

2.0
EXISTING SITE & CONTEXT

CHARACTER AREA A - WATER LANE / ARUNDEL ROAD / STATION ROAD

- Sitting on or close to the back edge of the pavement, predominantly terraced housing located side by side with a mix of large detached 2 1/2 and 3 Storey Victorian and Georgian dwellings.
- Older properties are timber framed with exposed timber in places. Constructed from red, buff and grey brick and finished with a mix of pastel render throughout, with the presence of flint stone and hanging tile detailing.
- Roofs are generally pitched with use of grey slate tiles or orange/red clay plain tiles. Chimneys are present throughout, punctuating the roofscape.
- Majority of the properties have original large traditional wooden sash or small lead lattice windows.
- Where boundaries are present, they are typically low brick walls, finished with wrought iron railings.

TyPOLOGIES	FRONTAGES	BOUNDARIES	STREETS	HEIGHTS	WALLS	ROOFS	CHIMNEYS	DOORS AND WINDOWS
Short terraces, semi-detached and detached	Set back from roads with drives and private gardens	Low brick walls and open	Carriageway, verge, and pavement.	Mostly 1 and 2 storey. Some 3 in historic unique buildings	Brick, render, hanging tile and flint	Pitched with slate, red, and grey tile	Extensive through area	UPVC casement with timber sash in older properties

WATER LANE



ARUNDEL ROAD



STATION ROAD



WATER LANE



ARUNDEL ROAD



STATION ROAD



2.0 EXISTING SITE & CONTEXT

CHARACTER AREA B - PALMER ROAD / DECOY DRIVE

- Post-war residential development to the south of the site.
- Detached, semi-detached and terraced housing typically 2 storeys in height, with a mix of bungalows throughout.
- Generally constructed in red or buff brick with some use of weatherboard detailing. Roofs are generally covered with grey concrete composite tile, with regular chimneys adding interest to the roofscape.
- Majority have front gardens with on-plot parking and garaging.

TyPologies	FRONTAGES	BOUNDARIES	STREETS	HEIGHTS	WALLS	ROOFS	CHIMNEYS	DOORS AND WINDOWS
Short terraces, semi-detached	Set back from roads some gardens converted to drives	Open where converted, low brick walls and hedging	Carriageway with pavement both sides	2 storeys and bungalows	Brick and some boarding and painted brick	Red / brown concrete tiles	Extensive through area	UPVC casement

PALMER ROAD



DECOY DRIVE



PALMER ROAD



DECOY DRIVE



2.0 EXISTING SITE & CONTEXT

CHARACTER AREA C - ROWAN WAY, BEECH WAY, NURSERY ROAD

- Detached, semi-detached and terraced housing typically 2 to 3 storeys in height.
- Generally constructed in red brick, some with flintstone detailing, tile hanging and rendering in pastel shades, providing a variety to the streetscape.
- Majority have front gardens with on-plot parking and garaging.
- Pitched roofs in grey, brown and orange plain tiles, with regular chimneys adding interest to the roofscape.

TyPologies	FRONTAGES	BOUNDARIES	STREETS	HEIGHTS	WALLS	ROOFS	CHIMNEYS	DOORS AND WINDOWS
Short terraces, semi-detached and detached	Set close to pavement with minimal frontages, some frontage car parking	Open boundaries	Carriageway with pavement both sides with modern estate cul-de-sac pattern	2 storeys and 3 storeys with dormers	Brick and render	Red / brown / grey concrete tiles	None	UPVC casement

ROWAN WAY



BEECH WAY



NURSERY ROAD



2.0 EXISTING SITE & CONTEXT

2.8 SUMMARY OF CONTEXTUAL ANALYSIS

A review of the local character areas have found that there are some key master planning principles, plot configurations and detail that have and will inform the emerging designs.

The key features have been grouped under the following headings:

- Structure and form.
- Density
- Heights
- Parking
- Landscaping
- Architecture

Structure and form

The structure of the blocks in the character assessments give a flavour of the variations found through Angmering with the age of the different parts of the village providing good examples of approach at different times in the village evolution.

