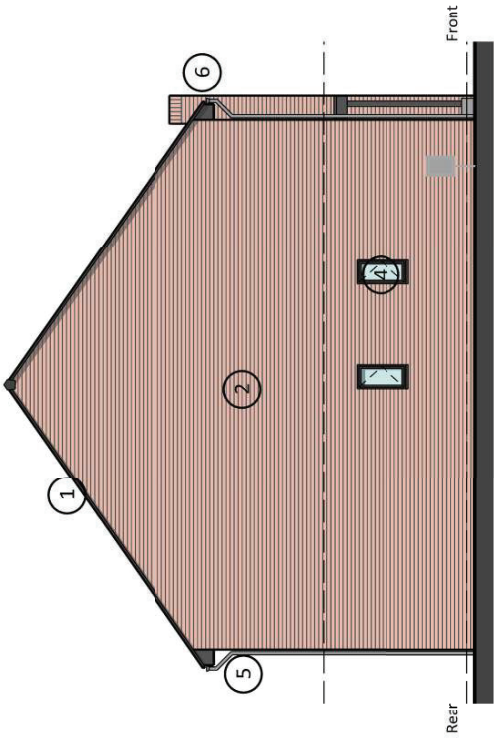
Gable Elevation
GF: Plot 4
FF: Plot 6

8. Appearance
Proposed Elevations- Housing



Front Elevation
Plot 38

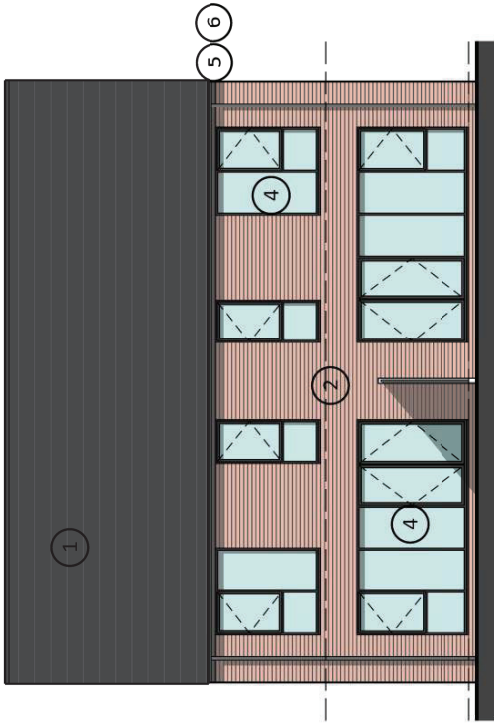
Front Elevation
Plot 39



Elec Gas
Gable Elevation
Plot 38

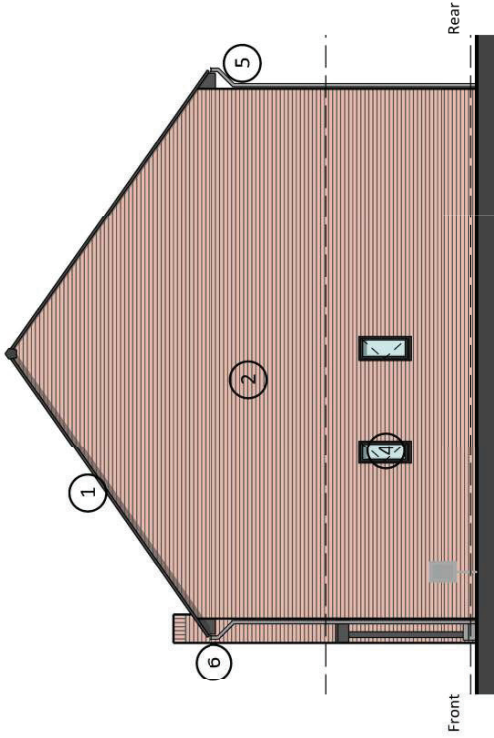
Material Key

- 1 Fibre Cement roof Tile
- 2 Red Brick
- 3 Stained Timber Cladding
- 4 Dark Framed Windows and Doors
- 5 Dark Gutters and Rainwater Pipes
- 6 Jiffs



Rear Elevation
Plot 38

Rear Elevation
Plot 39



Gas Elec
Gable Elevation
Plot 38

Gas Elec
Gable Elevation
Plot 39

8. Appearance
Proposed Elevations- Care Home



South elevation



West elevation

- Material Key**
- 1 Flare Cement roof Tile
 - 2 Red Brick
 - 3 Stained Timber Cladding
 - 4 Dark Framed Windows and Doors
 - 5 Dark Gutters and Rainwater Pipes

9. National Design Guide Response Overview

National Design Guide Response

In developing these proposals consideration has been given to the National Design Guidance document, prepared by OGL to inform design during the planning process.

The guidance notes that components to be considered for “good design” are Layout; Form; Scale; Appearance; Landscape and Materials. These matters have been addressed throughout the document, but this section briefly summarises a response to the 10 key design characteristics for well-designed developments set out in the guidance.

