

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
- Residential access from Arundel Road
- Commercial access from Arundel Road
- Existing trees to be retained
- Boundary vegetation to be reinforced
- Existing trees with Tree Preservation Orders

- TPO Area
- Existing PRow
- Listed Buildings
- Potential noise
- Overlooking
- Sensitive landscape edge
- Built edge
- Proposals set back from proposed 9 dwelling development on Arundel Road

- Fall of the land
- Extent of surface water flooding
- Existing site features/buildings:
 - 1. Angmering Auto Services
 - 2. Caravan /Campervan site
 - 3. Bungalow
 - 4. Derelict Structures

ARUN DESIGN GUIDE REFERENCE

- Is informed by an opportunities and constraints plan/diagram identifying the following within and around the site.
- Incorporates technical assessments prepared by an appropriately qualified professional, as required following identification of the above.



Site constraints plan

4.0 DESIGN PROCESS

- 4.1 LAYOUT EVOLUTION
- 4.2 CONCEPT MASTERPLAN



AREA FOR
SUDS BASIN

POS

PLAY
AREA

PLAY
AREA

CENTRAL
POS

GATEWAY
SPACE

COMMERCIAL AREA

ROAD

4.0 DESIGN PROCESS

4.1 LAYOUT EVOLUTION

The layout submitted in December 2021 had alternative alternative open space arrangements along the southern boundary of the site.

However, following discussions with ADC Planning Officers, an alternative layout has been agreed with the commitment to delivery 2.1ha of sports land in the south east corner of the site to meet the aspirations of the District Council to deliver a new sports hub at the recreation ground.

This DAS discusses the design rationale for this approach in more detail.



Layout submitted December 2021

ARUN DESIGN GUIDE REFERENCE

- Defines centralities and focal points, and establishes desire lines and a clear hierarchy of streets and spaces.
- Responds positively to the character, scale, form, and massing of the surrounding natural and built environment.
- Creates connections with the site’s surroundings, promoting integration and permeability.
- Enhances ease of movement and accessibility throughout the site, encouraging the use of diverse ways of movement and means of transport, while ensuring safe, attractive, and inviting connections with surroundings.
- Includes spaces for people to meet, play and interact and creates a user-friendly layout for non-motorised users of all abilities, including pedestrians, cyclists, equestrians, and wheelchair users.
- Connects to existing green infrastructure, while creating a network of green spaces and kinks which enhance existing green infrastructure for both wildlife and people.
- Takes account of existing patterns of drainage and flooding and seeks to reduce flood risk through SuDS and flood defences if appropriate.

4.0 DESIGN PROCESS

4.2 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 |  | Potential attenuation basins and SuDS |
|  | Existing trees |  | Commercial Area |
|  | Green corridors |  | Sports pitch land (as defined within the Section 106 Agreement) |
|  | Development parcels |  | Green buffer |
|  | Open space |  | Potential Swale |
|  | Play area | | |
|  | Residential access from Arundel Road | | |
|  | Commercial access from Arundel Road | | |



Concept Masterplan

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5.0 PROPOSALS

- 5.1 SITE LAYOUT**
- 5.2 CHARACTER AREAS**
- 5.3 GENERAL PUBLIC REALM AND LANDSCAPE PRINCIPLES**
- 5.4 AMOUNT**
- 5.5 BUILDING TYPOLOGIES**
- 5.6 TENURE**
- 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**

Sports Pitch Land (2.1 Hectares)

Please refer to separate technical details
for ecology and landscape proposals
within the 2.1Ha of sports pitch land.

Sports Court

Nursery

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 larger area of Sports Pitch Land will be created in the south west part 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.
- Landscape and ecological buffers along the edge of the sports pitch land.

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

ARUN DESIGN GUIDE REFERENCE

- Incorporates public realm elements to make centres attractive, safe, welcoming, easily navigable and accessible for all.
- Incorporates an appropriate density for its location in order to enhance existing context, achieved through a range of densities and varied dwelling types.
- Uses lower density to relate positively to the edges of built up areas.
- Has an identity which responds to the opportunities and constraints of the key characteristics of the surrounding area or existing development as identified in the initial site appraisal.
- Incorporates architectural forms and features that predominate in the surrounding area.
- Exploits the opportunity to create its own distinctive character and sense of place, as appropriate to its context, particularly on key public buildings.
- Responds to the existing scale and massing of the surrounding built environment, emulating this scale in the majority of cases.
- Uses a decrease in scale to ensure an appropriate urban to rural transition.
- Avoids insensitive extensions and alterations which deviate from the general scale and massing of the surrounding area.



Street Scene B-B

ARUNDEL ROAD

17.1m

Please refer to separate technical details for ecology and landscape proposals within the 2.1Ha of sports pitch land.

Commercial Area

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.



Proposed character areas plan

ARUN DESIGN GUIDE REFERENCE

- Adds interest through small variations in the overall scale of the street scene, in a careful, considerate and appropriate manner.
- Provides new housing of an appropriate tenure and typology to meet the needs of the District over the Local Plan period.
- Incorporates required levels of affordable housing, and designs these units in a 'tenure blind' way.

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.

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

ARUN DESIGN GUIDE REFERENCE

- Provide a choice of homes that reflect the needs of the local area, being of a consistent high quality with no differentiation between market and affordable homes.

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.

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 31, 32, 33, 34, 37, 38, 39, 48, 49, 50, 53, 54, 91, 92, 96, 97, 98 (17 dwellings) are to M4(2) design standards and plots 93, 94, 95, 107, 108, 109 (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 or side of the dwelling.

ARUN DESIGN GUIDE REFERENCE

- Provides adequate numbers of new homes as ‘accessible and adaptable dwellings’ (M4(2) compliant) and as ‘wheelchair user dwellings’ (M4(3) compliant).
- Provide appropriate mix of tenures and building typologies, integrating and combining different user needs.
- Takes the needs of all into account when designing buildings, streets and spaces.



Proposed building mix plan

*Detailed landscape and ecological buffers – please refer to landscape plans and ecological mitigation and enhancement plan