Density

The density through the typically village varies with the denser in the historic core and dropping at the outer edges of the village. Exception to this is that in the southeast of the settlement where the newer estates have been built.

Building heights

Building heights in the areas studied are typically 1-2 storeys with the occasional 2½ and 3 storey buildings, particularly at junctions.

Parking

Car parking is generally provided with in the curtilage of the properties. On the larger detached properties in large plots with open drives to converted frontages and side car parking o the smaller plots. There is little of plot in the study areas.

Landscaping

The structural landscaping within which areas have become established, and to a lesser extent the setting of more contemporary housing areas, has been defined by woodland edges or field boundaries and areas of established green space.

Architecture

The emerging scheme will build its design cues based on the landscape character, plot configurations and building typologies. The fenestration detail and materiality will pull visual referencing from the specific areas of the village.

Key features include:

- Steeper pitched roofs with plain tile finish
- Shallower pitch roofs with slate finish
- White render
- Predominantly orangey brown stock brick
- Occasional use of tile hanging
- White or coloured boarding
- Simple porch canopies



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3.0 DESIGN FRAMEWORK

- 3.1 DESIGN FRAMEWORK
- 3.2 OTHER DESIGN GUIDANCE
- 3.3 SITE CONSTRAINTS

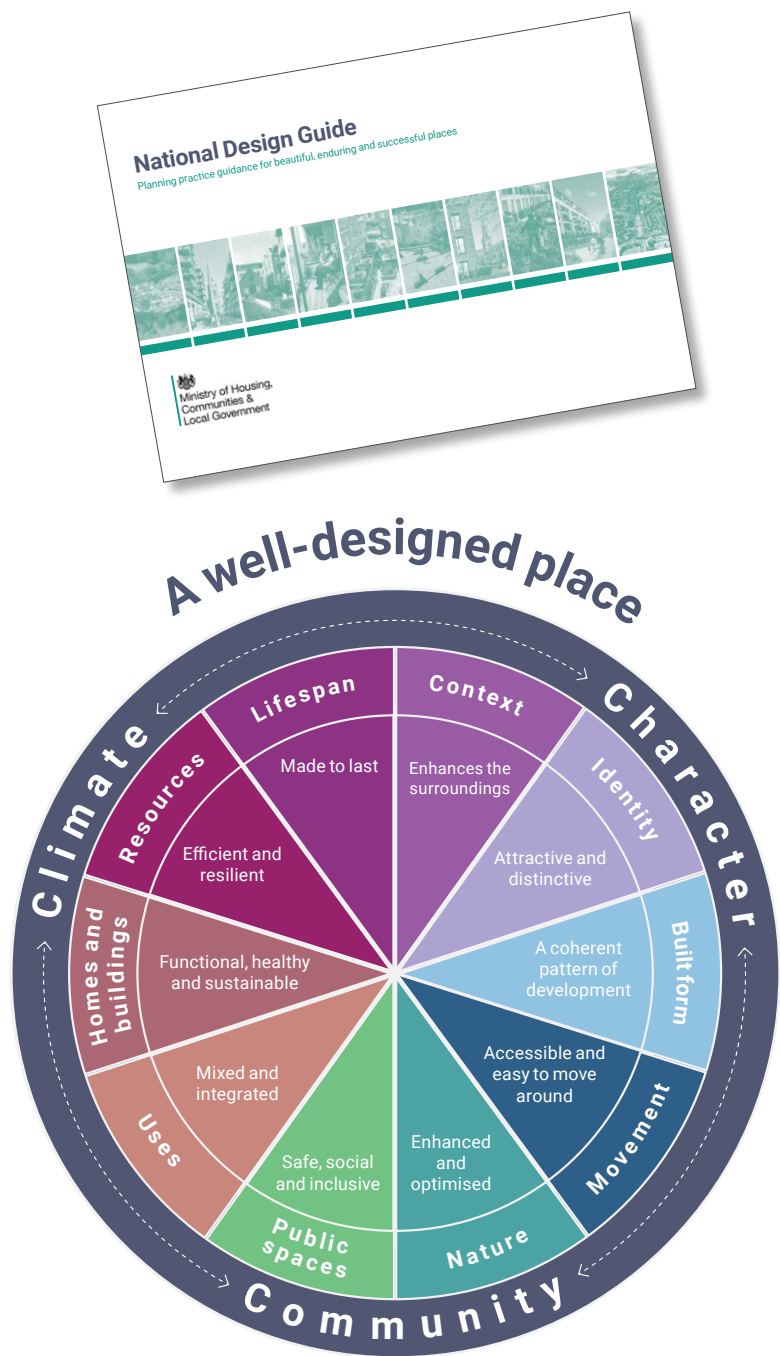


3.0
DESIGN FRAMEWORK

3.1 DESIGN FRAMEWORK

The Design & Access Statement and the layout will be built around the Redrow 8 Design Principles, which closely align with the National Design Guide. The document has been set out within specific consideration to both the National Design guide and Arun Design Guide, Table 2 sets out how the details contained within these two documents are considered in turn.

The Design Guides and this Design & Access Statement will continue to inform the emerging proposals to ensure we deliver a positive legacy to the village.



The National Design Guide 2021

The National Design Guide (January 2021) is a response to the ‘Creating Space For Beauty’ interim report by the Building Better, Building Beautiful Commission published in July 2019.

This guide illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of the Government’s collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.