Context:

The proposal site is largely undeveloped, accommodating only a single dwelling and some sparsely located agricultural buildings. The only immediate development context is the residential development to the south, which is separated from the site by the rail line which forms a hostile boundary between the developments.

While the proposals are spatially separated from the development to the south, existing footways provide connections through to the wider environs. These connections are reinforced with a new pedestrian bridge provided over the rail line and new footway connections to future development to the east.

The relative isolation of the site, along with its scale, affords it the opportunity to develop its own identity, though it draws reference from the adjacent residential area.

The site analysis section sets out the immediate environment of the site and how this has informed the proposals.

Identity:

The proposals have a positive and coherent identity, with an architectural language that is consistent across the development, taking cues from nearby residential developments. The layout is accessible and the variety of public spaces, both in size and function, provides spaces everyone can relate to, contributing towards well-being, inclusion and cohesion.

The character of the development is respectful of other developments in the wider area while reflecting contemporary living patterns.

The buildings and public spaces are visually attractive, with the existing green infrastructure playing a key part in defining the spaces and layout of the site.

Built Form:

The development is informed by existing and proposed walking routes with public and private spaces, and the built form, positively responding to these footways.

The routes provide access to public transport, services and local facilities. The buildings reflect a suitable domestic scale and appearance, with the arrangement of dwellings creating defined spaces that have identity and character where roads are not the primary tool for articulating a layout.

The care home forms a gateway to the site and it's scale is suitable as the first element of the built form that is seen on arrival from the A259. Once further within the development, the scale is more reflective of typical residential developments, with the orientation of each block or terrace helping to create a series of different spaces that are integrated with the existing footways and green infrastructure where possible.

Movement:

Accessibility is at the heart of the layout, with routes for residents of the care home provided both within a secure environment and to the wider areas as appropriate. Footways serve each dwelling and the levels ensure inclusivity. Parking provision is in accordance with LPA policy but the roadways and provision of dedicated cycle storage for each dwelling encourages the use of sustainable transport modes.

The various social spaces, including the dedicated LAP & LEAP encourage social interaction and dynamic exchange across the community as well as encouraging exercise and promoting well-being.

These spaces and routes are interwoven within much of the existing green infrastructure which is enhanced as part of these proposals, adding to the character of the development and enhancing biodiversity across the site.

Nature:

The approach to nature is closely linked to movement across the site as noted above.

In addition, an enhance ecology corridor defines a substantial landscape and habitat buffer to the south of the site, addressing the railway, increasing the ecological value of the site.

Public Spaces:

The public spaces across the site are located at various points around the development to make them accessible and encourage use. There is a hierarchy of spaces to offer different public environments.

In addition to the LAP and LEAP located more centrally to the plan, and open

grassland area is retained to the west of the site, with access provided from the new footways. A more formal landscaped area is provided to the east, nearer the site entrance.

The spaces are safe, secure and attractive with extensive landscaping, both existing and proposed, helping to provide shading, improve air quality and contribute to climate change mitigation.

Uses:

The outline consent established the development uses which are complementary and suitable in this location. They sit comfortably within the development grain of Rustington and its environs, providing a mix of housing tenures and types that are well integrated.

Homes and buildings:

The dwellings are well designed, reflecting current standards making good use of natural light and the orientation of the site to promote health and well-being. Dwellings are provided with private defensible space but each unit responds positive to the wider shared and public spaces.

The buildings are designed using robust and efficient materials, available locally and with the opportunity to provide employment for local contractors.

The care home reflects the latest requirements from CQC and seeks to follow the same principles regarding materiality and detailing as the dwellings.

Resources:

The layout of the site makes use of the natural levels and GI, but also makes optimal use of the sun to increase natural light and warmth for each plot. This affords the opportunity to maximise solar gain from renewable energy sources such as PVs.

The material palette, noted above, promotes the use of the local workforce and is robust, promoting longevity of the development which is a critical component of responsible development.

Lifespan:

The development is planned to be easy to maintain, use and enjoy, promoting a sense of ownership and belonging.

The public spaces are easily accessible, easy to manage and maintain and can be adapted for alternative shared use in the future.

As noted above, robustness is a key consideration and the chosen materials and defined layout should allow for the development to age organically and gracefully.



These proposals have been developed in accordance with the outline consent (A/44/17/OUT) and subsequent RMA to determine the access.

The design has been developed in accordance with Arun Design Guides, National Standards and current best practice guidelines.

The proposals provide a development that positively responds to its context by taking cues from the surrounding developments but creating its own identity that creates a consistent and coordinated masterplan that will offer a desirable place to live.

The proposals offer contemporary and accessible accommodation throughout, promoting a sense of community and ownership through elegant public spaces and landscape. The proposals integrate the existing PRow and use it to inform the development, along with enhancing the existing landscape, creating an organic and established feel to the development.

The proposals are considered appropriate for the context and are therefore submitted to the Local Authority as worthy of consent.