

4.0 DESIGN PROCESS

4.1 CONCEPT MASTERPLAN

AREA FOR
SUDS BASIN

POS

PLAY
AREA

PLAY
AREA

CENTRAL
PO

GATEWAY
SPACE

2.1 HECTARES OF OPEN SPACE
INCLUDING LANDSCAPE BUFFER TO
RESIDENTIAL

COMMERCIAL AREA

ROAD

4.0 DESIGN PROCESS

4.1 CONCEPT MASTERPLAN

The Design & Access Statement overview reflects the work completed at outline stage and sets out the structural layers, design parameters and architectural character that have informed the emerging scheme and the Concept Masterplan has been used as the basis for the development.

The overarching identity for the site has been based on a landscape-led approach focusing around the natural features on the site, topography and surrounding views.

The Design & Access Statement overview will build the spatial layers that have informed the layout, build quality public realm and landscaping and have set out the character areas and the related master planning and architectural language principles.

The key areas that have been considered that were set out in the condition text are:

- Character Areas
- Street Hierarchy
- Building Typologies
- Key Buildings
- Approach to Car Parking
- Structural Planting
- Street Furniture
- Lighting
- Treatment of the Public Realm

KEY

- | | | | |
|--|--------------------------------------|--|---------------------------------------|
| | Site boundary | | Commercial access from Arundel Road |
| | Existing trees | | Potential attenuation basins and SuDS |
| | Green corridors | | Commercial Area |
| | Development parcels | | Green buffer |
| | Open space | | Potential Swale |
| | Play area | | |
| | Residential access from Arundel Road | | |



Proposed Concept Masterplan

Pond

Wilmington

5.0 PROPOSALS

- 5.1 SITE LAYOUT**
- 5.2 CHARACTER AREAS**
- 5.3 GENERAL PUBLIC REALM AND LANDSCAPE PRINCIPLES**
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- 5.7 ACCESSIBILITY**
- 5.8 LAND USE**
- 5.9 SCALE**
- 5.10 KEY BUILDINGS AND PLACES**
- 5.11 SURFACE MATERIALS**
- 5.12 BOUNDARY MATERIALS**
- 5.13 APPEARANCE**
- 5.14 STREET ELEVATIONS**
- 5.15 COMMERCIAL AREA**

TPO Reference
(TPO/A/2/19)

Public Open Space (2.1 hectares)

Commercial Area to be submitted in Outline

63
66b
66a
66

Nursery

Sports Court

5.0
PROPOSALS

5.1 SITE LAYOUT

The various elements of the proposed layout plan were derived from the analysis of the site and the design principles.

A new safe and adequate access will be created from Arundel Road, with the dwellings arranged around an internal road. The dwellings will be set back from the site boundaries, with the existing trees and vegetation along the boundaries retained, creating a backdrop and screening to the site.

The houses and open space located at the entrance to the site from Arundel Road were carefully designed and considered to create a good impression and gateway to the development.

The proposed development will integrate into the surrounding context and will be individually designed and built with quality materials to respect and enhance the character of the surrounding area. An open space will be provided at the centre of the development to create a central focal point and there is a transitional area between built form and fields to the west, to integrate the development within the surrounding landscape. A further large open space will be created in the south of the site.

The retention and enhancement of the boundary vegetation further softens this transition and provides screening, respecting the views from the surrounding buildings and public footpaths.

The relationship of between the layout and the commercial land has been considered from noise perspective and measures have been implemented to reduce the impact of noise.

The overall layout for the site will provide the following:

- 160 new dwellings of varying scale and in keeping with the surrounding area.
- A high quality environment with a proposed accommodation mix including 1, 2, 3, 4 and 5 bedroom dwellings.
- 30% (48) Affordable Homes.
- A density ratio of 17.97 dwellings per hectare.
- Vehicular access point from Arundel Road via a new junction.
- Retention and enhancement of the existing trees and vegetation along the boundaries.
- Retention of TPO trees within the site.
- Informal open spaces within the development together with enhanced landscaping.
- Limited impact on views from open spaces and residential properties surrounding the site.
- New play areas.

Key Features of the proposed layout include:

1. Creation of a landscape led master plan that mitigates against the impact on the wider landscape.
2. A master plan that provides a well-structured development that provides legible movement and links into and through the site.
3. Parcel structures that enhance the place making qualities of the scheme
4. Well defined public realm that create varied public open space for the community
5. Appropriately engineered street hierarchy that allows for the easy servicing and access requirements



Street Scene B-B

ARUNDEL ROAD

17.1m

Commercial Area to be submitted in Outline

Public Open Space (2.1 hectares)

Nursery

5.0 PROPOSALS

5.2 CHARACTER AREAS

The character areas respond to natural features within the site including 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 and aim to provide a variety of built form and landscape across the site, in keeping with the local character.

- Higher densities along the spine streets will create stronger building frontages to assist in enclosing and framing the key movement routes through the development.
- Lower density development fronting the green infrastructure that encloses the residential development area to the North, West and South will assist in creating an appropriate transition from the built environment to the rural environment of the adjacent countryside.
- Lower density development overlooking Arundel Road will assist in creating an appropriate approach to Angmering and respect the prevailing character of Arundel Road immediately to the south of the site.

5.3 GENERAL PUBLIC REALM AND LANDSCAPE PRINCIPLES

Spaces and routes within the public realm and landscaped areas of the site should be designed to be accessible and inclusive for all. There may be site specific reasons where this becomes difficult to achieve such as landform and topography or other on-site environmental constraints.