The National Design Guide addresses the question of how we recognise well-designed places, by outlining and illustrating the Government’s priorities in the form of 10 characteristics. The choices made in the design process contribute towards achieving these characteristics and shape the character of the place.

Introducing the 10 characteristics

Well-designed places have individual characteristics which work together to create its physical distinctiveness.

The 10 characteristics highlighted in the National Design Guide help to nurture and sustain a sense of community and work to positively address environmental issues affecting climate. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework.

The 10 characteristics which are set out in the Design Guide and will be extensively considered in the design development of this scheme are in Table 2. Table 2 sets out how these characteristics, the draft Arun Design SPD and specifically the points raised in Condition 5 have been considered and where required where these can be found in this document.

NATIONAL DESIGN GUIDE	ARUN DESIGN SPD	ARUNDEL ROAD DESIGN CODE MASTERPLAN
Context	Responding to the Site and its Setting (Section D)	Demonstrating the objectives of the Outline Masterplan and are set out in section 2 of this Design & Access Statement
Identity	Responding to the Site and its Setting (Section D)	Demonstrating the objectives of the Outline Masterplan and are set out in section 2 of this Design & Access Statement
Built Form	Building Design (Section J)	See overview in section 5
Movement	Movement Framework (Section F) Parking Strategy (Section I)	See overview in section 6
Nature	Natural Environment (Section E)	See overview in section 8
Public Spaces	Welcoming Streets and Spaces (Section H)	Public realm principals and its associated detail are set out in section 5 of this Design & Access Statement
Uses	Built Structure and Development Plots (Section G)	Demonstrating the objectives of the Outline Masterplan and Design and are set out in section 5 of this Design & Access Statement
Homes and Buildings	Building Design (Section J)	See section 5 of this Design & Access Statement
Resources	Climate Change and Sustainability (Section K)	See section 9 of this Design & Access Statement
Lifespan	Ensuring Quality (Section L)	See section 5 of this Design & Access Statement

3.0
DESIGN FRAMEWORK

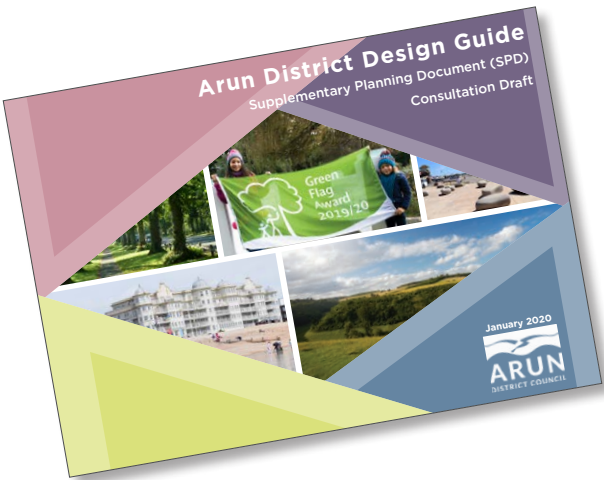
3.2 OTHER DESIGN GUIDANCE

Arun Design Guide

Our submitted proposals have been designed acknowledging the relevant sections of the Arun Design Guide (ADG). The individual sections have been considered in coordination with the National Design Guide, National Model Design Code and all other relevant strategy requirements and policy requirements. Where conflicting guidance is apparent, we have weighted our approach to the ADG.