Therefore, to maximise the potential of these spaces and routes, care and sensitivity is required in the design of these, particularly regarding gradients and inclines, the materials and street furniture palettes and the general planting specimen proposals.

General design principles that will cover the public realm and landscape approach to the site include the following:

- Be designed to be inclusive and accessible to all, including those that are mobility impaired
- Integrate the adjacent natural environment into the development site to create a network of interconnected spaces and links
- Provision of high quality, safe and overlooked multifunctional green spaces and links that reflect the character of the site and the surrounding area
- Where appropriate, take opportunities to complement or enhance existing green infrastructure assets and integrate within the wider GI network
- Integrate public spaces as shared surfaces to prioritise pedestrian and cycle movements and encourage greater modal shift
- Provide a unifying element within the design approach which aides with site permeability and legibility and deliver lasting quality
- Ensure all areas of incidental open space have a defined purpose or function
- Allow ease of maintenance where this does not conflict with other key design principles

A series of landscape areas are proposed as part of the new residential development; these would provide a unique sense of place to each area and would allow residents and visitors alike to navigate around the area by using distinctive features or views as way-markers.



Proposed character areas plan

5.0
PROPOSALS

CHARACTER AREA	BUILDING MATERIALS	ROOF MATERIALS	ROOF TYPES	DORMERS	BAYS	EAVES	CHIMNEYS	PORCHES / ENTRANCES	BOUNDARY MATERIALS	WINDOW STYLE
GATEWAY	- Predominantly red / brown brick - Tile hanging to key building bays and gables - Timber boarding to feature gables	- Red / brown tiles - Grey tiles	- Full hipped roofs - Some gable roofs - Feature front gables	Hipped dormers	Two storey splayed bays	White boxed eaves	None	- Hipped lean-to canopies - Flat roof canopies - Recessed entrances	- Brick front walls - Hedgerows - Open frontages	- Casements - Top lights - Multiple Glazing bays
VILLAGE EDGE	- Predominantly red / brown brick - Render to key buildings - Feature decorative timber / render gables - Timber boarding to feature gables	- Red / brown tiles - Grey tiles	- Full hipped roofs - Some gable roofs - Feature front gables	Hipped dormers	None	White boxed eaves	None	- Hipped lean-to canopies - Open canopies - Flat roof canopies - Recessed entrances	- Railings in key places - Open frontages	- Casements - Top lights - Multiple Glazing bays
WOODLAND EDGE	- Balanced mix of render and red / brown brick - Feature decorative timber / render gables - Timber boarding to feature gables	Red / brown tiles	- Full hipped roofs - Feature front gables	Hipped dormers	Two storey splayed bays	White boxed eaves	Brick on key buildings	- Open canopies - Recessed entrances	- Open frontages - Hedges	- Casements - Top lights - Multiple Glazing bays
COMMERCIAL AREA	Brick and metal curtain walling	Metal standing seam - grey	Shallow pitch	None	None	Metal to match roof	None	Porch over per-sonal door. Large vehicle roller shutter doors	None	UPVC / Aluminium glazing with some curtain walling

5.0
PROPOSALS

5.4 AMOUNT

The proposals represent a wide mix of dwelling sizes with a good proportion of family homes and a provision of Starter Homes interspersed with these larger properties.

	HOUSE TYPE	REFERENCE	NO. UNITS
AFFORDABLE	RENTED		
	One Bed Flat GF(Leadon)	LEA	4
	One Bed Flat FF(Leadon)	LEA	4
	Two Bed House (Tavy)	TAV	15
	Three Bed House (Dart)	DAR	11
	Four Bed House (Tweed)	TWE	2
	Total		36
	SHARED OWNERSHIP		
	Two Bed House (Brue)	BRU	6
	Three Bed House (Dart)	DAR	6
	Total		12
PRIVATE	Two Bed House (Letchworth)	LET	16
	Three Bed House (Warwick)	WAR	5
	Three Bed House (Amberley)	AMB	5
	Three Bed House (Oxford Lifestyle)	OXF-L	12
	Three Bed House (Leamington lifestyle)	LEA-L	7
	Four Bed House (Stratford)	STR	8
	Four Bed House (Windsor)	WIN	5
	Four Bed House (Marlow)	MAR	16
	Four Bed House (Shaftesbury)	SHA	4
	Four Bed House (Harrogate)	CES1	1
	Four Bed House (Harrogate)	HAR	7
	Four Bed House (Henley)	HEN	2
	Four Bed House (Ledsham)	LED	7
	Four Bed House (Richmond)	RIC	9
	Five Bed House (Hampstead)	HAM	8
	Total		112
	TOTAL		160

5.5 BUILDING TYPOLOGIES

The proposals for the development site allow for a variety of housing types, including 1 bedroom flats, and 2, 3, 4, and 5 bedroom houses. The style and materials of the buildings are consistent through the scheme, based on the Character Appraisal.

Plots 48, 49, 50, 65, 66, 67, 68, 79, 80, 81, 93, 94, 95, 96, 102, 103, 104 (17 dwellings) are to M4(2) design standards and plots 19, 20, 21, 26, 27, 28 (6 dwellings) are to M4(3) design standards for disabled occupation, with the M4(3) dwellings having an allocated, wide parking space in the immediate vicinity at the front of the dwelling.



Proposed building mix plan