Key elements of the ADG focuses on the provision of open space and public realm, car parking arrangements, design of the highways and the interface distances between dwellings. We consider we are, in the whole, compliant with this.

Below we set out the key sections we have considered and in appendices in section 11 is a fuller compliance check list.



SECTION D – RESPONDING TO THE SITE AND ITS SETTING
Site Appraisal
Design Rationale
SECTION E – NATURAL ENVIRONMENT
Features and Resources
Structures and Trees
Biodiversity
SECTION F – MOVEMENT FRAMEWORK
Movement Framework
SECTION G – BUILT STRUCTURE AND DEVELOPMENT PLOTS
Centres
Density and Uses
Layout and Plot Size
SECTION H – WELCOMING STREETS AND SPACES
Definition and Enclosure
Streets
Open Spaces
Residential Amenity
Shopfronts and Signage
Street Features
Storage and Utilities

SECTION I – PARKING STRATEGY
Car Parking
Electric Vehicles
Cycle Parking
SECTION J – BUILDING DESIGN
Form and Character
Scale and Massing
Corner Buildings
Frontages and Façades
Roofing and Openings
Noise and Overshadowing
Building Edge
Internal Space Standards
Inclusivity/Adaptability
SECTION K –CLIMATE CHANGE AND SUSTAINABILITY
Energy and Carbon
Water and Materials
Climate Change
Flooding and Drainage
Environmental Quality
Health and Well-being

SECTION L – ENSURING QUALITY
Materials and Details
Maintenance
High Quality
SECTION O – STRATEGIC HOUSING AND MAJOR DEVELOPMENT
Major Developments
SECTION P – INFILL DEVELOPMENT
Infill Development
SECTION Q - RURAL DEVELOPMENT
Rural Development
SECTION R – APARTMENT BUILDINGS
Apartment Buildings
SECTION S – NEW HOMES
New Homes
SECTION T – MIXED-USE SCHEMES
Mixed- Use Schemes

3.0 DESIGN FRAMEWORK

3.3 SITE CONSTRAINTS

The physical constraints which are features of the site have been used to inform the proposals for the hybrid planning application.

When bringing forward the proposals, both the site constraints and opportunities were evaluated in detail. This helped to shape the development to ensure that the proposals fully respect and respond to the natural features of the area.

The site constraints are considered to be:

- Existing tree and hedgerows to be retained as an integral part of the development proposals where possible, with compensatory planting provided where necessary for the removal of vegetation. In particular along the proposed route of the access road from Arundel Road and southern boundary.
- The site should be outward looking onto the new public open space.
- Dwellings should be set back from the proposed 9 dwelling development along Arundel Road to respect their setting.
- New boundary vegetation to include new woodland, thicket and hedgerow planting which will create a landscaped edge to the development in order to respect the mature woodland of Steyne Wood and the site's countryside edge.
- The site's low point at the northern western corner defines the location of the potential attenuation basin.

KEY

- | | | | |
|---|--|---|---|
|  | Site boundary |  | Overlooking |
|  | Residential access from Arundel Road |  | Sensitive landscape edge |
|  | Commercial access from Arundel Road |  | Built edge |
|  | Existing trees to be retained |  | Proposals set back from proposed 9 dwelling development on Arundel Road |
|  | Boundary vegetation to be reinforced |  | Fall of the land |
|  | Existing trees with Tree Preservation Orders |  | Extent of surface water flooding |
|  | TPO Area |  | Existing site features/buildings: |
|  | Existing PRoW | | 1. Angmering Auto Services |
|  | Listed Buildings | | 2. Caravan /Campervan site |
|  | Potential noise | | 3. Bungalow |
| | | | 4. Derelict Structures |



Site constraints plan